

MINUTES
Board of Directors Meeting
Strathmore Public Utility District
Thursday, February 13, 2025 – 6:30 P.M.
19626 Orange Belt Drive, Strathmore, CA 93267
P.O. Box 425 Strathmore, CA 93267

Meeting in person at:

Strathmore Public Utility District Office: 19626 Orange Belt Dr. Strathmore, CA 93267

ATTENDEES:

Christina Lightner, President

Nicholas Martinez, Vice President

Allaney Briggs, Treasurer

Adrian Ordonez, Board Clerk/Manager

Adele Sanchez, Bookkeeper/Secretary

Dennis Keller, District Engineer

Julia Lew, District Counsel

QUORUM? Yes

1. **CALL TO ORDER:** 6:36 P.M.

2. **PUBLIC COMMENT:**
No public present.

3. **APPROVAL OF MINUTES:**
Review of minutes from the Board's regular meeting on Thursday, January 9, 2025.
Motion to approve minutes: LIGHTNER Second: MARTINEZ 3-0 PASSED UNANIMOUSLY

4. **FINANCIAL REPORT:**
Presented by MRS. SANCHEZ.

5. **APPROVAL OF BILL AND PAYROLL PAYMENTS:**
Approval of district bills and payroll through March 1, 2025.
Motion: LIGHTNER Second: BRIGGS 3-0 PASSED UNANIMOUSLY

6. **TERMINATION AND/OR ABANDONMENT OF SERVICES:**
(a) *Review of extensions or waivers of payments requested in writing by delinquent customers.*

Account # 10195-00
Motion to grant customer request: LIGHTNER Second: BRIGGS 3-0 PASSED UNANIMOUSLY
Description (if customer request granted):
Customer is requesting forgiveness of late penalties in the amount of \$7.46. She wrote the check out and noticed it had not cleared her bank account after receiving her most recent bill with two months of charges.

(b) Review list of customers with delinquent accounts.
Motion to terminate services: LIGHTNER Second: MARTINEZ 3-0 PASSED UNANIMOUS

(c) *Review of accounts eligible for initiation of abandonment proceedings.*

Account No. 20079M-00, 40048-00

Motion to initiate abandonment proceedings: LIGHTNER Second: BRIGGS 3-0 PASSED
UNANIMOUS

7. **WATER USAGE/SUPPLY 2024-2025:**

Monthly usage: 21 acre feet 365 Year-to-date: acre feet.

Engineer Keller updated the Board with the water supply forecast for the upcoming year 2025-2026. The Bureau will not make a allocation decision until the 22nd of the month.

8. **SIERRA VIEW WATER CAPACITY RIGHT TRANSFER:**

Sierra View and Freddie Espinoza have agreed to transfer the water capacity right fee within a property located within the Strathmore PUD boundaries. The water capacity transfer will go from Sierra View to Freddie Espinoza, property 23070 Lawson Ave, Strathmore CA 93267 APN 215-071-010-000. Freddie did receive a response from John at Sierra View that their attorney is reviewing the agreement.

9. **19640 ORANGE BELT DRIVE CAPACITY REQUEST:**

Property owner Victor Ceballos is requesting an approval letter for the County to be able to convert the second story into 8 apartment residences (4-1 bedroom units and 4-2 bedroom units). The bottom portion will remain as a commercial use. The property currently has 2 commercial capacity connections. The Board may or may not provide a will serve letter for the project. Dennis will check his files for a fixture count. The customer is allowed the water capacity that the building has historically had based on fixture counts.
Table to next month.

10. **APN 215-320-016 SEWER SERVICE REQUEST:**

Property owner Abigail Garcia, APN 215-320-016, is requesting sewer capacity rights from the District. Lindsay-Strathmore Irrigation District provides water service to that area and manager Craig Wallace has reached out to the District to discuss options for water service. He requested if it would be possible for an agreement allowing the customer connect to the waterline in the area belonging to Strathmore and Lindsay-Strathmore provide the District with the water capacity for the residence. The District will need to draft a wheeling rate for water service to the property.

11. **WASTEWATER TREATMENT PLANT UPDATE:**

Engineer Keller updated the Board with information regarding the wastewater treatment plant upgrade. Provost & Pritchard has provided Self-Help with a revised memorandum for scope, budget and schedule for the project. Direction was given to Keller to move forward with the revised memorandum.

12. **STORAGE TANK ROOF REPAIR PROJECT:**

Engineer Keller updated the Board on the progress of the project. Pacific tank will be coming to look at the storage tank followed by a second opinion to see what the estimated cost will be for the repair project. They will also be checking the cathodic protection system.

