

MINUTES
Board of Directors Meeting
Strathmore Public Utility District
Thursday, March 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:

QUORUM? Yes

1. **CALL TO ORDER:** 6:50 P.M.

2. **PUBLIC COMMENT:**
None.

3. **APPROVAL OF MINUTES:**
Review of minutes from the Board's regular meeting on Thursday, February 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 April 1, 2025.
Motion: LIGHTNER Second: BRIGGS 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 # _____
Motion to grant or deny customer request: _____ Second: _____
Description (if customer request granted): _____

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

7. **19715 GUTHRIE DRIVE SERVICE ABANDONMENT:**
Public hearing time in: 7:14 p.m. Time out: 7:14 p.m.
Nobody present to represent property
Motion to authorize abandonment of services to the property and record documents.
Motion: LIGHTNER Second: BRIGGS 3-0 PASSED UNANIMOUS

8. **WATER USAGE/SUPPLY 2024-2025:**
Monthly usage: 22 acre feet 387 Year-to-date: acre feet.
Engineer Keller updated the Board with the water supply forecast for the upcoming year 2025-2026.
9. **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. Motion to approve removing Sierra View from the transfer agreement.
Motion: LIGHTNER Second: BRIGGS 3-0 PASSED UNANIMOUS
10. **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. Engineer Keller will review the fixture count manager Ordonez provided and bring the information to the April meeting.
11. **APN 215-320-016 WATER SERVICE WHEELING AGREEMENT:**
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 board approved the wheeling agreement allowing Lindsay-Strathmore to provide water through the water treatment plant to the point of connection. LSID will be responsible for the lateral service connection to the customer meter.
Motion: LIGHTNER Second: BRIGGS 3-0 PASSED UNANIMOUS
12. **WASTEWATER TREATMENT PLANT UPDATE:**
Manager Ordonez updated the Board with information regarding the wastewater treatment plant upgrade. The Kick-off meeting was held on March 11 with Self-Help, Michael Taylor of P&P, and district staff.
13. **STORAGE TANK ROOF REPAIR PROJECT:**
Engineer Keller updated the Board on the progress of the project. Pacific Tank came to do a visual inspection and based on his findings; the tank will not need a full roof replacement but just the support joists inside the tank. The district has also received a progress payment from the County in the amount of \$32,765.95.
14. **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
15. **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.

16. **PERSONNEL POLICY REVIEW:**

Discussion regarding review of District personnel policy and addition of holidays. Management has requested additional holiday: Columbus Day and Juneteenth.

TABLED

17. **RESOLUTION FOR ADOPTION OF FEE SCHEDULE:**

Approval for adoption of resolution for fee schedule. Motion to approve or deny the fee schedule.

TABLE

18. **2023-2024 AUDIT:**

Jaribu Nelson has provided the 2023-2024 audit for your review. Mr. Nelson reviewed the draft audit with the board and will revise the report and make recommended changes on verbiage to present for approval at the April meeting.

19. **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

20. **UPDATE REPORTS / INFORMATION ONLY:**

1. Prop 218 update: district staff has provided engineer Keller with a 5-year budget proposal including staff salary, benefits, utilities, consumables, etc.
2. County dump: district counsel Lew spoke with Jennifer Flores about the agreement to return the county dump to Tulare County.

21. **CLOSED SESSION ITEM:**

Time in: 8:20 p.m. Time out: 8:34 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: Nothing to report.

22. ADJOURNMENT:

Motion: LIGHTNER Second: MARTINEZ 3-0 PASSED UNANIMOUS

Time: 8:34 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.