

MINUTES OF REGULAR BOARD MEETING
OF THE
BOARD OF DIRECTORS
OF THE
POPLAR COMMUNITY SERVICE DISTRICT

A Regular Meeting of the Board of Directors of the POPLAR COMMUNITY SERVICE DISTRICT was held on December 14, 2023, at 6:00 p.m.

Those Directors present were the following, to wit:

GLORIA DE LA TORRE

ARTURO RODRIGUEZ

LITA DOMINGO

ANA DOMINGO

Those Directors absent were:

N/A

Also Present were:

AZIEZ HASSAN, District Manager

THOMAS DEGAN, DISTRICT CONSUEL

MARI PEREZ RUIZ, CVEA

SAUL ETTLIN, COMMUNITY VISION

The meeting was called to order under the direction of the President, ARTURO RODRIGUEZ. The flag salute was recited and the following business was conducted.

PUBLIC COMMENT:

N/A

CONSENT AGENDA:

No Minutes for the Board to approve. The Board was advised that there were no terminations for service. The Bills had been presented and was approve to be paid.

On a Motion by Director GLORIA DE LA TORRE, seconded by Director LITA DOMINGO and unanimously carried, approved the payment of the bills.

PARK & YOUTH ADVISOR COMITY:

Mari Perez Ruiz reported that the mural will be located next to the water tower.

A few people from the community came together to honor and vote to name the park under Nagi Daifalah.

Board members ANA DOMINGO & LITA DOMINGO and GLORIA DE LA TORE advised they needed more people from the community to come out and vote, to see if that's the name for the park to be named under.

Mari Perez Ruiz came to give an update to the Board on the Poplar housing of Tulare County has an element and part of the advisor is MARI PEREZ RUIZ today determine that it needs to feel and it will unincorporated moves to meet the need of the rule on Incorporated moves the average rents in Poplar for small studio are 900 and the rent have increased by 39.4% during the pandemic. There's two parcels 1st parcel has 19.5 acres APN: 237-140-0224 and 2nd parcel has 5.5 acres APN: 237-020-006. MARI PEREZ RUIZ report on 5.5 acres plans are too built between 40 to 80 apartments of 2 and 3 bedroom apartment, that is located north side of the well. On the 19.5 acres parcel part of it is its already getting drainage so 56 houses between 2 – 4 bedrooms are the plans for 10 acres.

SAUL is with a non-profit organization called Community Vision that work across Northern California they have offices in Fresno and in the Bay Area they help community-based entities like Community nonprofits explore real estate strategies including Community facility and housing projects and so SAUL ETTLIN colleague KEVIN who couldn't be here on tonight's meeting he did some work at the request of CVEA around some Financial modeling for the two sites ALEX and his team kind of looked at the sites to see what's possible as far as you know like this is just a very preliminary sort of an

exploration phase to think about what could be put on the houses and then ran some Financial modeling to get to what it would cost to actually realize these projects at the sites to see what's possible as far as just a very preliminary sort of an exploration. The single family home site as noted looking at 56 units of the total cost of construction including entitlements is around 26 million dollars and that's what the goal of trying to achieve a sales price \$143,000.00 in average for 2-4 bedroom home, that requires some additional subsidy through various granted programs the multi-family site 80 units again mostly twos and three bedrooms project causes 34 million there's some base funding sources for affordable housing projects around \$16 million so there would still be the need to explore other sources around 18 million dollars and this is with the goal of achieving an average rent of \$925 a month. CVEA would not be leading this project Community Vision is looking at the potential of partnering with an affordable housing developer to bring in their expertise and be the joint of be a joint venture with the organization.

PARK PROJECT UPDATE;

AZIEZ HASSAN reported to the Board he went to the Porterville recorder to advertise bids for the Park.

AZIEZ HASSAN reported to the Board County approved permits for park.

ENGINEERING MATTERS;

A. USDA Well Replacement Project:

1. West Well Construction. It was reported that the well development began December 2, 2023, and is ongoing. The top end of the test pump was smoking and was replaced. Water quality samples and the well video will be taken following well development and well testing has been completed. The Contractor's Application for Payment No. 1 in the amount of \$773,816.80 was recommended for processing by the Engineer. By motion of Director Gloria De La Torre, seconded by Director Ana Domingo and carried 4 - 0, the President was authorized to approve the application for payment. It was requested that the payment to the Contractor be held by Board action until the Contractor provides to the Engineer a completion time schedule, justification of delays and information from well development and test pumping that the well that was constructed meets Contract requirements.
2. Loan Closing and Reimbursement. It was reported that USDA wired Reimbursement Request No. 1, in the amount of \$376,668.51 to the District's banking account. It was recommended that the President execute Reimbursement Outlay No. 2 in the amount of \$773,816.80. The Reimburse distribution split was recommended to be \$234,716.80 from USDA and \$499,000.00 from American Rescue Plan Act (ARPA). The President was authorized on July 17, 2023, to execute USDA reimbursement requests.

3. Well Improvement and Pipeline Status. Work was reported to be ongoing to finalize the Well Improvement and Pipeline Project Plans and Specifications for Bidding. The Plans and Specifications were approved by USDA On September 13, 2023;
4. Easement Status. It was reported that the parties had agreed to mediation. The date for mediation has been set for June 3, 2024, to determine compensation for the Well Replacement Project easements; and
5. Additional Funding Status, There was no new information to report to the Board as to additional funding sources. President Rodriguez indicated that he was reaching out to other organizations regarding additional funding.

B. American Rescue Plan Act (ARPA):

It was recommended that the President execute Reimbursement Outlay No. 2 in the amount of \$773,816.80. The Reimbursement distribution split was recommended to be \$234,716.80 from USDA and \$499,000.00 from American Rescue Plan Act (ARPA). The President was authorized on October 11, 2023, to execute ARPA reimbursement requests.

C. Statutory Changes to the California Environmental Quality Act (CEQA)

It was reported that SB 69, effective January 1, 2024, establishes new statutory requirements for submitting CEQA Notices. All documents must now be submitted to the State Clearinghouse by electronic filing. The District staff will investigate if they have registered or need to register under the CEQA Submit process.

OPERATOR REPORT;

- North Well meter is being repaired;
- It was reported that the standing water level in the Middle Well was 108 feet BGS in October, 2023; and
- It was reported the District received a Notice of Violation (NOV) from the Regional Water Quality Control Board (RWQCB) for failure to submit a Nitrate Management Plan for District owned property (39 acres) located South of the District's Wastewater Facility. The Lessee was informed of the NOV and will prepare the necessary information required by the RWQCB.

BOARD MATTERS;

Nothing to report

SECRETARY REPORT;

AZIEZ HASSAN, District manager had nothing to report.

CLOSE SESSION;

A.) ANTICIPATED LITIGATION; Closed session Government code section 54957 (B) Employee Matters

On a Motion by Director ANNA DOMINGO, seconded by Director GLORIA DE LA TORRE and unanimously carried, approved to start close session at 6:32 p.m.

B.) Pleasant View School and Proposed Meeting to Discuss School Connection:

Item was tabled

ADJOURMENT

There being no further business to come before the meeting, on a motion by Director LITA DOMINGO, seconded by Director GLORIA DE LA TORRE and unanimously carried, the Board meeting was adjourned.

Dated this 14TH day of December, 2023.

ARTURO RODRIGUEZ, President