



Biola Community Services District
Minutes of the
Board of Directors
Regular Board Meeting August 20, 2026
6:00p.m.

The Board of Directors of the Biola Community Services District met for its Regular Board Meeting on August 20, 2026 at the Biola Community Center, Biola, California.

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

Directors absent: Rosa Rosales – Board Secretary

Staff Present: Present along with Spanish Translators

Public present: Maria Soto, Adela Lozano, Manuel Villarreal, Amelia Ponce, Juana Hernandez, Mike Karbassi, Maria Guerrero, Humberto G, Linda Gloria, Lorena Lopez

Roll Call- Roll Call was called. At 6:05 PM, The Board President called the meeting to order. The board clerk confirmed there was a quorum.

1. APPROVE AGENDA

Motion: To pull item #9 of the Agenda

Motion made by: Director Carlos Rodriguez

Motion Second by: Director Monique Dolores

Vote:

Eugenio Gutierrez – Yes

Carlos Rodriguez – Yes

Rosa Maria Rosales – Absent

Monique Dolores – Yes

Mercedes Ramos – Yes

Vote Count 4 ayes-0 nays. Motion passed.

2. APPROVE CONSENT CALENDAR

Motion: To Approve item (A) through item (C)

Motion made by: Director Carlos Rodriguez

Motion Second by: Director Monique Dolores

Vote:

Eugenio Gutierrez – Yes

Carlos Rodriguez –Yes

Rosa Maria Rosales – Absent

Monique Dolores – Yes

Mercedes Ramos – Yes

Vote Count 4 ayes-0 nays. Motion passed.

3. PUBLIC COMMENT

Mike Karbassi, Fresno City Councilmember and candidate for Fresno County Supervisor, addressed the Board. He expressed appreciation for the progress and improvements made in Biola and commended the Board and General Manager for their work. Mr. Karbassi emphasized the importance of increased County support and resources for the community and stated his commitment to advocating for Biola and West Fresno if elected.

ACTION ITEMS

4. Receive Information from North Central Fire Protection District Regarding Community Training Opportunities and Consider District Support for the Illegal Fireworks Initiative, Including a Letter of Support and General Manager Video Participation

Presenter: *Miguel Romero, North Central Fire Representative*

Miguel Romero, representing North Central Fire, provided an update on upcoming community fire safety initiatives. North Central Fire is planning to bring a free smoke alarm program to Biola during Fire Prevention Week in the first week of October, pending final coordination with community partners. A free hands-only CPR training opportunity is also being planned for later this year or early next year in collaboration with organizations such as American Ambulance, the Red Cross, or the American Heart Association. Mr. Romero also addressed concerns regarding illegal fireworks, noting recent enforcement efforts and confiscations throughout the Central Valley. North Central Fire is developing an ordinance to strengthen enforcement against illegal fireworks within its jurisdiction in collaboration with law enforcement. The proposed ordinance would not result in any cost to Biola. North Central Fire may request a letter of support from the District and is also developing public education materials regarding legal fireworks and safe fireworks practices.

Public Comments: Maria commented in support of the concerns raised regarding illegal fireworks in the community. She noted that fireworks are frequently discharged late at night and early in the morning, causing loud disturbances and frightening residents. She expressed agreement with the proposed efforts to address and enforce regulations against illegal fireworks.

Board Discussion: A Board Member commented that they were pleased to see the District projected to end the fiscal year with a positive net income and commended staff for their work in preparing a financially sound budget. Board members discussed concerns about the continued use of illegal fireworks and the need for increased patrols and law enforcement presence during the Fourth of July. Members also expressed concerns about legal fireworks being used late at night and supported public education efforts addressing safe usage, potential injuries, fire risks, and how residents can report violations. The Board expressed appreciation for North Central Fire's planned smoke alarm and CPR training programs and voiced support for the illegal fireworks initiative, including a letter of support and the General Manager's participation in a public education video.

Motion: To publicly support the illegal fireworks initiative, including a letter of support and the General Manager's participation in a public education video.

Motion made by: Director Eugenio Gutierrez

Motion Second by: Director Monique Dolores

Vote:

Eugenio Gutierrez – Yes

Carlos Rodriguez – Yes

Rosa Maria Rosales – Absent

Monique Dolores – Yes

Mercedes Ramos – Yes

Vote Count 4 ayes-0 nays. Motion passed.

5. Discuss and Approve the Final Plans and Specifications for the Wastewater Treatment Plant Improvements Project and Proceed to Public Bidding

Presenter: *Alfonso Manrique, AM Consulting*

AM Consulting presented an update on the wastewater treatment plant improvement project. Due to the high cost of the previously proposed project and changes in available State funding, the scope was reduced to focus on critical improvements at the existing facility, including pump replacements, electrical upgrades, new aerators, a headworks screen, an operations building, and groundwater monitoring wells. Additional solar and battery storage options were evaluated, but battery storage was not recommended due to high maintenance costs and limited savings. The next step is to solicit construction bids, which will then be submitted to the State for review and amendment of the funding agreement before returning to the Board for project award consideration.

