

MINUTES
SPECIAL Board of Directors Meeting
Strathmore Public Utility District
Thursday, October 23, 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, Secretary/Bookkeeper
Denise England, Tulare County
Alida Verduzco Silva, Tulare County
Charlie Garcia, Property Owner

QUORUM? YES

1. **CALL TO ORDER: 6:35 P.M.**

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

3. **APPROVAL OF MINUTES:**
Review of minutes from the Board's regular meeting on Thursday, September 11, 2025.
Motion to approve minutes: MARTINEZ Second: BRIGGS 2-0 PASSED UNANIMOUS

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

5. **APPROVAL OF BILL AND PAYROLL PAYMENTS:**
(a) Review of district bills and payroll through November 1, 2025.
Motion: MARTINEZ Second: BRIGGS 2-0 PASSED UNANIMOUS
(b) Request to pay California State Disbursement Unit via electronic payment beginning October 31, 2025.
A child support order requesting \$1644 per month or \$822 per pay period for a temporary contracted employee. Order stated if employer cannot withhold the full amount of support for order, employer must withhold 50% of disposable income. Based on information provided, payments may vary. Motion to deny electronic payment request.
Motion: MARTINEZ Second: BRIGGS 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.*
(b) Review list of customers with delinquent accounts.
Motion to terminate services: MARTINEZ Second: BIGGS 2-0 PASSED UNANIMOUS

7. **REQUEST TO DECLARE BAD DEBT**

Property located at 19715 GUTHRIE DR, APN 215-108-006, was abandoned by SPUD on MAY 29, 2025. On September 25, 2025 a Notice of default and election to sell under deed of trust was recorded at the county. If the deceased owner's family does not come forward the property will be sold 90 days after the recording. Motion to declare bad debt in the amount of \$638.39 WATER, \$224.02 SEWER.
Motion: MARTINEZ Second: BRIGGS 2-0 PASSED UNANIMOUS

8. **19640 ORANGE BELT DRIVE SERVICE REQUEST**

Request for additional water capacity and placement on Strathmore Public Utility District Waiting list. Mr. Ceballos approached the Strathmore PUD at the regular board meeting on March 25, 2025. Guidance regarding the capacity the property currently has a right to was promised. But no further guidance has been received. Mr. Ceballos is requesting capacity for 8 residential units (four (4) one (1) bed, one (1) full bathroom and kitchen and four (4) two (2) bed, one (1) full bathroom and kitchen. Currently he has the right to build three (3) full units and a little more capacity for a fourth. Motion to place Mr. Ceballos on the waiting list for five (5) additional units.
Motion: MARTINEZ Second: BRIGGS 2-0 PASSED UNANIMOUS

9. **22700 AVE 196 SERVICE REQUEST**

Mr. Espinoza is currently in escrow to purchase the property located at 22700 Ave 196. Freddie Espinoza is requesting to be placed on the waiting list for water and sewer capacity for a single family home . The Board motion to authorize request.
Motion: MARTINEZ Second: BRIGGS 2-0 PASSED UNANIMOUS

10. **19568 RICHARDSON ROAD SERVICE REQUEST**

Lourdes Ciriaco Morales is currently in Escrow purchasing the property located at 19568 Richardson Road. Historically the property is a multifamily dwellings but released the rights to two of the dwellings in 2010. Lourdes Ciriaco Morales is requesting to be placed on the waiting list for one (1) additional single family house. The Board motioned to authorize the request.
Motion: BRIGGS Second: MARTINEZ 2-0 PASSED UNANIMOUS

11. **23101 AVE 194 WATER VIOLATION DISPUTE:**

Customer received a violation notice for excessive water usage in the amount of 131,100 gallons for the month of July. Staff was not permitted access to the entire property to investigate for possible leaks. Staff is seeking direction or seeking approval from board to permanently terminate water service to the property.

12. **SUSPECTED UNAUTHORIZED SERVICE CONNECTIONS:**

Staff has discovered suspected illegal connections within the district boundaries. 19907 Orange Belt Drive, legal service connections one (1) possibly using four (4), 19634 Orange Belt Drive legal service connections three (3) possibly using five (5), 23072 Bruce Drive legal service connections one (1) possibly using two (2) Direction to send notice of violation to suspected illegal connections.

