



Staff Reports

May 15, 2025
 TO: BCSD Board of Directors
 FROM: Marisol Camacho, Interim General Manager

In black is the information the former General Manager left as updates. In **red** is what has been added since then.

2025-2026 Annual Budget

The budget adoption is planned for the June 2025 agenda. To begin drafting, Biola CSD staff will need a committee for input. If you're interested in serving on the budget committee, please let management know so staff can coordinate a meeting time that works best for everyone.

July 2025 Solid Waste 5.5% Increase

Single Family Residential Rates- Standard Service will go up 5.5% as stated in the Municipal Solid Waste Franchise Agreement. Rates will go up from \$31.94 to \$33.70. Those with the senior discount (Reduced Service) will be from \$28.27 to \$29.83. Anyone with an extra 96g cart will go from \$15.58 to \$16.44

Biola Community Services District Schedule of Solid Waste Rates

	Estimated Increase	5.5%	5.5%	5.5%
	12/1/2022	7/1/2023	7/1/2024	7/1/2025
<i>Single Family Residential Rates</i>				
Garbage, Recycle, and Green Waste Service				
Standard Service , (3) 96 gallon carts for refuse, recycle, and green waste.	\$28.70	\$30.28	\$31.94	\$33.70
Reduced Service , (1) 64 gallon cart for refuse, (2) 96 gallon carts for recycle and green waste.*	\$25.40	\$26.80	\$28.27	\$29.83
<small>*Note: - Reduced rate service is available by request only to senior residences with 2 or less persons.</small>				
Extra Cart , Gray Blue or Green (each)	\$14.00	\$14.77	\$15.58	\$16.44
Cart Contamination Fee	\$15.00	\$15.83	\$16.70	\$17.61

July 2025 Water and Wastewater 4% Increase

Following board approval of Resolution 2024-09 RESOLUTION OF THE BOARD OF DIRECTORS OF THE BIOLA COMMUNITY SERVICES DISTRICT APPROVING WATER AND WASTEWATER RATES FOR FISCAL YEAR 2024/25 THROUGH 2028/29 and BCSD POLICY NO. 2907 water and wastewater rates are set to increase 4% in July 2025.

Biola CSD Water Rates and Charges

	Rates approved June 20, 2024				
	7/1/2024	7/1/2025	7/1/2026	7/1/2027	7/1/2028
	New Rate	4%	4%	4%	4%
Fixed Charge (\$/Mo)					
3/4" meter size	\$20.00	\$20.80	\$21.63	\$22.50	\$23.40
1"	\$24.00	\$24.96	\$25.96	\$27.00	\$28.08
1.5"	\$48.00	\$49.92	\$51.92	\$54.00	\$56.16
2"	\$77.00	\$80.08	\$83.28	\$86.61	\$90.07
3"	\$144.00	\$149.76	\$155.75	\$161.98	\$168.46
4"	\$240.00	\$249.60	\$259.58	\$269.96	\$280.76
6"	\$480.00	\$499.20	\$519.17	\$539.94	\$561.54
Volume Charge (\$/TG)	\$3.56	\$3.70	\$3.85	\$4.00	\$4.16

Biola CSD Sewer Rates and Charges

Customer Group	Rates approved June 20, 2024				
	7/1/2024	7/1/2025	7/1/2026	7/1/2027	7/1/2028
	New Rate	4%	4%	4%	4%
Single-Family	\$55.64	\$57.87	\$60.18	\$62.59	\$65.09
Duplex or two dwelling units on one account	\$111.29	\$115.74	\$120.37	\$125.18	\$130.19
Multi-Family (per dwelling unit)	\$55.64	\$57.87	\$60.18	\$62.59	\$65.09
Commercial Facilities					
Small Commercial with no food service	\$55.64	\$57.87	\$60.18	\$62.59	\$65.09
Small Market	\$111.29	\$115.74	\$120.37	\$125.18	\$130.19
Church	\$111.29	\$115.74	\$120.37	\$125.18	\$130.19
Fire Station	\$166.93	\$173.61	\$180.55	\$187.77	\$195.28
Restaurant with seating	\$166.93	\$173.61	\$180.55	\$187.77	\$195.28
Public Works Facility	\$166.93	\$173.61	\$180.55	\$187.77	\$195.28
Elementary School	\$556.45	\$578.70	\$601.85	\$625.92	\$650.96
Industrial Rate (\$ / Thousand Gallons)	\$7.42	\$7.72	\$8.03	\$8.35	\$8.68

