

ARMONA COMMUNITY SERVICES DISTRICT

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

REGULAR MEETING OF THE BOARD OF DIRECTORS AGENDA

California Government Code §54954.2
Meeting Location: Board Room
10114 14th Ave., Hanford, CA 93230
May 12, 2026 – 6:00 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.

ACCOMMODATIONS 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. **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*
- V. **APPROVAL OF AGENDA.**
- VI. **INTRODUCTION OF GUESTS.** *Guests whom attend the day of the meeting will introduce themselves.*
- VII. **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. April 14, 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. April water production: 11.258 million gallons.

2. April wastewater flow received: 5.95 million gallons.

D. **Attorney's Report-** reports and items without need for action at this meeting.

VIII. **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 was completed on March 11, 2026, and all outstanding invoices have been paid Information about selling Solar Renewable Energy Certificates (SRECs) will be provided at the meeting. **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 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) The Board took action at the February 10, 2026 Board meeting to issue a will serve letter. **Recommended Actions:** Board's pleasure.

- B. **Manager’s Report-** items possibly needing action at this meeting. Presentation/ Discussion/ Public Comment/ Possible Action.
 - 1. Electrical Repairs- Wastewater Treatment Facility. Presentation/ Discussion/ Public Comment/ Possible Action.

- C. **Brown Act and Ordinance Review Sub Committee Report.** Presentation/ Discussion/ Public Comment/ Possible Action.

- D. **Sub Committee Reviews.** Continuing Sub Committee reviews of ACSD By-Laws, Regulations, Ethics, Website, California Government Code Section 61000-61009, Financial Policies, Procedures, and Field Operations. Presentation/ Discussion/ Public Comment/ Possible Action.

- E. **Continuing Business.** Presentation/ Discussion/ Public Comment/ Possible Action.
 - 1. Ordinance No. 2003-2. Presentation/ Discussion/ Public Comment/ Possible Action.
 - 2. Alex Perez Appeal. Presentation/ Discussion/ Public Comment/ Possible Action.
 - 3. State Mandated Fiscal & Financial Training, June 9, 2026. Presentation/ Discussion/ Public Comment/ Possible Action.
 - 4. 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.
 - 5. 2024/2025 FY Audit. Presentation/ Discussion/ Public Comment/ Possible Action.
 - a. Should receive Audit at June meeting.

- F. **New Business.** Presentation/ Discussion/ Public Comment/ Possible Action.
 - 1. 2026/2027 FY Budget Adoption. Presentation/ Discussion/ Public Comment/ Possible Action.
 - 2. Kings County Finance Dept. Authorized Signors Update. Presentation/ Discussion/ Public Comment/ Possible Action.
 - 3. Danny Almario- disputing charges on account. Presentation/ Discussion/ Public Comment/ Possible Action.
 - 4. Pay adjustment for office staff. Presentation/ Discussion/ Public Comment/Possible Action.

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

- H. **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.*

- IX. **CLOSED SESSION.**
 - A. Board to review applications for the position of Office Manager.
 - 1. Set date and time for Board to interview prospective candidates.

- X. **RE-OPEN REGULAR MEETING**
 - A. Report of Action taken, if any, during CLOSED SESSION.