13. **EL MADADOR PROPERTY TAX PAMENT BILL:**

Staff is seeking direction regarding property previously used as the "Strathmore Dump" (History, after the Strathmore dump ceased to operate, the county donated the property to the nearest public agency SPUD). On December 13, 2018 SPUD sold the property to M. Prado, Prado placed livestock on the property and sought permission from the county to place a mobile home on the property. He was informed it was not inhabitable and would have to remove the livestock. In April 2021 SPUD returned the purchase price of \$5000. The activity, prompted the County to establish a property tax value. Currently the property is valued at **\$15,695 for parcel number 216-140-118-000 and \$8,659 for parcel number 216-140-019-00**. Since 2024 the District has paid \$3,406.78 in property taxes plus legal fees to gift the property back to the County of Tulare or have the property reassess to a value under the taxable base, based on the fact that the property is not inhabitable. Strathmore PUD has received new property tax bills for the 2025-26 FY. Staff is seeking direction. Direction to send recorded deed to County.

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

Monthly usage: 37 acre feet 273 Year-to-date: acre feet.
Engineer Keller will update the Board with the water supply forecast for the upcoming year 2024-2025.

15. **PORTERVILLE CITRUS EXPANSION PROPOSAL:**
Porterville Citrus is proposing an expansion of their current facility located on Meredith Dr. The expansion is outside of the SPUD boundaries. They have requested water from the District, but the District currently has no water to provide. PCI is exploring options for water to the expansion project. Engineer Keller and Manager Ordonez have been in meetings with PCI and County representatives. Some options being explored are water transfer from Lindmore to SPUD, PCI well install with treatment, County of Tulare providing water to Strathmore for the project. The land being purchased is in Lindmore ID and would need to be annexed into the district. Lindmore has a non-transfer policy but there is a possibility for a wheeling agreement to move Lindmore water to move through the SPUD water plant and distribution system. The board motioned to affirm consideration of exploring the wheeling agreement.
Motion: MARTINEZ Second: BRIGGS 2-0 PASSED UNANIMOUS
16. **TULARE COUNTY WATER SUPPLY:**
The County of Tulare has shown interest in keeping the PCI expansion project within Tulare County which will provide close to an additional 150 new jobs in the area. The County of Tulare is researching information if they have their surface water allocation available to meet the demand of the expansion project and to be able to fulfill the current waiting list SPUD has for water rights. The County has 400 ac/ft from a defaulted contract and are considering dividing the allotment into different projects or selling it to one buyer. The County would have questions as to what the water usage would be used for and how much water would be needed. Engineer Keller will need to provide a proposal to the County for their consideration. The County is currently working on terminating the current contract that defaulted. The proposal would need to be in by the end of the year. Direction given to authorize engineer Keller to draft a proposal to present to the SPUD board for approval to send the proposal to the Board of Supervisors.
17. **ORANGE BELT BUSINESS OFFICE ROOF REPAIR**
On October 14th employees arrived to find a leak over the Managers desk, upon inspection staff discovered several more holes in the flashing. Permission to seek bids for repair of the roof. Motion to award the proposal to Visalia Roofing & Construction in the amount of \$1800.00 and direct staff to acquire quotes for gutter replacement.
Motion: MARTINEZ Second: BRIGGS 2-0 PASSED UNANIMOUS
18. **APN 215-320-016 WATER SERVICE WHEELING AGREEMENT:**
Lindsay-Strathmore ID manager Craig Wallace has provided the District with a redline draft for review. Counsel Lew has reviewed the draft and will update the Board with her comments. Counsel Lew has provided Mr. Wallace with her comments for his review.
19. **STATE COMPENSATION INSURANCE FUND 2025-2026 BILLING RATE:**
State Comp Ins Fund has releases it's 2025-26 rates set for Strathmore Public Utility District. Rates were set as follows: 8810-1 Clerical Office Employees .65 cents per \$100; 7580.1 Sanitation District Operation \$8.57 per \$100; 7580-1 Water Companies \$8.74 per \$100. *Each category is down a few cents from 2024-25, Clerical -.41 cents, Sanitation -\$1.07, Water -\$1.31.* (Insurica noted that it is ill-advised to change compensation insurance coverage providers before a claim is settled). Motion to renew State Compensation Insurance Fund.
Motion: BRIGGS Second: MARTINEZ 2-0 PASSED UNANIMOUS
20. **PROPERTY/LIABILITY POLICY RENEWAL:**
Insurica has provided a renewal quote for property/liability insurance through Munich RE in the premium amount of \$35,534. In addition, there are policy fees in the amount of \$1158.46, a \$1500.00 fee for a fully earned broker fee due to their new insurance carrier contract and optional terrorism coverage for \$277.00. The Board may or may not approve the renewal policy. Motion to approve the renewal policy minus the terrorism insurance policy. In the same motion to authorize manager Ordonez to sign the renewal policy.
Motion: MARTINEZ Second: BRIGGS 2-0 PASSED UNANIMOUS