Industrial monthly charges shall be based on the calculated volume of discharge from each industrial customer, multiplied by the cost per thousand gallons shown above to process the discharge. In the event industrial discharge is more concentrated in Biochemical Oxygen Demand (BOD) or Total Suspended Solids (TSS), causing the system concentration averages to increase, monthly charges may be increased in proportion to the concentrations.

Note: The basis for establishing equitable sewer rates is the cost to collect and treat wastewater applied to a customer in proportion to a customer's volumes discharged. At the request of a customer, or if necessary because a rate does not exist, an equitable rate may be calculated by the District Engineer. Calculations shall be available for customer review and all calculated rates other than Industrial Rates must be approved by the Biola CSD Board.

Purchase of Office Printer

As of May 8, 2025, the home-office printer had been experiencing ongoing troubleshooting issues. Given the volume of print jobs, particularly billing, the board should strongly consider investing in a commercial-grade printer or leasing of one. Printer problems is a recurring issue, as staff have replaced a printer nearly every year for the past 3 years. Staff will research long-term solutions and present options to the Board for discussion at a later meeting. In the meantime, a new HP printer was purchased from Best Buy.

Update on General Manager Recruitment Process

The General Manager job opening was posted on May 2, 2025 on the District website, indeed, and Facebook. Anyone interested in applying can apply in person or email resume & cover letter to: office@biolacsd.org or apply via Indeed.

Biola Community Plan- Fresno County Update

As of May 6, the County updated the Biola Community Plan for internal and external review, adding rezoning for 14 parcels to align zoning with new land use designations. Only parcels where zoning and land use designations conflict are being rezoned, and property owners are being contacted. If an owner objects or can't be reached, their land use will remain unchanged.

Next, the County plans to present the Biola Community Plan to the Planning Commission. Once a date is confirmed, the District will be notified, a public hearing notice will appear in the Business Journal, and affected property owners will receive letters.

After the Planning Commission reviews the item, it will move to the Board of Supervisors. A hearing date will be set based on the Commission's recommendation, with public notice and letters sent at least 10 days in advance.

Both meetings are open to the public, and community participation is encouraged.

The updated plan is available at: County of Fresno website and District website

Loose Aggressive Dogs – Community Safety Concerns

In response to multiple resident reports regarding loose, aggressive dogs roaming the neighborhood, staff has promptly contacted the appropriate authorities to ensure public safety. Residents are encouraged to:

- Report aggressive or threatening dogs immediately by calling the Sheriff's Department at 911.
- For non-emergencies, contact Fresno Humane Animal Services at (559) 600-7387.
- If possible, include a description, location, and photo of the dog when reporting.

We urge all community members to remain aware and report aggressive loose dog promptly and appropriately. Staff will continue to coordinate with the community to prioritize safety and encourage timely communication.

Wastewater Treatment Plant Rate Schedule

Rate analysis indicates that changing the Wastewater Treatment Plant's rate schedule from B19 to B1 will significantly reduce costs. Based on projected 2024 usage, the SitelogIQ team estimated annual savings of \$15,000 to \$20,000 if switched to the b1 schedule. This recommendation was made by SitelogIQ staff in January 2025, and the change was implemented by District staff on May 5, 2025.

After-hours Water Emergency

The Biola CSD Water Emergency After-Hours Line has been reconnected. Please note that the previous phone number was lost due to the 60-day disconnection period, and we have been assigned a new number: (559) 283-9901.

