

MINUTES
Board of Directors Meeting
Strathmore Public Utility District
Thursday, April 10, 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

Victor Ceballos, Property Owner (Item 9)

Denise England, County of Tulare Representative (Item 12)

QUORUM? Yes

1. **CALL TO ORDER:** 6:34 P.M.

2. **PUBLIC COMMENT:**
None

3. **APPROVAL OF MINUTES:**
Review of minutes from the Board's regular meeting on Thursday, March 13, 2025.
Motion to approve minutes: LIGHTNER Second: BRIGGS 3-0 PASSED UNANIMOUS

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

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

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

Account # 30079-00

Motion to grant customer request: LIGHTNER Second: MARTINEZ 3-0 PASSED UNANIMOUS

Description (if customer request granted):

Customer is requesting reversal of late fees. She states that her payment was dropped off on the 18th or 19th of the month and has never incurred late fees for 23 years of her being a customer.

(b) Review list of customers with delinquent accounts.

Motion to terminate services: LIGHTNER Second: MARTINEZ 3-0 PASSED UNANIMOUS

7. **WATER USAGE/SUPPLY 2025-2026:**

Monthly usage: 23 acre feet 23 Year-to-date: acre feet.

Engineer Keller will update the Board with the water supply forecast for the upcoming year 2025-2026.

The Bureau has moved up the allocation from 35% to 45% for the District, giving us about 175 acre/feet.

LSID has the water to cover the District for the year at 400 acre/feet for the water year.

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.

Authorization for the District to enter into an agreement with property Freddie Espinoza and Sierra View.
TABLE

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 current plans to upgrade is substantially more capacity than what the property has permitted. Victor has wanted to renovate the building since childhood. He was told by the County his plans were stopped due to needing more water for fire protection. Engineer Keller will provide Mr. Ceballos with the fixture count for the building. Fire suppression can be provided by the District at 500 gallons per minute. Victor has requested to be added to the waiting list for water capacity. Motion to place Victor Ceballos on the waiting list.

Motion: LIGHTNER Second: BRIGGS 3-0 PASSED UNANIMOUSLY

10. **CONSUMER CONFIDENCE REPORT 2024-2025:**

Keller/Wegley Engineering has offered their services to complete the consumer confidence report for 2024-2025. District staff has also been working to try and complete the CCR with the help of the State and Cal Rural Water. The Board may decide which direction to go with. District staff will work on the CCR in-house and will bring a draft to the May meeting.

11. **WASTEWATER TREATMENT PLANT UPDATE:**

Engineer Keller will update the Board with information regarding the wastewater treatment plant upgrade. P&P has sent an agreement to Keller for subcontracting work on the project. Engineer Keller has been sent a contract from P&P to be subcontracted for the project.

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

Engineer Keller updated the Board on the progress of the project. Engineer Keller has reached out to a structural engineer, but they do not deal with tank rafters. He will continue to pursue a structural engineer for their professional opinion on the storage tank. Engineer Keller has a meeting with a structural engineer to give his opinion if the roof can be jacked up and the work done without needing full removal of roof. The project is ready to be sent to bid for full roof replacement if that is needed.

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. LSID will be provided with the wheeling agreement for their review along with an extra-territorial sewer service agreement being sent to the customer.

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. The seller has provided the requested information and signed the sellers package. The District needs to sign the buyers package to finalize the purchase. The buyers package has been signed and will be delivered to the realtor for finalization.
15. **PERSONNEL POLICY REVIEW:**
Discussion regarding review of District personnel policy and addition of holidays. Management has requested additional holiday: Columbus Day and Juneteenth.
TABLED
16. **RESOLUTION FOR ADOPTION OF FEE SCHEDULE:**
Approval for adoption of resolution for fee schedule. Motion to approve or deny the fee schedule.
TABLED
17. **2023-2024 AUDIT:**
Jaribu Nelson met with the Board and reviewed the 2023-2024 audit. The requested changes were made to the audit. The Board may or may not approve the 2023-2024 audit.
TABLED
18. **MUFFIN MONSTER GRINDER REPAIR:**
JWC has provided a quote for replacement of the muffin monster grinder at the wastewater plant. The Board may or may not approve the repair. Please see attached quotes.
TABLED
19. **CROSS CONNECTION CONTROL PROGRAM:**
So Cal Water Pro has provided a quote to complete the cross connection control program due July 1, 2025, in the amount of \$2,750.00. The District is currently in queue with Mountain Valley for the survey. District staff will inquire with So Cal pro what their price is for the field service portion of the cross connection plan.
20. **T-MOBILE MODIFICATION PROJECT:**
SiteCom has provided a set of plans for modifications at the water tower location for T-Mobile. Motion to approve the landlord consent contingent TowerPoint approving the District will not receive a monetary lease increase.
Motion: LIGHTNER Second: BRIGGS 3-0 PASSED UNANIMOUS
21. **UPDATE REPORTS / INFORMATION ONLY:**
1. The District has received a Notice of Violation for the wastewater plant self monitoring reporting. Manager Ordonez spoke with Jeff Hannel of the State Water Resources Control Board to correct the violations. The required information has been added to the monthly/quarterly reports. Mr. Hannel was also advised the District is currently working on building a new plant or consolidation with the City of Porterville or the City of Lindsay. Manager Ordonez will reply to the State with corrective measures for the NOV.

22. CLOSED SESSION ITEM:

Time in: 8:17 p.m. Time out: 8:19 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.

Action taken: No reportable action

23. ADJOURNMENT:

Motion: LIGHTNER Second: MARTINEZ 3-0 PASSED UNANIMOUS

Time: 8:20 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.