

MINUTES
Board of Directors Meeting
Strathmore Public Utility District
Thursday, January 9, 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
Jose Arredondo, Property Owner (item 10)
Abigail Garcia, Property Owner (item 10)

QUORUM? Yes

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

2. PUBLIC COMMENT:

Members of the public may comment at this time. The Board President may set a time limit for the public comment period, as well as time limits for individual customer comments. This is the only time during the meeting that members of the public may make direct comments to the Board.

3. APPROVAL OF MINUTES:

Review of minutes from the Board's regular meeting on Thursday, December 12, 2024.

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 February 1, 2025.

Motion: LIGHTNER Second: MARTINEZ 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.*

(b) Review list of customers with delinquent accounts.

Motion to terminate services: LIGHTNER Second: BRIGGS 3-0 PASSED UNANIMOUSLY

7. **WATER USAGE/SUPPLY 2024-2025:**
Monthly usage: 22 acre feet 344 Year-to-date: acre feet.
Engineer Keller updated the Board with the water supply forecast for the upcoming year 2025-2026.
Current snow fall is at 8 percent for the 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.
The agreement is ready to be sent to Sierra View and Freddie Espinoza for their approval and signatures.
9. **VOLUNTARY WATER CAPACITY RIGHTS ABANDONMENT:**
Thomas Lucas will need to voluntarily abandon the water capacity rights for the property located at 22700 Ave 196. The District can then record the action with the County to finalize the water capacity rights transfer between Sierra View and Freddie Espinoza.
No action needed.
10. **19944 ORANGE BELT DRIVE SEWER SERVICE REQUEST:**
Property owner Jose Arredondo is requesting sewer service at 19944 Orange Belt Drive. The property currently has one sewer service and is outside of the district boundary. The board may or may not approve the request. Engineer Keller and Counsel Lew will gather information to give to the Board in regards to the customers request.
11. **WASTEWATER TREATMENT PLANT UPDATE:**
No update.
12. **STORAGE TANK ROOF REPAIR PROJECT:**
Engineer Keller updated the Board on the progress of the project. The project is a categorical exemption project. Motion to determine the Storage Tank Roof Repair Project is categorical exemption as a construction replacement project pursuant to CEQA guidelines 15302. Authorizing notice of exemption to be filed with the proper authorities. The project is funded by grant money and Keller/Wegley Engineering will submit \$32,765.95 for reimbursement from the County.
Motion: LIGHTNER Second: MARTINEZ 3-0 PASSED UNANIMOUSLY
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.
Counsel Lew will update in the month of February.
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.
15. **EMPLOYEE 20TH YEAR ANNIVERSARY:**
Adrian Ordonez completed his 20th year of employment with Strathmore PUD in the month of October 2024. He would like to request additional vacation time and days off. The Board may or may not approve his request. Motion to authorize vacation time for manager Ordonez to increase to 7 hours per pay period.
Motion: LIGHTNER Second: MARTINEZ 3-0 PASSED UNANIMOUSLY

b. Add item regarding Cross Connection Control Program to the agenda.
Motion: LIGHTNER Second: BRIGGS 3-0 PASSED UNANIMOUSLY
Motion to contract with Mountain Valley to provide the District with updates for the Cross Connection Control Survey and the Cross Connection Control Program Template.
Motion: LIGHTNER Second: MARTINEZ 3-0 PASSED UNANIMOUSLY

c. Add designating Martin Luther King to be considered a holiday for the District.
Motion: LIGHTNER Second: BRIGGS 3-0 PASSED UNANIMOUSLY
Motion to designate Martin Luther King as a holiday for the District.
Motion: LIGHTNER Second: MARTINEZ 3-0 PASSED UNANIMOUSLY

16. UPDATE REPORTS / INFORMATION ONLY:

1. United Staffing has provided information concerning new minimum wage increase to \$16.50 /hr effective January 1, 2025.
2. Renewable Properties is interested in leasing a portion of the acreage at the wastewater plant location for solar.
3. USDA is providing emergency community water assistance grants to rural areas and towns with populations of 10,000 or less.

17. CLOSED SESSION ITEM:

Time in: 8:10 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.

18. ADJOURNMENT:

Motion: LIGHTNER Second: MARTINEZ 3-0 PASSED UNANIMOUSLY
Time: 8:19 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.