21. **WASTEWATER TREATMENT PLANT UPDATE:**
Self Help has provided an second draft and remaining questions for our review. The draft has updated information on cost and monthly payments for SPUD and Plainview. An updated schedule is also included for your review.
22. **STORAGE TANK ROOF REPAIR PROJECT:**
Engineer Keller updated the Board on the progress of the project. Tulare County representative Denise England will be in attendance and will comment on the project. The District is asking for an extension until 2026 for completion of the project. The project is currently out to bid. Bid opening will be November 6 and the project will be awarded at the November 13 meeting. The project is targeted to be extended by the Board of Supervisors. The project is currently over on engineering cost. The project cost will most likely exceed the amount of the ARPA grant due recent discovery of the cathodic protection system not working and needing replacement. The differential in cost will most likely come from LSID depreciation given in advance to SPUD.
23. **STRATHMORE PUD AND LINDSAY-STRATHMORE ID AGREEMENT DISCUSSION:**
Discussion regarding the operation and maintenance of the water treatment plant between Strathmore Public Utility District and Lindsay-Strathmore Irrigation District.
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24. **PERSONNEL POLICY REVIEW:**
Discussion regarding review of District Personnel Policy. Mrs. Lew has provided a draft for review.
Motion to approve the personnel policy.
Motion: MARTINEZ Second: BRIGGS 2-0 PASSED UNANIMOUS
25. **WASTEWATER PLANT WATERLINE REPLACEMENT/WALLACE WATERLINE DELETION:**
Engineer Keller is requesting authorization to bid the following projects:
A new water line leading to the current wastewater treatment plant that will also service Strathmore Machinery, CMC Propane, Perigo Welding and two single family dwellings on Ave 196. The District can either bore under Ave 196 south to the wastewater plant or the County has given a date in 2026 for open saw cut approval.
Deletion of a section of water line that currently connects Wallace Road Cul-de-sac to Road 230 located in between customers homes. Motion to go to bid for both projects.
Motion: MARTINEZ Second: BRIGGS 2-0 PASSED UNANIMOUS
26. **BUDGET TRANSFER RESOLUTION:**
The budget was approved with **water** paying **sewer** only \$40,246 of the \$93,597 that **water** barrowed. At approval a resolution was to be made to reflect that **water** still owes sewer \$53,351 and the funds will be paid back, some time after the prop 218 is passed. (it will be built into the rate study, as part of water debt.)
27. **WATER/WASTEWATER RATE STUDY:**
Rate study due December 2025 Keller will provide a update on the rate study and possible timeline for a proposition 218 rate increase.
28. **NEW HIRE HOURLY RATE:**
District manager has reached out to USA Staffing for a new part-time employee. A new individual was sent out and began work on 10/20/25. Manager Ordonez is requesting an increase in pay to be more competitive with current wages. Motion to raise hourly rate to \$19.00/hour with an incentive of pay raise if hired on.
Motion: MARTINEZ Second: BRIGGS 2-0 PASSED UNANIMOUS

29. **HEALTHCARE RENEWAL:**

Mark Olsen has provided the District with health insurance renewal quotes. The Board can choose a plan and renew the policy for the year. Motion to approve proposal plan 1.

Motion: MARTINEZ Second: BRIGGS 2-0 PASSED UNANIMOUS

30. **ENERGY AUDIT, LIGHTING, PUMPS, HVAC:**

Jay Langer of EcoGreen Solution, would like to assist the district with an energy audit including our lighting, pumps, motors, compressors. To assist the District in becoming energy efficient. EcoGreen has provided staff with names of other District's the company has worked with and flyer regarding their services.

TABLED

31. **19552 RICHARDSON ROAD SERVICE REQUEST:**

Request for additional water and sewer service located at 19552 Richardson Road. Jose Vazquez is requesting to be placed on the waiting list. Motion to approve the request.

Motion: MARTINEZ Second: BRIGGS 2-0 PASSED UNANIMOUS

32. **UPDATE/ REPORTS:**

WTP INTERNET ACCESS UPGRADE: TKS has reached out regarding the upgrade of the internet equipment. His partner fell and broke his hip at this time Tim is manning the store front and only going out on emergency calls.

WATER TOWER FENCE REPAIR: The District received the payment of \$4,087.49 from Network Adjusters Incorporated on September 23, 2025, payment less deductible (\$5000) fund to use to repair the Water tower fence which was damaged due to a hit and run occurring on July 26, 2025. Anderson Fence Company completed the repairs to the fence on October 14, 2025.

33. **CLOSED SESSION ITEM:**

Time in: 9:41 p.m. Time out: 10:13 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)] One case.

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.

Property: CMC Propane Lease Renewal, Strathmore California.

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

Under Negotiation: Terms for lease agreement.

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

Action taken: No reportable action.

34. ADJOURNMENT:

Motion: MARTINEZ Second: BRIGGS 2-0 PASSED UNANIMOUS

Time: 10:13 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.