13. **STRATHMORE PUD AND LINDSAY-STRATHMORE IRRIGATION DISTRICT AGREEMENT DISCUSSION:**

Discussion regarding the operation and maintenance of the water treatment plant between Strathmore Public Utility District and Lindsay-Strathmore Irrigation District.

TABLED

14. **STRATHMORE MACHINERY PARTIAL PROPERTY PURCHASE:**
Jim Campbell has agreed to the sale of approximately 700 sq. ft. of property on the south-west corner of APN# 215-290-010. The purchase amount is \$3,500.00.
TABLED
15. **PERSONNEL POLICY REVIEW:**
Discussion regarding review of District personnel policy and addition of holidays. Management has requested additional holiday: Columbus Day and Juneteenth. Counsel Lew will review and draft an updated version of the personnel policy.
16. **PROPOSITION 218 UPDATE:**
Engineer Keller will update the Board with information on the status of the proposition 218 rate increase. District staff will provide Keller with employee salary/benefits for the rate increase.
17. **2023-2024 AUDIT:**
Jaribu Nelson has provided the 2023-2024 audit for your review. The Board may or may not approve the audit.
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18. **CONSIDERATION OF RESOLUTION(S) RENEWING SB 929 HARDSHIP FINDING REGARDING WEBSITE CREATION/MAINTENANCE:**
The Board may or may not adopt the resolution renewing SB 929 hardship finding regarding a website creation/maintenance.
Motion: LIGHTNER Second: MARTINEZ 3-0 PASSED UNANIMOUS
19. **MUFFIN MONSTER GRINDER REPAIR:**
Apex Rewinds has provided a quote for repair of the muffin monster grinder at the wastewater plant. Repairs for the grinder include a new gear box in the amount of \$28,637.43 not including shipping cost. The Board may or may not approve the repair.
TABLED
20. **CROSS CONNECTION CONTROL PLAN:**
The State Water Board adopted the Cross-Connection Control Policy which took effect on July 1, 2024. The policy requires all public water systems to submit a Cross-Connection Control Plan to their District or LPA by July 1, 2025.
21. **UPDATE REPORTS / INFORMATION ONLY:**
1. Four Creeks is requesting information in regard to the Tule Basin Management Zone. Engineer Keller will provide a written response and manager Ordonez will provide requested sample information.
 2. Mission Bank provided the District with information for consideration of banking with them. Please see attached information. If the Board would like to consider the possibility of changing banks, we can set up a meeting with Mission Bank staff for more information.
 3. LSID has provided information regarding proposed water rate increases under proposition 218.
 4. Alberto Castillo of High Value Engineering has requested sampling information from the District.
22. **CLOSED SESSION ITEM:**
Time in: 8:11 p.m. Time out: 8:48 p.m.
- CONFERENCE WITH LEGAL COUNSEL CONCERNING SIGNIFICANT EXPOSURE TO LITIGATION. [GC 54956.9(d)(2): Three cases, facts not known to potential plaintiff]

CONFERENCE WITH LEGAL COUNSEL CONCERNING POTENTIAL INITIATION OF LITIGATION. [GC 54956.9(d)(4)] Three cases.

CONFERENCE WITH REAL PROPERTY NEGOTIATORS [GC 54956.8]

Property: Water Tower, Strathmore California.

Agency Negotiator: Adrian Ordonez and Julia Lew. Negotiating Parties: Strathmore Public Utility District and TowerPoint.

Under Negotiation: Terms for purchase agreement.

CONFERENCE WITH REAL PROPERTY NEGOTIATORS [GC 54956.8]

Property: 22395 Ave 196, Strathmore California.

Agency Negotiator: Adrian Ordonez. Negotiating Parties: Strathmore Public Utility District and Jim Campbell.

Under Negotiation: Terms for purchase agreement.

CONFERENCE REGARDING STAFF/PERSONNEL 54957

Appointment of additional staff. Discussion about salaries, labor.

Agency Negotiator: Adrian Ordonez. Negotiating Parties: Unrepresented positions various staff.

Action taken: No reportable action.

23. ADJOURNMENT:

Motion: LIGHTNER Second: MARTINEZ

Time: 8:48 p.m.

Note: California Government Code § 54957.5 requires all public agencies to make available to the public any documents provided to at least a majority of the agency's elected officials or distributed to those officials within seventy-two hours of a regular meeting. Copies of such documents shall be made available to the public no later than the time they are distributed at the following address: 19626 Orange Belt Drive, Strathmore, CA 93267.