

ARMONA COMMUNITY SERVICES DISTRICT

559-584-4542 -- 10114 14th Ave., Hanford, CA 93230 -- P.O. Box 486, Armona, CA 93202

CLOSED AND REGULAR MEETING OF THE BOARD OF DIRECTORS

AGENDA

California Government Code §54954.2

Meeting Location: Board Room

10114 14th Ave., Hanford, CA 93230

February 10, 2026 – 5:30 p.m.

THE DISTRICT IS A COMMUNITY SERVICES DISTRICT FORMED AND EXISTING UNDER CALIFORNIA GOVERNMENT CODE SECTIONS 61000 et seq. DISTRICT SERVICES ARE WATER, WASTE WATER, AND SOLID WASTE DISPOSAL. ALL OTHER GOVERNMENT SERVICES (STREETS, STORM DRAINAGE, CURBS/GUTTERS, ETC.) ARE UNDER JURISDICTION OF KINGS COUNTY. THE DISTRICT AND KINGS COUNTY ARE SEPARATE PUBLIC ENTITIES. STREETLIGHTING IS PROVIDED BY SCE WITH THE DISTRICT AS BILLING AGENT ONLY. THE DISTRICT IS SELF-FUNDED THROUGH RATES AND CHARGES BILLED FOR DISTRICT SERVICES.

ACCOMODATIONS FOR PERSONS WITH DISABILITIES

A person with qualifying disability under the Americans With Disabilities Act of 1990 may request the District to provide a disability-related modification or accommodation in order to participate in any public meeting of the District. Such assistance includes appropriate alternative formats for the agendas and materials used for any public meetings of the District. Requests for such assistance and for agendas and materials shall be made in person, by telephone, by facsimile, or by written correspondence to the District's Office Manager at (559) 584-4542 or at the District's Office, at least 48 hours before a public meeting of the District.

PLEASE NOTE: ALL ITEMS ARE DISCUSSION-ACTION ITEMS UNLESS OTHERWISE STATED.

ONLY ITEMS ON THE AGENDA CAN BE ACTED ON BY THE BOARD DURING THE MEETING. TO PLACE AN ITEM ON THE AGENDA, SUBMIT A WRITTEN REQUEST TO THE OFFICE NO LATER THAN SEVEN (7) DAYS BEFORE THE DATE OF THE MEETING.

- I. **PRESIDENT'S CALL TO ORDER.**
- II. **ESTABLISH QUORUM.**
- III. **PLEDGE OF ALLEGIANCE.**
- IV. **CLOSED SESSION PUBLIC COMMENT PERIOD.**
- V. **CLOSED SESSION PURSUANT TO GOVERNMENT CODE SECTION 54957(b)(1)
PUBLIC EMPLOYEE PERFORMANCE EVALUATION**
Title: Office Personnel
 - A. Open Closed Session.
 1. Office Personnel Performance- Presentation/ Discussion/ Public Comment/ Possible Action.
 - B. Close Closed Session.
- VI. **REOPEN REGULAR MEETING**
 - A. REPORT OF ACTIONS, IF ANY, TAKEN IN CLOSED SESSION
- VII. **POTENTIAL CONFLICT OF INTEREST.** *Any Board member who has a potential conflict of interest must now identify the item and recuse themselves from discussing and voting on the matter and shall not be present during the discussion, vote, and any other disposition of the matter other than at the time that the general public speaks on the issue if the member exercises the right to speak as a member of the general public. See Government Code §87105*
- VIII. **APPROVAL OF AGENDA.**
- IX. **INTRODUCTION OF GUESTS.** *Guests whom attend the day of the meeting will introduce themselves.*
- X. **CONSENT CALENDAR.** *All items listed under the consent calendar are considered to be routine and will be enacted by one motion. For any discussion of an item on the consent calendar, it will be moved at the request of any Board Member and made a part of the regular agenda.*
 - A. **Approval of minutes.**
 1. January 13, 2026 Regular Monthly Meeting.

- B. **Engineer's Report-** reports and items without need for action at this meeting.
 - 1. Capital Improvement Plan Update. Presentation/ Discussion/ Public Comment/ Possible Action. The Board previously requested Provost & Pritchard to update the Capital Facilities Improvement Plan. Work is in progress on the update of the Capital Facilities Improvement Plan and the preparation of a water model of the District's water system.
- C. **Field Operations Report-** reports and items without need for action at this meeting.
 - 1. January water production: 8.385 million gallons.
 - 2. January wastewater flow received: 6.20 million gallons.
- D. **Attorney's Report-** reports and items without need for action at this meeting.

