



Biola Community Services District
Minutes of the
Board of Directors
Regular Board Meeting February 19, 2026
6:00p.m.

The Board of Directors of the Biola Community Services District met for its Regular Board Meeting on February 19, 2026 at the Biola Community Center, Biola, California.

Directors present: Eugenio Gutierrez – Board President
Monique Dolores – Board Vice President
Carlos Rodriguez – Board Member
Rosa Rosales – Board Secretary
Mercedes Ramos – Board Treasurer

Directors absent:

Staff Present: Present along with Spanish translators.

Public present: Joaquin Soto, Maria Soto, Juana Hernandez, Miguel Romero, Amelia Ponce, Maring Avila, Robert Gonzalez, Kathryn, Sherry Gonzalez....

Roll Call- Roll Call was called. At 6:12 PM, The Board President called the meeting to order. The board clerk confirmed there was a quorum.

1. APPROVE AGENDA

Motion: to approve agenda

Director Mercedes Ramos moved to approve the agenda as presented.

Second: Director Eugenio Gutierrez seconded.

Vote:

Eugenio Gutierrez – Yes

Carlos Rodriguez – Yes

Monique Dolores – Yes

Rosa Rosales – Yes

Mercedes Ramos – Yes

Vote Count 5 ayes-0 nays. Motion passed.

2. CONSENT CALENDAR

The following items were presented for approval:

a) Approval of Regular Meeting Minutes – February 19, 2026

b) Approval of Financials – Ending February 28, 2026

Motion: to approve items 2 a – b

Director Mercedes Ramos moved to approve the Consent Calendar as presented.

Second: Director Eugenio Gutierrez seconded.

Vote:

Eugenio Gutierrez – Yes

Carlos Rodriguez – Yes

Monique Dolores – Yes

Rosa Rosales – Yes

Mercedes Ramos – Yes

Vote Count 5 ayes-0 nays. Motion passed.

3. PUBLIC COMMENT

Martin Avila – Mr. Avila expressed concerns regarding stormwater drainage on West D Street near Third Street, stating that recent improvements are not functioning properly because the drains were installed too high, causing water to pool on both sides of the street. He noted potential public safety risks and requested the issue be reviewed, adding that he had previously discussed the matter with the General Manager.

Sherry Gonzalez – Mr. Avila expressed concerns regarding stormwater drainage on West D Street near Third Street, stating that recent improvements are not functioning properly because the drains were installed too high, causing water to pool on both sides of the street. He noted potential public safety risks and requested the issue be reviewed, adding that he had previously discussed the matter with the General Manager.

Lupe Flores – Ms. Flores, a District 1 resident and candidate for the Fresno County Board of Supervisors, introduced herself and shared her background in public service, education, and state employment. She spoke generally about regional issues affecting communities, including the importance of reliable water access for residents, agriculture, and fire protection. She expressed her interest in advocating for additional water resources and infrastructure and stated her desire to represent and serve District 1 communities.

4. North Central Fire Protection District – Meet & Greet & Community Q&A

Division Chief Robert Gonzales introduced himself and provided an overview of fire prevention and support services. He noted his prior assignment in Biola and emphasized the District's commitment to the community, including 24/7 fire protection staffing.

Chief Gonzales explained that fire prevention efforts include inspections, public education, and community engagement through events, schools, and local organizations. He highlighted that inspection services are now conducted in-house, allowing for more consistent service and direct community education.

Recent accomplishments in Biola include completed inspections of local apartment complexes and businesses, with ongoing work at the community center. He also noted

the District's focus on hiring local personnel and encouraged community members to engage with the department for services, events, and training opportunities.

Public Comment: Juana Hernandez

Board Discussion: Board members discussed available training opportunities offered by the North Central Fire Protection District, including fire extinguisher use, home safety, CPR, and emergency response programs, and expressed interest in coordinating future community trainings. Questions were raised regarding weed abatement responsibilities, inspection timelines, and notification processes, with clarification that property owners are responsible for compliance and are notified through a structured process. Additional discussion included concerns about alleyway obstructions, vehicle parking, and fire access, with staff noting that such issues may involve code enforcement. The Board expressed support for increased community education and collaboration with the District on safety initiatives.

