

Minutes

The Pixley Public Utility district held a Board Meeting on the 8th day of June 2026 at the Pixley Public Utility District

- It was determined that a quorum was present with the following Board Members present Ronnie Prine, David Terrel, Ramon Cisneros, and Matthew Martinez. Present as well were Amanda Rodari; Office Manager, Jacklyne Zavala; Office Assistant, Robert Masters; Operations Supervisor, Chad Lew; District Counsel, and Maija Madec; District Engineer

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

2. Minutes

- The minutes of May 11, 2026, Board Meeting and May 27, 2026, Special Board Meeting were submitted for review. On the motion of David Terrel 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 Matthew Martinez 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>	110
• 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
• <i>Martinez – 656 W Bradbury (5/25)</i>	1
• <i>Terrel – 426 W Terra Bella (5/25)</i>	2
• Correa – Tract 7445 (4/23, 7/25)	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	28
• 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) Martinez – 656 West Bradbury Avenue– Will Serve Extension

- **Water and 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 Conditional Will-Serve letter was approved in May 2025, which is now expired. An extension has been requested.**
- **Recommended Action: Approve Conditional Will-Serve Letter to 656 West Bradbury.**
- District Engineer Maija Madec reported that the Conditional Will Serve Letter that was granted in May 2025 for ADU at 656 West Bradbury Avenue has expired. The owner has requested an extension. A renewed Conditional Will Serve Letter is presented for review and approval. On motion of Matthew Martinez and seconded by Ramon Cisneros and a unanimous vote the presented Conditional Will Serve Letter was approved to 656 West Bradbury. Motion Carried.

c) Terrel – 426 West Terra Bella Avenue – Will Serve Extension Request

- **The property at 426 West Terra Bella Avenue 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 subdivide Parcel 2 and Parcel 3. A Conditional Will-Serve Letter was approved in May 2025, which is now expired. An extension has been requested.**
- **Recommended Action: Approve Conditional Will-Serve Letter to 426 West Terra Bella Avenue.**
- Board Vice President David Terrel recused himself into the audience for this matter. District Engineer Maija Madec reported that the Conditional Will Serve Letter is services to new dwellings to be added at Parcel 2 and 3 once the property is subdivided from May 2025 has expired. A renewed Conditional Will Serve Letter is presented for review and approval. On the motion of Ramon Cisneros and seconded by Matthew Martinez and a unanimous vote the Conditional Will Serve Letter for 426 W Terra Bella Ave was approved. Motion Carried. 3 - O's 1 – Absent, and 1 – Recused
- Board Vice President David Terrel then rejoined the Board Members at the main table.

d) Park Village – 782 North Park Drive – Will Serve Request

- **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 mobile home units. Connection fees have previously been paid for these services.**
- **Recommended Action: Approve Conditional Will-Serve Letter to Park Village, 782 North Park Drive.**
- District Engineer Maija Madec reported there is a request for Park Village, they currently have 91 units and the club house, pool, and restrooms that are already

served. They had two previous mobile homes that were serviced with separate services. Which apparently have been turned off and request they be reactivated. They are going to be installing similar mobile homes in those two spaces. There are 33 additional spaces for mobile home units that connection fees were paid for back in 2009 and services have been paid for monthly since then. They are planning to start occupying mobile homes in those spaces as well. The District previously approved those but there are things that we want like plans of what they are putting and there are roughly 10 meters serving the property and evaluating the condition of those and replacing as needed because they are on private property. In the letter it suggests they can install a master meter at the public right of way, so District staff does not have to go onto the private property. District Counsel Chad Lew recommended that the District needs to review the Settlement from this property back from when the meters were installed on the property. At the time when the Settlement was resolved it is his understanding that to resolve this a Master Meter at the right of way is not allowed and that individual meters are to be installed at the cost of the property owner for District Staff to read manually monthly. Office Manager Amanda Rodari then questioned if Maija had confirmed if the 33 is already included in the capacity of units that are available. It is her understanding they were subtracted out when they paid connection fees in 2009. Maija responded that she was unable to research this but is going to go through and investigate that still. Chad then questioned if they have already paid and done all that why do we need to issue a Will Serve. Maija responded that it may not need to be a Will Serve but some sort of letter may need to be sent. After some discussion amongst the Board it was decided to for District staff, Engineer, and Counsel to review the Settlement and bring this back to the next Board Meeting.

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, is being prepared.**
- **Initial water quality sampling was collected in May 2026.**
- **Recommended Action: Board's Pleasure**
- District Engineer Maija Madec reported construction is complete and notice of completion has been filed. They are doing the final reimbursement request by the end of this month. Water sampling has been completed and has come out good thus far. Rob has mentioned there is an electrical setting on one of the alarms that needs to be reviewed/corrected. This is now permitted as well.