XI. **REGULAR AGENDA ITEMS.** Presentation/ Discussion/ Public Comment/ Possible Action.

- A. **Engineer's Report-** items possibly needing action at this meeting. Presentation/ Discussion/ Public Comment/ Possible Action.
 - 1. Solar Power System at Well 3. Presentation/ Discussion/ Public Comment/ Possible Action. The District received two proposals for the design and construction of the new Photovoltaic (PV) system at Well 3 and awarded the project to Ken Dunbar & Sons Inc. An agreement with Ken Dunbar & Sons Inc. has been signed and the invoices for design engineering and permitting and for procurement of materials have been paid. Construction is nearing completion. **Recommended Actions:** Board's pleasure.
 - 2. Tentative Tract 936 (Summers Pointe). Discussion/Action. A will serve letter for 109 single-family residential lots was issued on May 15, 2024. The plan check and inspection fee deposits have been paid by the developer and construction of the water and sewer improvements is complete. The Board previously took action to issue a Notice of Completion contingent upon completion of final punch list items and payment of outstanding inspection fees. The Board previously took action to adopt a resolution for the annexation of Tentative Tract 936. The annexation was approved at the June 25, 2025, Kings County LAFCO meeting. The County received the check for the Board of Equalization from the developer on November 4, 2025. The annexation map was recorded on November 5, 2025. The Board previously took action to adopt a resolution for the acceptance of grant of Outlot "C" to the District for the purpose of a future well site. The Final Map for Tract 936 was recorded on January 13, 2026. **Recommended Actions:** Board's pleasure.
 - 3. 11235 14th Avenue (Kings County Fire Station). Presentation/ Discussion/ Public Comment/ Possible Action. The County would like to install a mobile home incidental to an existing fire station located at 11235 14th Avenue (APN 017-280-058). A will serve letter for one additional water and one additional sewer equivalent dwelling unit (EDU) was issued on April 11, 2024 for the new mobile home. Plan check, inspection and connection fees have been paid. **Recommended Actions:** Board's pleasure.
 - 4. 13160 Hanford Armona Road (warehouse/Office Building). Presentation/ Discussion/ Public Comment/ Possible Action. The District received a request for a Will Serve Letter to construct 2 new warehouses (28,800 square feet and 12,000 square feet) and a new 11,000 square foot 2-story office building on the property located at 13160 Hanford Armona Rd. (APN017-110-008). Preliminary conditions of approval were previously sent to the developer. The Board previously took action at the August 8, 2023 Board meeting to authorize and enter into a sewer deferral agreement with the property owner. The Board took action at the July 8, 2025 Board meeting to issue a will serve letter. **Recommended Actions:** Board's pleasure.
 - 5. 14341 Hanford-Armona Road (Proposed Church Building). Presentation/Discussion/Action. The District received a request for a Will Serve Letter to construct 2 new 20,000 square foot metal buildings (one with an additional 8,000 square foot second story for office space) and a new 7,025 square foot infill building (for reception, restrooms, and kitchen) on the property located at 14341 Hanford Armona Road (APN 017-310-009) **Recommended Actions:** Board's pleasure.
- B. **Manager's Report-** items possibly needing action at this meeting. Presentation/ Discussion/ Public Comment/ Possible Action.

1. Consider Amendment to the site lease with unwired Broadband. Presentation/ Discussion/ Public Comment/ Possible Action **Recommended Actions:** Board’s pleasure.
2. Consider Approval of Proposal to Inspect and Repair Water Tank #3: Presentation/ Discussion/Public Comment/ Possible Action Recommend Action: Board’s pleasure.

C. **Update of activities since last Board Meeting.** Informational only.

D. **Communications/ Announcements.** *Review un-agendized communications (if any) received since last meeting. NO ACTION will be taken other than placement on future agenda.*

E. **Continuing Business.** Presentation/ Discussion/ Public Comment/ Possible Action.

1. Report of Board Secretary. Presentation/ Discussion/ Public Comment/ Possible Action.

- a. Financial Reports. Presentation/ Discussion/ Public Comment/ Possible Action.
- b. Past Due Accounts Receivable. Presentation/ Discussion/ Public Comment/ Possible Action.
- c. Accounts Payable List. Presentation/ Discussion/ Public Comment/ Possible Action.
- d. Employee Accruals. Presentation/ Discussion/ Public Comment/Possible Action.
- e. Financial Reconciliation- Presentation/Discussion/Public Comment/Possible Action.

F. **New Business.** Presentation/ Discussion/ Public Comment/ Possible Action.

1. Alex Perez appeal letter- Presentation/ Discussion/ Public Comment/ Possible Action.
2. Deposit Refund Request. Presentation/ Discussion/ Public Comment/ Possible Action.
 - a. Beatriz Gonzalez, GON-80: Customer is requesting for the deposit refund on a check.
3. Funding for Directors & office staff cost per person, mileage & normal special meeting stipend for mandated SB827 Fiscals & Financial training on Tuesday June 9, 2026 8:30am—12pm- Presentation/ Discussion/ Public Comment/ Possible Action.
4. Possible change of office hours to comply with California labor law- Presentation/ Discussion/ Public Comment/ Possible Action
 - a. Possible office equipment purchase.

G. **Attorney’s Report-** items not covered in VII.D of the Consent Calendar. Presentation/ Discussion/ Public Comment/ Possible Action.

XII. **PUBLIC COMMENT.** Presentation/ Discussion/ Public Comment/ Possible Action. *Any member of the public may speak on any matter within the District’s subject matter jurisdiction, not on the agenda; maximum five (5) minutes allowed for each speaker.*

XIII. **ADJOURNMENT.**

Respectfully Submitted,

Christine De La Mora, Office Manager
Armona Community Services District