Actagro/Nurien Solutions site

As of May 1, 2025, the truck rerouting project is nearing implementation, with only a few weeks remaining before execution.

During the site visit, the team reviewed and discussed updates to truck flow patterns, particularly the revised exit route intended to reduce traffic congestion on Howard Avenue. Key takeaways include:

- The updated truck route is designed to: Reduce roadside parking, accommodate up to eight additional trucks, and alleviate pothole complaints caused by trucks on Howard Avenue.
- Trucks will now exit onto G Street and proceed straight off Howard Avenue.
- At the suggestion of Actagro staff, Biola CSD staff contacted the County to request the installation of a missing stop sign at the intersection of G Street and Second Avenue.

A PDF of the proposed truck route is available online or in office for reference.

Groundwater Recharge Project-Expansion of the Basin

The preconstruction meeting for this project took place on March 27, 2025, at the Biola Community Center. Attendees included the contractor A.J. Excavation Inc., AM Consulting Engineers staff, BCSD staff, County staff, and board member Carlos Rodriguez. The project site is located south of the Gettysburg Ave alignment, between Third Street and Fourth Street alignments, and is owned by the district. Construction is scheduled to begin on May 5, 2025, and is expected to be completed in 60 days. This expansion includes adding three-acres to the existing two-acre storm drainage basin, creating a total of five-acres for groundwater recharge. Additionally, a six-foot chain-link fence will be installed around the enlarged drainage basin. The existing basin will be improved to increase water storage and infiltration capacity. The engineers, in collaboration with MVES staff, are working to identify a location for placing approximately 9,000 cubic yards of fill. Whether this will be at the WWTP or another site is still being explored. 5/9/25 Update: The revised commencement date is May 12, 2025.

Maintenance Vacancy

Effective April 8, 2025, the District has a vacancy for the maintenance position. Staff is currently working on a tentative timeline and posting the opening for immediate filling online and at the District's 3 posting sites: Best Market, Shaw Market, and Postal Office. 5/9/25 Update: The position has been filled as of May 8, 2025.

Temporary Office Closure During Lunch Hour 12:00PM-1:00PM

In the time being while we are short staffed, we will be closing the office for lunch from 12:00 p.m. to 1:00 p.m. each work day. This decision was made with safety in mind and to allow us to take our full lunch breaks without interruptions when one person is left in the office to manage everything by themselves. This adjustment will help staff be better prepared to support each other especially during our busier times.

Mid Valley Disposal Clean-Up Event

Held Saturday, April 12, 2025 8:00AM-2:00PM. There was a great opportunity for residents to dispose of any unwanted items and help keep our community clean.

Debit/Credit Card for Office Purchases

Due to the urgency to continue District operations, the board president and treasurer authorized the Interim General Manager to obtain a debit card in the time-being. A debit card is set to be delivered for the week of April 14, 2025.

March 20, 2025 Updates:

CSDA - California Special Districts Association

The Board approved on February 20, 2025, to proceed with the following Leadership Academy Conferences for Board Members. Board Members decided that November 16-19, 2025 would work best for most. These conferences are designed to provide core governance training for elected and appointed officials. Some of the key topics covered include:

- How to work effectively as a team
- The roles of the board and staff
- Attributes and characteristics of highly effective boards
- The influence of culture, norms, values, and operating style on the district
- How individual values, skills, and knowledge shape effective board operations
- The board's role in setting direction for the district and ensuring fiscal accountability
- The importance of transitioning from "I" to "we" as a governance team

The upcoming conference dates are as follows:

- **La Quinta:** April 21-24, 2025 (Early-bird registration ends March 21, 2025)
- **Redding:** October 5-8, 2025 (Early-bird registration ends September 5, 2025)
- **Monterey:** November 16-19, 2025 (Early-bird registration ends October 10, 2025)

We encourage all Board Members to take advantage of these valuable training opportunities.

Biola Pershing Elementary and Fresno County Wellness Center

Effective March 10th, will now be hosting YOGA every Monday of the Month @ 5:30pm. For more information, please contact MJ (559) 403-6090.

