

MINUTES
Board of Directors Meeting
Strathmore Public Utility District
Monday, July 20, 2026 – 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
Adrian Ordonez, Manager/Board Clerk
Adele Sanchez, Bookkeeper/Secretary
Dennis Keller, District Engineer
Julia Lew, District Counsel
Darrell Levasseur, Customer (item 11)
Susan Newsom, Customer (item 18)
Candelario Moran, Customer (item 8)
Laura Mandoton, (item 8)
Charlie Isquierdo, Customer
Edgar Garcia, Customer
Glenda Gonzalez, Customer
Macrina Martinez, Customer
Naomi Rodriguez, Customer

Absent: Allaney Briggs, Board Treasurer

QUORUM? YES

1. **CALL TO ORDER: 6:32 P.M.**

2. **PUBLIC COMMENT:**

Naomi read a letter to the Board in regards to removing the district engineer.

Charlie affirmed what Naomi said and stated he has been in the district for a number of years and nothing has grown or happened in Strathmore. We have been given opportunity to grow and nothing has happened. We need to seek opportunities to look for water and grow.

Edgar, what is the reason for the raise in fees? I see the workers and they are not doing anything. What is the money going to improve? When it rains, it gets flooded in the streets and nothing is done.

Glenda, we have nothing in Strathmore. We need a park or something for the kids. We need water for everything.

Susan asked for clarification if we had a water shortage? She has been here for a long time and its not just the city stopping development, the county has a lot to do with it also.

3. **APPROVAL OF MINUTES:**

- a. Review of minutes from the Board's special meeting/Public Hearing on Thursday, June 25, 2026.
Motion to approve minutes: LIGHTNER Second: MARTINEZ 2-0 PASSED UNANIMOUS
- b. Review of minutes from the Board's regular meeting on Thursday, June 11, 2026.
Motion to approve minutes: LIGHTNER Second: MARTINEZ 2-0 PASSED UNANIMOUS

4. **FINANCIAL REPORT:**

Presented by MRS. SANCHEZ.

5. **APPROVAL OF BILL AND PAYROLL PAYMENTS:**

Approval of District bills and payroll through August 1, 2026.
Motion: LIGHTNER Second: MARTINEZ 2-0 PASSED UNANIMOUS

6. **TERMINATION AND/OR ABANDONMENT OF SERVICES:**

- (a) *Review of extensions or waivers of payments requested in writing by delinquent customers.*

Account # 20149C-00

Motion to deny customer request: LIGHTNER Second: MARTINEZ 2-0 PASSED UNANIMOUS

Description (if customer request granted):

Customer is requesting removal of late fees in the amount of \$7.26.

Account # 30122M-00

Motion to deny customer request: LIGHTNER Second: MARTINEZ 2-0 PASSED UNANIMOUS

Description (if customer request granted):

Customer is requesting removal of late fees due to receiving invoice late in the month. Water \$39.86 Sewer \$19.48.

Account # 10160-00

Motion to grant customer request: LIGHTNER Second: MARTINEZ 2-0 PASSED UNANIMOUS

Description (if customer request granted):

Customer is requesting removal of late fee in the amount of \$7.83. She came by on June 19 which was a holiday and was not able to return to make payment until June 24 due to living out of town.

- (b) Review list of customers with delinquent accounts.

Motion to terminate services: LIGHTNER Second: MARTINEZ 2-0 PASSED UNANIMOUS

7. **WATER USAGE/SUPPLY 2025-2026 & WATER FORECAST 2026-2027:**

Monthly usage: 43 acre feet 146 Year-to-date: acre feet.

8. **VIOLATION NOTICES EXCESSIVE WATER USAGE:**

Property 23101 Ave 194, APN: 215-025-012-000 Staff continued monitoring the property for excessive water consumption throughout May, 2026. Total monthly usage reached 84,400 gallons, which is approximately ten times the standard residential rate, but represents a nearly 50% reduction from April, 2026, levels. Staff delivered a 48 hour shut-off notice and service was terminated. The renter reached out to Tulare County Health Department and notified them services had been terminated. Tulare County and the homeowner requested the water service be turned on until they could get a well drilled. District staff, Tulare County health department and code enforcement did an onsite inspection Tuesday July 7, 2026. The parcel in question is outside of Strathmore PUD boundaries, APN 215-250-014-000. Based on code enforcement, a reminiscence of a marijuana growth took place at some point due to the lights, cloth and wood, and bamboo still on the property. The homeowner is requesting a will not serve letter to allow a drilling of a well on parcel APN 215-250-014-000. Motion to provide will not serve letter for APN 215-250-014-000. The board motioned to allow customer to remain on district water for the extra-territorial

service parcel in the district with an extension until the September meeting to see if the usage has gone down to a normal residential level.

Motion: LIGHTNER Second: MARTINEZ 2-0 PASSED UNANIMOUS

9. **PLAINVIEW MUTUAL WATER COMPANY BILLING SERVICE AGREEMENT TERMINATION:**

Strathmore PUD and Plainview MWC entered into a billing and collection services agreement on February 24, 2014. Per the final 5-year extension, the Agreement was effective through February 24, 2024, but the District has continued to provide the services. On the June 11th board meeting, the district voted to discontinue services with PMWC. PMWC was notified and given written notice on June 12, 2026 stating effective August 12, 2026, the district will terminate the agreement.