Public Comment: None

Board Discussion: The Board discussed the proposed wastewater treatment plant improvements, including available grant funding, project scope, long-term maintenance costs, and the potential benefits of updated and more energy-efficient equipment. Board

members expressed support for the project and emphasized the importance of ensuring the improvements remain fully grant-funded and affordable for the District to maintain. The consultant clarified that the project would maintain the current level of wastewater treatment while improving operational efficiency and addressing aging infrastructure. Discussion also included the facility's capacity to accommodate limited future growth and the addition of security and storage improvements.

Motion: To Approve the Final Plans and Specifications for the Wastewater Treatment Plant Improvements Project and Proceed to Public Bidding

Motion made by: Director Carlos Rodriguez

Motion Second by: Director Monique Dolores

Vote:

Eugenio Gutierrez – Yes
Carlos Rodriguez – Yes
Rosa Maria Rosales – Absent
Monique Dolores – Yes
Mercedes Ramos – Yes

Vote Count 4 ayes-0 nays. Motion passed.

6. Public Hearing for Community Input on Proposed Community Development Block Grant (CDBG) Projects

Presenter: *Eugenio Gutierrez, Board President*

The Board opened a public hearing to gather community input on potential Community Development Block Grant (CDBG) projects for inclusion in the District's application. Members of the public were invited to share project ideas and community needs, such as improved lighting, sidewalks, and other local infrastructure improvements.

Public Comment: Juana Hernandez expressed appreciation for the District's ongoing work and encouraged prioritizing the community's most critical needs and infrastructure improvements. The speaker also emphasized the importance of considering environmentally sustainable practices and reducing the use of chemicals that may negatively impact soil and natural resources.

Alfonso Manriquez suggested that the District consider including the replacement of aging and non-functioning fire hydrants in the community as a potential CDBG project, noting that the improvements would address important public health and safety concerns. The speaker also noted that the District is now eligible for CDBG funding after previously being ineligible due to income survey requirements.

Board Discussion: The Board discussed prioritizing the replacement of non-functioning and aging fire hydrants as a potential CDBG project, noting that six of the District's 60 hydrants are currently non-operational and replacement costs can exceed \$10,000 per hydrant. Board members agreed that fire hydrant replacement addresses critical health and safety needs, would likely receive a higher funding score, and should take priority over other community projects; staff also noted the ongoing need for funding opportunities to address aging water infrastructure and leaking distribution pipes.

Motion: A motion was made to close the public hearing

Motion made by: Director Eugenio Gutierrez

Motion Second by: Director Mercedes Ramos

Vote:

Eugenio Gutierrez – Yes
Carlos Rodriguez – Yes
Rosa Maria Rosales – Absent
Monique Dolores – Yes
Mercedes Ramos – Yes

Vote Count 4 ayes-0 nays. Motion passed.

7. Consider and Approve a Project for Inclusion in a Community Development Block Grant Application

Resolution 2026-10

Presenter: *Carmen Zamora, General Manager*

Staff presented the CDBG application process and requested that the Board review and select a project previously discussed during the public hearing for inclusion in the application. The Board was also asked to adopt Resolution No. 2026-10 and authorize staff to work with the District Engineer to complete and submit all required application materials.

Public Comment: None

Board Discussion: The Board discussed the proposed fire hydrant replacement project and its potential eligibility and competitiveness for CDBG funding. Staff noted that health and safety projects typically score highly, and explained that available funding may not cover all needed hydrant replacements, but the District could apply for additional funding in future years to complete remaining improvements.

Motion: A motion was made to approve the selection of the fire hydrant project for the CDBG application and adopt Resolution No. 2026-10.

Motion made by: Monique Dolores

Motion Second by: Director Carlos Rodriguez

Vote:

Eugenio Gutierrez – Yes

Carlos Rodriguez – Yes

Rosa Maria Rosales – Absent

Monique Dolores – Yes

Mercedes Ramos – Yes

Vote Count 4 ayes-0 nays. Motion passed

8. Consider and Approve an Update to the District’s Hall Rental Rate Sheet to Add a Rental Category and Pricing Structure for Nonprofit Organizations, Public Agencies, and Local Programs Providing Services

Presenter: *Carmen Zamora, General Manager*

The Board considered a proposed update to the District Hall Rental Rate Sheet to establish a rental category and flexible pricing structure for nonprofit organizations, public agencies, and local programs providing services to residents. Staff explained that rates would be determined on a case-by-case basis based on facility usage, duration, and community benefit, allowing the District to recover operational costs while supporting programs that benefit the community.