ARPA Project / Fresno County ATP Cycle 5 Sidewalk Project

As the Fresno County ATP Cycle 5 Sidewalk Project is completed, it's important to highlight a key aspect of the project. Initially, when the project was approved, it did not include lighting along Biola Avenue. The plan at that time was to install the sidewalk without provisions for future lighting or pull boxes.

However, after further discussions with our engineer, Alfonso Manrique of AM Consulting, we learned that there were leftover funds from the ARPA Storm Drainage Project. While these funds were limited, they were sufficient to cover the cost of the pull boxes, conduit for lighting, adjustments to sewer manhole lids, water valve lids, and water meter boxes, as well as the relocation of the fire hydrant. These improvements will be made as part of the sidewalk project. While this amount was not enough to cover the full scope of the original plan for 13 lamp posts, we are grateful for this contribution, as it helps the district avoid significant future expenses.

On March 6, 2025, we received one of two final checks from the ARPA County Disbursement in the amount of \$249,336.88. From this check, the following vendors were paid:

- AM Consulting (District Engineer): \$36,041.39
- Rolfe Construction: \$56,844.19
- County of Fresno Department of Public Works & Planning: \$156,451.30

These payments cover the additional work that was not included in the ATP Cycle Sidewalk Improvements due to insufficient funds for the extra items listed. A copy of the check and invoices is attached for your reference.

Additionally, Alfonso Manrique has informed us that approximately \$80,000 remains from the ARPA project funds. He plans to allocate these remaining funds toward lighting for Biola Avenue. While it is unclear whether this amount will be enough to cover all 13 lamp posts, Alfonso will provide more detailed information in the coming weeks. It's possible that we may initially be able to install only six lamp posts, but any progress in this area is a positive step forward.

If necessary, we may explore fundraising efforts through the Biola Chamber of Commerce to cover the costs of the remaining seven lamp posts. We will continue to keep everyone updated as we receive more detailed figures and a clearer understanding of how many lamp posts can be installed.

This is an exciting and valuable development for our community, and we are incredibly grateful to AM Consulting for their ongoing support and dedication to the success of Biola.

5/9/25 Update: AM Consulting is on the agenda for May 15, 2025 to discuss the placement of 4-5 streetlights along Biola Ave.

Water System Upgrade Project

As you know, the district lost the Water System Upgrade Project that was originally scheduled for completion in February 2023. This project, initiated in 2018, aimed to provide Biola with a 500,000-gallon water storage tank, smart meters throughout the community, and booster pump replacements. Estimated at \$4 million, the project was crucial for Biola's water infrastructure.

On May 24, 2024, the State Water Board sent a denial letter citing a lack of communication between the Engineer and the District back in 2021-2022. This project is vital for Biola, especially considering the \$200,000 in losses from leaks over the past year. While the current Board and staff were not involved during the initial stages, they fully recognize the importance of moving this project forward.

Since then, the current team has taken significant steps, including numerous emails, phone calls, and outreach to politicians for assistance. With support from our current engineer, AM Consulting (led by Alfonso Manrique), he arranged a meeting on Friday, November 15, 2024, with Assemblymember Esmeralda Soria's representative, District Director Gilbert Felix, and five members of the State Water Board. During this meeting, we emphasized the significance of this project for Biola and its residents.

While we are uncertain whether this will be enough to overturn the State Water Board's decision, we are committed to continuing the fight. We will explore every avenue, whether through the

State Water Board or alternative funding sources, to ensure this critical project becomes a reality for Biola. As of February 13, 2025 still waiting for a response from the State as to their decision. In the meantime, our engineer, Alfonso Manrique from AM Consulting, has applied for a grant through Water Smart in the amount of \$3 to \$4 million to cover the costs of the 500,000-gallon water tank. He anticipates that we should receive a response by next month.

