

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

August 11, 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.

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. 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. July 14, 2026 Regular Monthly Meeting.
2. July 21, 2026 Special Meeting.
3. July 27, 2026 Special Meeting.
- 4.

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. May water production: 16.886 million gallons.
2. May wastewater flow received: 6.13 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. Construction of the new Photovoltaic (PV) system at Well 3 was completed on March 11, 2026. 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). Presentation/ Discussion/ Public Comment/ Possible 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. 14341 Hanford-Armona Road (Proposed Church Building). Presentation/ Discussion/ Public Comment/ Possible 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.
4. 13593 Hood Avenue (Mobile Home Park). Presentation/ Discussion/ Public Comment/ Possible Action. The District received a request for a Will Serve Letter to construct 45 mobile home pads as the first phase of an ultimately 94-unit mobile home park located at the southeast corner of Hood Avenue and Oak Avenue (APN 017-280-4 & 017-280-047). The Board took action at the June 9, 2026 Board Meeting to issue a will serve letter for 45 units. **Recommended Actions:** Board's pleasure.
5. 13722 Hume Avenue (Garcia). Discussion/Action. The Owner is proposing to construct seven (7) 50'x100' (5,000 square feet each) commercial storage buildings at 13722 Hume Avenue (APN 017-280-052). Conditions of approval have been sent to Kings County. **Recommended Actions:** Board's pleasure.

B. **Manager's Report-** items possibly needing action at this meeting. Presentation/ Discussion/ Public Comment/ Possible Action.

1. Replace mini split A/C Unit at Well 1 – Consider replacement A/C unit at Well #1. Presentation/ Discussion/ Public Comment/ Possible Action.

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

1. Replacement of ACSO by-laws, opportunity for public comment. Step 2 of 3 step procedure. Presentation/ Discussion/ Public Comment/ Possible Action.
2. Progress reports of Ad Hoc Committee. Presentation/Discussion/Public Comment/ Possible Action.

3. Board Member compensation resolution. Presentation/Discussion/Public Comment/
Possible Action.
- D. **Ad Hoc Committee Reviews.** Presentation/ Discussion/ Public Comment/ Possible Action.
- E. **Office Manager Report.** Presentation/ Discussion/ Public Comment/ Possible Action
- F. **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.
 2. 2024/2025 FY Audit. Presentation/ Discussion/ Public Comment/ Possible Action.
 3. Past due accounts to Property Tax Rolls. Presentation/ Discussion/ Public Comment/
Possible Action.
 - a. **Public Hearing**
 - b. Accept list of delinquent accounts.
- G. **New Business.** Presentation/ Discussion/ Public Comment/ Possible Action.
 1. Discuss the two spots that are up for re-election.
 2. Board election to fill Vacant position.
 3. Employee Compensation Agreement and administer Oath of Office.
 4. Time change for employees, start time 7:30am.
 5. Elections – Resolution.
 6. Potential purchase of outdoor bulletin display cabinet in order to comply with the Brown Act.
- H. **Attorney’s Report-** items not covered in VII.D of the Consent Calendar. Presentation/
Discussion/ Public Comment/ Possible Action.
- I. **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.*
- X. **ADJOURNMENT.**

Respectfully Submitted,

Caterina Romero, Office Manager
Armona Community Services District