

SPECIAL BOARD WORKSHOP AGENDA

February 11, 2025 – 5:00 p.m.
Phelan Community Center
4128 Warbler Road, Phelan, CA 92371
& Via Conference Call (see below)

SPECIAL BOARD WORKSHOP – 5:00 P.M.

Call to Order – Pledge of Allegiance

Roll Call

1) **Approval of Agenda**

2) **Public Comment** – Under this item, any member of the public wishing to directly address the Board on any item of interest that may or may not be within the subject matter jurisdiction of the Board, but not listed on the agenda, may do so at this time. However, the Board is prohibited by law from taking any action on any item not appearing on the agenda unless the action is otherwise authorized by the Brown Act. Any member of the public wishing to directly address the Board on any item listed on the agenda may do so when the item is being considered by the Board. *If you wish to address the Board, please do so by the method listed on the first page of this agenda.* Speakers are requested to be brief in their remarks. The Chair may limit each speaker to a comment period of five (5) minutes.

3) **2025/2026 Budget Workshop**

a) Review and Possible Acceptance of Draft Capital Plan

4) **Review of Action Items**

5) **Adjournment**

Pursuant to Government Code Section 54954.2(a), any request for a disability-related modification or accommodation, including auxiliary aids or services, that is sought in order to participate in the above-agendized public meeting should be directed to the District's General Manager at (760) 868-1212 at least 24 hours prior to said meeting.

Agenda materials can be viewed online at www.pphcsd.org

Remote Viewing:

To watch the livestream (view only – nonparticipating), visit our YouTube channel:

[PPHCSD YouTube Channel Link](#)

Remote Participation:



Mission Statement:

The Mission of the Phelan Piñon Hills Community Services District is to efficiently provide authorized services and maximize resources for the benefit of the community.

Authorized Services:

- Water
- Parks & Recreation
- Street Lighting
- Solid Waste & Recycling

To provide public comment, or otherwise participate remotely, select the meeting you wish to attend on the District's website and then click the "Join Remote Meeting" option.
<https://www.pphcsd.org/meetings>

Please be advised that remote participation and livestreaming options are provided as a courtesy to the public and technical issues could occur, resulting in delays or the inability to participate remotely or livestream. It is recommended that you attend in person to ensure you are able to participate.

Written Comments:

You may also email your public comment to the District Clerk at awilliams@pphcsd.org by the meeting start time listed on this agenda. Your comment will be added to the record by the District Clerk.

Please check the District website for updates on this meeting. We encourage you to sign up for our email notifications by emailing awilliams@pphcsd.org or by visiting our website and completing the signup form at www.pphcsd.org under the "Agendas and Minutes" tab.

Phelan Pinon Hills Community Services District

Enterprise Capital Improvement Projects

	Item No.	Location	Description	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032-2033	2033-2043	Notes	
Chromium Mitigation Projects	1	Well 14 SP 1.1	Well Profiling		\$450,000.00										
		Well 12 SP 1.1	Equip with Cr6 Packer	\$150,000.00	\$150,000.00										
		Well 18 SP 1.1 / 1.4	CEQA and Model												
		Well No. 15 - Azalea Road SP 1.1	Construction		\$2,000,000.00										
		Storage Tank - Reservoir 6A (Prop. 1.5 MG to Replace Existing 0.4 MG Tank) SP 1.1	Well, Equip, 12" pipeline 6K LF (\$2.4mil) Design/Construction (\$2 million HUD/\$700,000 District Match) CEQA, Soil Testing, Survey, Land Purchase		\$2,700,000.00										Approps req. for \$2 m - Budgeted in 2025/2026
Sub-Total Cr6:				\$100,000.00	\$5,300,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
Civic Center	2	Civic Center Project (APN 3066-261-10) (See Government Funds, Civic Center Project for add. Costs)	Construction Management Services		\$500,000.00										
			Construction SP 1.7	\$8,000,000.00	\$8,000,000.00	\$500,000.00									\$6 mil lease/loan funds, \$2 mil EOC grant, \$500k from County grant
Sub-Total Civic Center:				\$100,000.00	\$8,500,000.00	\$500,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
Master Plan (Reservoirs)	3	Reservoir 7A (1.1 MG) SP 1.4 Reservoir L1 (0.35 MG) SP 1.4	7A-1 (.079 MG) 7A-2 (.079 MG)				\$2,035,000.00								
			Design / Equipping / Studies				\$100,000.00								
Master Plan (Pipelines) 2022-2027	4	Sundown Road (Wilson Ranch/Roosevelt) Phelan Road (Sheep Creek / Centola) Pinon Hills Road (Nielson / Maria) Atsina Road (Mono / Solano) Fremontia Road (Glenview / Oasis)	P1-1,900 LF : Replace 6" with 8"		\$252,700.00	\$252,700.00									
			P3 -9,500 LF : New Install 12"					\$1,989,200.00	\$1,989,200.00						
			P13-1,300 LF : New Install 8"												
			P14-1,400 : New Install 8"			\$186,200.00	\$186,200.00								
Sub-Total Master Plan CIP:				\$0.00	\$0.00	\$252,700.00	\$3,068,700.00	\$314,600.00	\$1,989,200.00	\$0.00	\$0.00	\$0.00	\$6,302,050.00		
Fire Suppression	6	Fire Suppression/Helihydrant	Construction		\$25,000.00										
Land	7	Future Expansion Sites (general)	Purchase	\$100,000.00										Moved to Reservoir 6A	
Wells	8	Well 16 SP 1.1 / 1.4	Additional Water Supply						\$2,800,000.00						
Boosters	9	Booster and Appurtenance Replacements	Electrical Panel Replacement	\$208,915.00	\$450,000.00	\$472,500.00	\$497,000.00	\$521,000.00	\$547,000.00	\$820,500.00	\$861,500.00	\$905,000.00	\$950,000.00		
			Building Replacement												
			Pump/Motor/Pipework Replacement												
Reservoirs	10	Storage Tank - Tank at Well 2 Tank 3 (Prop. .5 MG) SP 1.1	Infrastructure			\$1,000,000.00									
Planning	11	Urban Water Management Plan	Report	\$25,000.00	\$15,000.00			\$50,000.00							
	12	Water Master Plan (update hydraulic model)	Report					\$88,000.00							
Sub-Total CIP (Items 6-12):				\$308,915.00	\$490,000.00	\$1,472,500.00	\$497,000.00	\$659,000.00	\$3,347,000.00	\$820,500.00	\$861,500.00	\$905,000.00	\$950,000.00		
Sub-Total CIP (Items 1-12):				\$308,915.00	\$14,290,000.00	\$2,225,200.00	\$3,565,700.00	\$973,600.00	\$5,336,200.00	\$820,500.00	\$861,500.00	\$905,000.00	\$7,252,050.00		