Food Distribution drive-thru Protocol

At the November Board meeting, the Board recommended reintroducing the drive-thru process for food distributions. However, for January's distribution, the representatives decided to continue with the walk-thru process instead. The protocol for drive-thru distributions remains available should any of the food representatives choose to implement it in the future. For now, the decision to maintain walk-up distributions prioritizes the safety and well-being of all participants. Update for last month and this month the food distributions

***Biola Food Distribution Schedule and Important Information**

The Biola Food Distributions are held three times a month:

- **1st Thursday of the Month** at 8:00 AM
- **2nd Wednesday of the Month** at 8:00 AM
- **4th Wednesday of the Month** at 4:00 PM (No distribution on Christmas Day-cancelled)

On the 2nd Wednesday of the month, United Health will be present to provide free health screenings to residents and anyone interested, at no cost.

Please be mindful that all participants are volunteers, especially during these cold months. We also want to remind everyone that the quantity of food we receive from the Fresno Food Bank can vary—sometimes there's plenty, and other times, there isn't enough. Unfortunately, this is beyond our control, and we appreciate your patience and understanding

Jakara Movement and UC Merced

The Jakara Movement and UC Merced ribbon-cutting ceremony for the mural unveiling on Saturday, March 8, 2025, from 10:00 AM to 1:00 PM was a tremendous success. A heartfelt thank you to all 20 vendors who participated and provided food for 260 attendees. The event featured a resource fair for residents, including the UFW Foundation (Linda Duran), an Immigration Seminar (Know Your Rights), and a Health Clinic.

A special thank you to Esmeralda Soria, California State Representative, for attending and presenting the Biola Community Services District with an Assembly Certificate of Recognition. We were also honored to have Luis Martinez, District Representative for Senator Anna Caballero's office, who presented the Biola Community Services District with a State of California Senate Certificate of Recognition for the mural, titled "Rooted in Power: the Hands that Build the Valley."

This mural was grant-funded, and the District did not incur any out-of-pocket expenses, despite some claiming that we don't need murals but rather businesses. We understand and share the community's desire for more businesses, and we continue to work with the agencies mentioned above to bring more opportunities to Biola. However, please understand that a mural plays an

important role in telling the story of our community—who we are and how we are coming together to create a better future for the next generation.

Thank you again to everyone who made this event possible, and we look forward to continuing to strengthen our community.



***BOARD PACKETS** – Agendas and Board Packets will be sent by email effective August 1, 2023. If a hard copy is needed copies will be available at the office for pickup at your convenience, every Friday before the scheduled Board Meeting of every month. Thank you for your patience as we try and be a little more efficient with staff time and safety.

As a reminder the office hours are as follows:

Monday – office closed

Tuesday – 8:00am –5:00pm

Wednesday – 8:00am –5:00pm

Thursday – 8:00am – 5:00pm

Friday – 8:00am – 2:00pm

Biola Safety Plot Map

G STREET

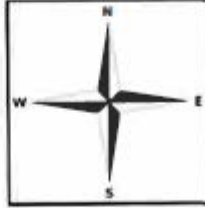
N. 2ND AVE

HOWARD AVE.

GATE 1

P

BIC Innovation Center



GATE 2

P

H STREET

GATE 3

Employee Area and Maintenance

Reactions Building

Lane 4 Tank Farm

Lane 3 Tank Farm

NH3 Storage

North Gate

STOP

SCALE

GATE 4

Extractions Building

Tank Farm

Drying Pond

Air Comp.

Tank Farm and Decanters

Drying Pond

Main Office

BACKUP SCALE

Building 3

Drying Yard



Building 4

LOADING DOCK

South Gate

SCALE



Building 4

Building 5

Shipping and Receiving Office

GATE 5

Waste Water Pond

LEGEND

-  NH3 ALARM BEACON
-  NH3 DETECTOR
-  PLANT ALARM SPEAKER
-  NH3 ESD PUSHBUTTON
-  EVACUATION MUSTER POINT
-  WINDSOCK
-  PARKING
-  PERIMETER FENCE
-  GATE
-  PEDESTRIAN WALKWAY
-  TRUCK ROUTE
-  PUBLIC ROADS