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 anticipates an updated Agreement in June 2026.
- It is recommended that PPUD pursue potential acquisition of the property on Compton.
- In addition, DDW issued a Compliance Order for TCP (Order no. 04_12_26J_19) on April 30, 2026. The Compliance Order includes Wells 3A, 4A, 5 and 6.
- The Compliance Order requires preparation of a Corrective Action Plan by June 30, 2026. P&P staff is currently updating the CAP. The previous CAP is provided for reference. The updates will be primarily related to the updated schedule, now that a construction funding agreement is imminent. The final CAP will be provided to the Board in July, for awareness.
- Public Notification of the water quality violation is required by June 30, 2026. A copy of the notice must be submitted along with a compliance certification form by July 10, 2026.
- Quarterly reporting is required beginning July 10, 2026, showing actions taken the previous quarter to comply with the Corrective Action Plan.
- **Recommended Action: Authorize staff to submit the Updated Corrective Action Plan to DDW**
- District Engineer Maija Madec reported their comments were submitted last month to the State. The updated Agreement should be submitted back to us this month. There was a compliance order that was issued updating compliance to be for Well 3A, 4A, 5, and 6 that are out of compliance for TCP. The State has requested an updated Corrective Action Plan. She submitted the Plan from January 2025 for review; the updated one is not prepared yet and is due by the end of June. Basically, they will be updating the dates in the plan for the status of the project. The Application was finalized in around March; the funding agreement will be in June. So, all the dates will be updated and the new compliance order referenced. Since it is not completed yet she is asking for authorization to submit this at the end of the month with the updates. It'll reflect the actions the District is taking to correct the TCP compliance order. On motion of David Terrel and seconded by Matthew Martiez it was approved for the updated Corrective Action Plan that will reflect the change of dates and current status be submitted to the State by the deadline of June 30, 2026. Motion Carried.

c) Wastewater Treatment Plant Planning/Funding

- **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. They did have a few requests since then; one was approved last month. They are supposed to notify us if there is any additional information needed. This is ongoing until they have a funding agreement.

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 may be possible to boost eligibility by submitting a funding request that includes consideration of homes on private wells near PPUD. A Drinking Water Grants Fact Sheet is provided for reference.**
- **Recommended Action: Consider authorizing a funding request that includes consolidation of homes on private wells.**
- District Engineer Maija Madec reported that Amanda sent a request for TA funding for this to be a potential project. But it was rejected because it does not deal with a compliance order and does not address our current SAFER failing status. Office Manager Amanda Rodari then added she sent an email back on June 2nd asking if we consolidated with homes on private domestic wells if we would then be eligible, but has not heard a response. She then mentioned that she received an email from a Cal Rural Water Representative on June 4th about technical assistance and he would like to know a date and time to discuss opportunities. Maija advised she would send over some dates and times she is available to set up a meeting with them.

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 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**
- District Engineer Maija Madec reported no updates on her end. Office Manager Amanda Rodari advised that as of May 12, 2026 after she sent another follow up agreement received a response from Gumaro that County Leaderships decision is still pending regarding the agreement. She also advised that she sent an email to Claudia and Denise at the County requesting information on June 3rd about when the invoice for payment on the Terra Bella Ave RD 96 to Cedar St would be received as the first payment is due by June 30th and has yet to receive a response.

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.**
- **Recommended Action: Review and approve CSA for On-going Engineering Services.**
- District Engineer Maija Madec reported she has included an updated on-going Consultant Services Agreement, the last one they had with the District was approved in 2024. So, they want to provide an updated one, it is the same as the one before with the same scope but since the one from 2024 is getting older they are submitted a new one for review. District Counsel Chad Lew then added that the last time this was submitted changes were updated/made and asked if all those were reincorporated into this. Maija responded that she did not go through the terms and check. After some discussion it was decided that Maija would look at this and review and bring this back to the Board next month.

7. Tools & Maintenance

- Operations Supervisor Robert Masters reported Well 4a is a good Well its been pumping good water at 500 gallons a minute, the only issue is it is fighting the other Wells and thinks it is an Electrical setting that may need to be reviewed by the contractors. The Chain at the Sewer Farm has been repaired and is ready to be reinstalled and he is aiming for next week to do this, as this week he is going to maintenance the meter at the 735 West Terra Bella Apartments. He advised then that Well 6 has a leak, Bakersfield Well and Pump were out last month and changed the packing around the seals. It is not shooting water anymore, but water is still flooding the area every day. The tech from Bakersfield Well and Pump said it might be separated from the casing under the motor and something we need to look at sooner rather than later. But he needs Well 4a to be running with no issues as Well 6 will need to come offline.