10. **19635 BALFOUR DRIVE WATER REQUEST:**

Property owner Cresendiano Macias is requesting water service for his property located at 19635 Balfour Drive. The Board motioned to place customer on the waiting list.

Motion: LIGHTNER Second: MARTINEZ 2-0 PASSED UNANIMOUS

11. **UTILITY BILL DISCOUNT REQUEST:**

Darrell Levasseur has requested for the board to consider the possibility of reducing the cost of water and sewer service charge for senior citizens and veterans. The Board can discuss the possibility of making the requested changes. The board can look into programs that subsidize the cost for veterans and seniors. The money can not be paid through other rate payers in the district. Direction given to counsel Lew to look for programs that can subsidize bill payments for senior and veterans.

Motion: LIGHTNER Second: MARTINEZ 2-0 PASSED UNANIMOUS

12. **19715 GUTHRIE WATER CAPACITY:**

19715 Guthrie Drive, which has rights to two (2) services, was abandoned earlier this year due to non-payment. The new property owner, Evan Bustamante, has paid for the capacity rights to the main house but not for the second smaller dwelling on the back portion of the property. The abandonment has not been released on the property yet. Motion to receive payment for the second dwelling before the abandonment is released.

Motion: MARTINEZ Second: LIGHTNER 2-0 PASSED UNANIMOUS

13. **RESOLUTION FOR PAYMENT FROM WATER TO SEWER:**

Resolution No. 2026-7-20-13 to pay back sewer from water for payment of monies borrowed. The board may or may not authorize the payment.

TABLED

14. **WATER TREATMENT PLANT STORAGE TANK REPAIR:**

Engineer Keller is requesting direction on searching for financial help to make repairs or replacement of the storage tank at the water treatment plant. Motion to request technical assistance for repair of the storage tank.

Motion: LIGHTNER Second: MARTINEZ 2-0 PASSED UNANIMOUS

15. **PORTERVILLE CITRUS:**

Engineer Keller is requesting the board to consider placing a memorandum of understanding or annexation into effect with Porterville Citrus. The Board will discuss the two options. We have a formal request from PCI to annex into the district. We do not have a definitive amount of land they would like to annex.

Lindmore has agreed to supply water for Porterville Citrus. Counsel Lew will need an outline on how the agreement will need to be written out. Engineer Keller, counsel Lew and manager Ordenez will have a staff meeting to discuss and bring back to the board.

16. **ORANGEWORKS FIRE HYDRANT REQUEST:**

Orangeworks Café has requested a fire hydrant be placed outside of their property. They have provided an email from 2006 where they were communicating with Sunnyside Elementary School. The district will look at the Sunnyside Elementary agreement and see if the district owns that portion of the line.

17. **CONFLICT-OF-INTEREST CODE REVIEW:**

County of Tulare is requiring special districts to review their conflict-of-interest code. Action must be taken no later than October 1, 2026. Counsel Lew will review the conflict-of-interest and notify district staff if any changes are needed.

18. **RATE FEE SCHEDULE:**

The board will review the rate fee schedule and make changes if necessary. Motion to approve or deny the rate fee schedule. Susan Newsom is requesting the board to approve a stand-by rate for customers not utilizing the water and sewer services. Customer is requesting a stand-by rate for a second dwelling that has not been utilized for years.

Motion: _____ Second: _____

19. **BUDGET AMENDMENT:**

District staff will comment on an amendment needed to the budget. The board may or may not make changes to the current budget. Direct counsel Lew to draft a resolution to amend the budget for the August meeting.

20. **RESOLUTION FOR TOWERPOINT WATER TOWER PURCHASE:**

Resolution No. 2026-7-20-20 authorizing the wireless communications facilities Easement and Purchase Agreements with Towerpoint Communications and approval of the agreement. Motion to authorize signing the letter of intent and records authorization.

Motion: LIGHTNER Second: MARTINEZ 2-0 PASSED UNANIMOUS

21. **HIRING OF OFFICE ASSISTANT:**

The board can discuss and give direction for hiring of an office assistant.

TABLED- include set recommendation for salary.

22. **UPDATE/ REPORTS:**

Repair of Well #2 has been completed. Prieto well drilling completed the work of filling in hole with benzonite chips then pouring cement into cavity.

19670 Road 230 has paid 1/3 of the capacity right fees to restore service to the property.

23. **CLOSED SESSION ITEM:**

Time in: 9:08 p.m. Time out: 9:36 p.m.

CONFERENCE WITH LEGAL COUNSEL CONCERNING SIGNIFICANT EXPOSURE TO LITIGATION. [GC 54956.9(d)(2): one case, 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: 22235 Ave 196, Strathmore California.

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

Under Negotiation: Terms for lease agreement.

Annual Personnel Evaluations (Gov. Code Section 54957). Positions: all District employment positions

Conference with Labor Negotiators (Gov. Code Section 54957.6), Agency Representatives: Adrian Ordonez and Julia Lew. Employee groups: all unrepresented employees

Action taken: Nothing to report.

24. ADJOURNMENT:

Motion: LIGHTNER Second: MARTINEZ 2-0 PASSED UNANIMOUS

Time: 9:37 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.