5. Finance Standing Committee – Informational Update

Presenter: Carmen Zamora, General Manager

The General Manager provided an update on the Finance Standing Committee's initial meeting held on February 5, 2026, regarding development of the FY 2026–2027 budget. A proposed budget timeline was presented, including internal review (February–March), cost and policy analysis (March–April), release of a preliminary budget in May, and a target adoption date in May or June following a public hearing.

The General Manager also shared preliminary financial projections for FY 2025–2026, including estimated revenues of \$854,800, expenditures of \$726,018, and a projected surplus, which may be adjusted due to unanticipated costs. The Committee reviewed major expenditure categories, including contracts, services, permits, and operational costs, to better assess spending and identify potential efficiencies.

The Board was informed that Finance Committee meetings will be held regularly, with agendas posted in advance, and that the public is encouraged to attend.

Public Comment: None

Board Discussion: The Board discussed current vacancies on the Finance Standing Committee. It was noted that there are two openings, one of which must be filled by a Biola resident. Interested community members with experience or knowledge in budgeting or finance were encouraged to contact the District office during business hours to request an application. Completed applications will be presented to the Board for review, interviews, and approval. The Board confirmed that this item was for informational purposes only.

6. Discussion and Direction Regarding Incident Involving VFW and Removal of Property

Presenter: Carmen Zamora, General Manager

The General Manager provided an update regarding an incident involving the Veterans of Foreign Wars (VFW) Post 5845 and the removal of pallets from District property. The

Board was informed that under the lease agreement with the VFW, the property is for general storage only, and the VFW does not have authority to remove or dispose of District or third-party property. In September, the District confirmed with the Central California Food Bank that certain pallets stored on the premises remained the Food Bank's property.

On a recent date, two individuals removed approximately 20 pallets from the property after reportedly receiving authorization from a VFW representative. The General Manager directed that the pallets not be removed, but the individuals did so anyway. The Fresno County Sheriff's Department was contacted, but no formal report was pursued after the pallets were returned following communication between the VFW command post and the involved member.

The General Manager recommended that the Board review the incident, discuss the matter, and provide direction as appropriate.

Public Comment: None

Board Discussion:

Board members discussed the recent incident involving the unauthorized removal of pallets by individuals acting on behalf of VFW Post 5845. One board member requested that the matter be added to the agenda for the next meeting as a closed session item to allow the Board to review and take appropriate action.

The General Manager noted that he had spoken with both the previous post commander, Steve Sanders, and the current post commander, Rene Miranda, who expressed apologies for the incident. The General Manager also confirmed that the VFW representatives were invited to attend the meeting to provide their perspective but were unable to do so.

Board members expressed agreement that the item should be discussed in closed session at the next meeting.

7. Consider and Approve the Proposal from Pye-Barker / Matson Alarm Company, Inc. for Fire Alarm System Replacement and Monitoring Services – Biola Community Center

Presenter: Carmen Zamora, General Manager

The Board considered a proposal from Pi Barker / Maps & Alarm Company, Inc. for replacement of the fire alarm system and ongoing monitoring services at the Biola Community Center. The General Manager explained that the updated proposal, totaling \$6,770.96, reflects compliance with California prevailing wage requirements for public agencies. Approval would also authorize execution of the standard fire alarm sales, monitoring, inspection, and service agreement, with ongoing monitoring at \$50 per month, representing a savings compared to the current monitoring arrangement.

The General Manager noted that a recent fire safety inspection on January 9, 2026, identified multiple violations related to the fire alarm system, including deficiencies in system functionality and tamper protection. Failure to address these issues could result in enforcement action.