8. Other Matters

1) Pixley Public Utility District 2026-2027 Fiscal Year Budget

- **A Special Board Meeting needs to be scheduled to discuss and determine the 2026-2027 Fiscal Year Budget.**
- **Recommended Action: Discuss and select a date to hold a Special Board Meeting for the 2026-2027 Fiscal Year Budget.**
- Office Manager Amanda Rodari reported that a Special Board Meeting needs to be held to go over the Budget for the 2026-2027 fiscal year. Jose Moreno advised her this morning of dates he could attend just in case he could not make it to tonight's meeting. Those dates were the week of June 29th and July 6th. After some discussion amongst the Board it was determined to schedule a Special Board Meeting for the 2026-2027 Fiscal Year Budget on Monday June 29th at 5:00pm.

Convene to Closed Session 6:00PM

9. Public Employee Performance Evaluation (Government Code Section 54957(b)(1)

Title: Part Time Office Assistant – Jacklyne Zavala

10. Public Employee Performance Evaluation (Government Code Section

54957(b)(1) Title: Office Manager – Amanda Rodari

Convene to Open Session 6:14PM

11. Discussion, Consideration, and Potential Action to Increase Compensation of Part Time Office Assistant – Jacklyne Zavala in an amount not to exceed \$20.00, per hour, effective June 1, 2026

- On motion of David Terrel and seconded by Ramon Cisneros and a unanimous vote it was approved to pay Jacklyne Zavala \$20.00 per hour effective June 1, 2026.
Motion Carried

12. Discussion, Consideration, and Potential Action to Increase Compensation of Office Manager – Amanda Rodari in an amount not to exceed \$34.00, per hour, effective June 1, 2026

- On motion of David Terrel and seconded by Ramon Cisneros and a unanimous vote it was approved to pay Amanda Rodari \$35.00 per hour effective June 1, 2026.

Motion Carried

13. Board Member Communications

- Board Member David Terrel brought up the email he received from Carrie Poytress regarding consolidation with Teviston CSD and if anyone else got the email and if they should respond or how to respond. District Manager Amanda Rodari then added that Carrie did come to the Office to meet with her last Thursday to talk about the consolidation and the next steps to take. Right now, they do not see it as feasible for physical consolidation but there is potential for managerial consolidation. That she would like the Board to review the documents she sent and schedule a special board meeting where they can start discussions on this. District Counsel Chad Lew then addressed his concerns about how the two boards would combine and what this means in terms of annexation of Teviston into Pixley. And what internal conflict there may or may not be. After more discussion in regards to concerns the Board directed Amanda to schedule a meeting first for herself, District Counsel, District Engineer, Stantec, and Teviston staff to narrow down topics of discussion and concerns before scheduling a special board meeting with the PPUD Board.

14. Adjournment

- There being no further business before the Board, the meeting was adjourned at 6:25p.m. on the motion of David Terrel and seconded by Matthew Martinez and a unanimous vote. Motion Carried.

Respectfully submitted

Amanda Rodari

Secretary/Clerk

Pixley Public Utility District

BIILS PAID MAY 2026
JUNE 2026 Board Meeting
Exhibit A

Vendors	Credits	Paid	Paid from RESERVE/SAV
AT&T U-VERSE WWTF	-	\$196.40	-
AT&T MOBILITY	-	\$403.43	-
AT&T U-VERSE – WATER TANK	-	\$112.35	-
AT&T U-VERSE - DISTRICT	-	\$208.94	-
BSK	-	\$3,691.33	-
CARRAWAY COMPUTER SYSTEMS	-	\$500.00	-
CLINES	-	\$30.00	-
FGL	-	\$500.00	-
HPS WEST INC	-	\$2,615.31	-
MCCORMICK, KABOT & LEW	-	\$5,491.72	-
PIXLEY AUTO PARTS	-	\$725.82	-
PROVOST & PRITCHARD	-	\$12,132.76	-
RAY CISNEROS AUTO TECH	-	\$175.44	-
RCAC	-	\$1,384.73	-
SIERRA DAIRY	-	\$872.85	-
SO CAL GAS	-	\$26.96	-
SOUTHERN CA EDISON - PLANT	-	\$4,438.17	-
SOUTHERN CA EDISON	-	\$3,381.58	-
SOUTHERN CA EDISON – WELL 3A	-	\$2,078.95	-

SOUTHERN CA EDISON – WELL 6	-	\$6,562.07	-
STATE COMPENSATION INSURANCE	-	\$616.33	-
STREAMLINE	-	\$436.10	-
TIB – CARD SERVICE CENTER	-	\$2,623.33	-
TULE TRASH	-	\$597.71	-
TURNUPSEED ELECTRIC SERVICES	-	\$207.00	-
US POSTMASTER	-	\$412.31	-
VSI	-	\$1,150.98	-
-	-	-	-
CREDITS:	-	-	-
PAID BILLS:	-	\$51,572.57	-
TOTAL OF BILLS PAID FROM RESERVE	-	-	\$0.00
TOTAL OF ALL BILLS PAID	-	-	\$51,572.57
TOTAL TO TRANSFER TO SAVINGS FOR FUTURE BUDGETED PAYMENTS	-	-	\$46,223.72