Public Comment: None

Board Discussion: Board members discussed concerns regarding long-term and frequent facility use potentially conflicting with regular rentals and District operations. The Board discussed evaluating utility and cleanup costs, requiring general liability insurance, and considering deposits or other conditions to ensure the District recovers expenses while remaining supportive of nonprofit and community organizations. Staff was directed to gather additional cost information and bring the revised rental rate proposal back for consideration at the next meeting; no action was taken.

9. Consider and Approve a License Agreement with Oasis Alcoholics Anonymous Group for Use of the Biola Community Center

Item pulled from agenda

10. Discuss and Consider SiteLogiQ Facilities Solutions Agreement, Operation & Maintenance Agreement, and Inverter Performance Matter

Lesley Soekland & Jessica Ritter, Representatives for SiteLogiQ

Staff introduced a follow-up discussion regarding the District’s Facility Solution Agreement and Operations and Maintenance Agreement with SiteLogiQ. Staff explained that, following previous Board discussions, questions and concerns were submitted to

SiteLogiQ for review, including concerns regarding an inverter failure that resulted in reduced solar system production. SiteLogiQ representatives were present to provide clarification and answer any additional questions from the Board. Before proceeding with the Board's questions, the Board opened the floor to members of the public for comments.

Public Comment: A member of the public expressed concern regarding the District's agreements with SiteLogiQ, stating that the services being provided should be consistent with the terms of the contracts. The speaker emphasized that both the District and SiteLogiQ should honor the agreed-upon contracts and that the services outlined in the agreements should continue to be provided accordingly. No further public comments were received.

Board Discussion: The Board discussed the performance of the District's solar inverters with SiteLogiQ representatives, including an inverter at the wastewater treatment plant that has been underperforming since 2024 due to an internal fan issue. SiteLogiQ explained that the system is regularly monitored, but the monitoring platform identifies production trends rather than specific component failures; the inverter has continued operating but at reduced efficiency, resulting in an estimated 45,000 kWh of lost production since 2024. The Board questioned the impact of the reduced production on the District's PG&E costs and increased true-up bill. SiteLogiQ explained that the exact dollar impact could not be determined because PG&E rates, demand charges, usage, and other factors vary, but offered to analyze the District's 2026 utility bills to identify the causes of the increased costs. SiteLogiQ also clarified that the \$8,193.50 monitoring fee covers the equipment and data-monitoring platform, while the Operations and Maintenance Agreement includes system monitoring and a 90% overall performance guarantee. The Board discussed the warranty and replacement of the underperforming inverter, which remains covered by the manufacturer's original warranty period. Due to concerns that continued delays could result in additional energy costs, the Board agreed that the inverter should be replaced as soon as possible and directed staff to obtain pricing and determine the most cost-effective option, including whether to proceed with SiteLogiQ or another qualified contractor.

Motion: The Board authorized General Manager to obtain pricing for the replacement of the underperforming solar inverter and, in consultation with the other Board members, select the most cost-effective qualified contractor and proceed with the replacement.

Motion made by: Director Carlos Rodriguez

Motion Second by: Director Monique Dolores

Vote:

Eugenio Gutierrez – Yes
Carlos Rodriguez – Yes
Rosa Maria Rosales – Absent
Monique Dolores – Yes
Mercedes Ramos – Yes

Vote Count 4 ayes-0 nays. Motion passed.

11. Board Member Communications

Board members expressed concerns regarding Site LogiQ, citing inconsistent communication and a lack of financial information and supporting documentation. Members stated that they would like to see clear numbers and evidence before making decisions. The Board also thanked members of the public for their continued support and attendance at meetings.

12. Staff Report

Staff provided updates on the successful ribbon-cutting ceremony for the Recharge Basin and Surface Water Turnout Project and thanked community members, elected officials, project partners, and funding agencies for their support. Staff announced a September 11, 2026, event at 9:30 a.m. at the Community Center, where the District, VFW, and North Central Fire will replace the flag and rope donated by the VFW in remembrance of those affected by September 11. Staff also reminded the community of the November 3, 2026 Board of Directors election, upcoming utility rate increases, the September 2 CalRecycle compliance visit, and the availability of the community newsletter for important updates.

Meeting adjourned at **8:24 PM**

The next regular meeting of the Board of Directors is Thursday, September 17, 2026.

At 8:24 p.m. on August 20, 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 August 20, 2026 at the Biola Community Services District, 4925 N. Seventh Street, Biola, CA 93606.

Approved:

Date

Carmen Zamora, General Manager, Board Clerk

NEXT MEETING OF THE BOARD

September 17, 2026 – Regular Meeting, Biola, CA at 6:00PM