Miguel Romero of the North Central Fire Protection District provided additional context, confirming that the current fire alarm control panel is in a failing state and may not reliably send signals in an emergency. He emphasized the critical safety role of the

system, particularly given the assembly occupancy and frequent community events at the facility.

Public Comment: None

Board Discussion: The Board discussed the proposal from Pi Barker / Maps & Alarm Company, Inc. for replacement and monitoring of the fire alarm system at the Biola Community Center. Board members emphasized the urgency of proceeding due to the failing condition of the current control panel, which could expose the District to liability if an incident occurred before replacement.

Members reviewed contract details, including the monthly monitoring fee (\$50), annual fee (\$600), and three-year term with automatic renewal. Questions were raised regarding warranty coverage, ownership of equipment, longevity of the control panel, potential contract increases, and termination rights. The General Manager and company representative confirmed that the equipment is purchased (not leased), the system has a five-year manufacturing warranty, and the panel is expected to last at least 20 years. Cancellation of monitoring services is permitted with written notice, with minimal or no penalties.

Motion: Authorize the general manager to sign and authorize Pye Barker / Matson Alarm Company to install Fire alarm control panel replacement at the community center.

Motion made by: Director Monique Dolores

Motion Second by: Director Carlos Rodriguez

Vote:

Eugenio Gutierrez – Yes

Carlos Rodriguez – Yes

Monique Dolores – Yes

Rosa Rosales – Yes

Mercedes Ramos – Yes

Vote Count 5 ayes-0 nays. Motion passed.

8. Board Member Communications

Monique Dolores - A Board member addressed ongoing concerns regarding loose dogs, inoperable vehicles, and other code enforcement issues in Biola. The member reminded residents that while the District does not have jurisdiction over animal control—handled by Fresno County—residents are encouraged to report concerns directly to the County to ensure proper documentation and response. The Board emphasized that proactive citizen reporting helps direct resources to problem areas and supports enforcement efforts.

Eugenio Gutierrez - Board member reiterated concerns regarding loose dogs in the community, emphasizing the potential safety and health risks to residents, including children. The member encouraged residents to call Fresno County Animal Services to

report incidents, noting that collective reporting increases enforcement effectiveness. The member also committed to doing their part to support community safety.

9. Staff Reports

The General Manager provided updates on several ongoing projects and initiatives. The Fresno County Library is planning three children’s programs at the Biola Community Center this summer—*Wild Child Adventures* on June 16, *Extreme Science Magic* on July 7, and *E & M’s Reptile Family* on July 28—each beginning at 1:00 p.m. The installation of 11 streetlights along Biola Avenue has been completed, with a final walkthrough scheduled to ensure the project remains on track for ARPA funding invoice submission. The previously missing lead and copper tap sampling report was submitted on February 12, 2026, confirming compliance, and participating customers will be notified via letters. A recent power outage on February 15 caused disruptions to the district’s server and backup files; staff successfully recovered the data and plans to upgrade the server, backup drives, UPS, and cloud storage at an estimated cost of \$2,000 to prevent future interruptions. Biola CSD is also participating in the Gates Water Alliance’s Ripple Effect Initiative, providing information on water system projects, infrastructure, and workforce needs to support safe drinking water and professional development, with responses due by February 27, 2026. Finally, Site Logic completed a review of the district’s energy usage and solar production from January through November 2025.

10. ADJOURNMENT

Meeting adjourned at **7:58 PM**

The next regular meeting of the Board of Directors is Thursday, March 19, 2026.

At 7:58 p.m. on February 19, 2026 the Meeting of the Board of Directors was adjourned.

I, Carmen Zamora, Board Clerk to the Board for the Community of Biola, do hereby declare under penalty of perjury that the above Minutes are a true report of all action minutes taken at the Regular Board of Directors meeting held on February 19, 2026 at the Biola Community Services District, 4925 N. Seventh Street, Biola, CA 93606.

Approved:

Date

Carmen Zamora, Board Clerk

NEXT MEETING OF THE BOARD

March 19, 2026 – Regular Meeting, Biola, CA at 6:00PM