Phelan Pinon Hills Community Services District

Enterprise Capital Purchases

	No.	Item	Description										Notes	
				2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032-2042		2033-2043
Vehicles	14	Operations Vehicles / Equipment	Equipment		\$76,000.00									
			Field Trucks	\$72,500.00	\$76,000.00	\$80,000.00	\$84,000.00	\$88,000.00	\$93,000.00	\$97,000.00	\$102,000.00	\$107,000.00	\$112,500.00	
Software & Hardware	15	Servers	Server				\$40,000.00					\$40,000.00	\$40,000.00	
Sub-Total (Capital Purchases):				\$72,500.00	\$152,000.00	\$80,000.00	\$124,000.00	\$88,000.00	\$93,000.00	\$97,000.00	\$102,000.00	\$147,000.00	\$152,500.00	
Total CIP and Capital Purchases:				\$381,415.00	\$14,442,000.00	\$2,305,200.00	\$3,689,700.00	\$1,061,600.00	\$5,429,200.00	\$917,500.00	\$963,500.00	\$1,052,000.00	\$7,404,550.00	

Phelan Pinon Hills Community Services District

Government Funds Capital Improvement Projects

	No.	Location	Description	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	Notes
Phelan Park Enhancement/Expansion	1	Design/Engineering SP 2.1	Phase 3 & 4												Note: \$4 million is a tentative placeholder for grants/grant match should the District be awarded one, remainder to be funded by District - \$8.5 remain. balance of project Note: \$457,194k from AARPA grant
		Construction SP 2.1 (Expansion)		\$4,000,000.00	\$8,500,000.00	\$4,000,000.00	\$8,500,000.00								
		Construction SP 2.1 (Enhancement) - Grant Funds (ARPA and Per Capita Grant)		\$915,000.00	\$636,491.00										
		Construction SP 2.1 (Enhancement) - District Funds			\$502,018.00										
Civic Center Bldg.	2	Government Portion of Phase I (See Enterprise Funds, Civic Center Project for add. Costs)	Design / Engineering (5%)												
			Site Dev./Improvements (30%) Building Const. (5%) SP 2.3	\$2,800,000.00	\$2,800,000.00										
Com Cent./Gym	3	Community Center / Gymnasium SP 2.1	Design / Engineering												
			Buildout								\$4,300,000.00				
			Remaining Buildout												
Leg.	4		Pool												
				Moved to Parks Master Plan \$15,000.00											
Rehab.	5	Pinon Hills Community Building (Old Fire Station)	Rehabilitation	\$100,000.00	\$100,000.00										
Plans	6	Solid Waste Rate Study	Report	\$35,000.00	\$35,000.00										
		Parks Master Plan	Plan				\$15,000.00								
Solid Waste & Rec.	7		Potential Capital Projects	\$40,000.00	\$40,000.00	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00	
Sub-Total Projects:				\$40,000.00	\$4,113,509.00	\$4,045,000.00	\$8,560,000.00	\$45,000.00	\$45,000.00	\$45,000.00	\$4,345,000.00	\$45,000.00	\$45,000.00	\$45,000.00	

Government Funds Capital Purchase

	No.	Item	Description	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	Notes	
Vehicles	8	Vehicles / Equipment	Equipment													
			GM Vehicle (20%)													
			Vehicle (Solid Waste)	\$65,000.00	\$65,000.00											
			Truck (Parks)		\$76,000.00											
Parks Capital Projects	9	Community Centers	Phelan Community Center Roof	\$60,000.00												
Sub-Total Purchases:				\$125,000.00	\$141,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
Total Government Funds CIP & Capital Purchases				\$165,000.00	\$4,254,509.00	\$4,045,000.00	\$8,560,000.00	\$45,000.00	\$45,000.00	\$45,000.00	\$4,345,000.00	\$45,000.00	\$45,000.00	\$45,000.00		