

## **SPECIAL BOARD WORKSHOP AGENDA**

February 17, 2026 – 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. Speakers are requested to be brief in their remarks. The Chair may limit each speaker to a comment period of five (5) minutes.

#### 3) **2026/2027 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.*

*Requests made less than 24 hours before the meeting will be accommodated to the extent feasible.*

*The District is not responsible for technical issues that prevent remote participation.*

*Agenda materials can be viewed online at [www.pphcsd.org](http://www.pphcsd.org)*

#### **Remote Viewing:**

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

[PPHCSD YouTube Channel Link](#)



#### **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

**Remote Participation:**

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. 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 [joakes@pphcsd.org](mailto:joakes@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 [joakes@pphcsd.org](mailto:joakes@pphcsd.org) or by visiting our website and completing the signup form at [www.pphcsd.org](http://www.pphcsd.org) under the "Agendas and Minutes" tab.*

Phelan Pinon Hills Community Services District

Enterprise Capital Improvement Projects

Category	Item No.	Project	Description	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032-2033	2033-2043	Notes		
CR6	1	Well 18 SP 1.1/1.4	Construction	\$1,000,000.00	\$1,000,000.00										
		Well 16 SP 1.1/1.4	Construction	\$1,350,000.00	\$450,000.00										
		Storage Tank - Reservoir 6A (Prop. 1.5 MG to Replace Existing 0.4 MG Tank) SP 1.1	Construction <i>(\$2 million HUD/\$700,000 District Match-Funds)</i>	\$500,000.00	\$2,570,000.00										
			<del>CEQA, Soil Testing, Survey, Land Purchase</del> Design/Professional Services		\$130,000.00										
<b>Sub-Total Cr6:</b>				\$2,350,000.00	\$4,150,000.00	\$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) SP 1.7	Construction Management Services	\$300,000.00	\$440,000.00									\$6 mil lease/loan funds, \$2 mil EOC grant, \$500k from County grant	
			Construction	\$2,000,000.00	\$5,600,000.00										
			SWPPP, FF&E, Generator/Switchgear		\$821,000.00										
<b>Sub-Total Civic Center:</b>				\$2,300,000.00	\$6,861,000.00	\$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) Design / Equipping / Studies												
			L1 (.483 MG) Design / Equipping / Studies												
Master Plan (Pipelines) 2022-2027	4	Sundown Road (Wilson Ranch/Roosevelt)	P1-1,900 LF : Replace 6" with 8"												
		Phelan Road (Sheep Creek / Centola)	P3 -9,500 LF : New Install 12"												
		Pinon Hills Road (Nielsen / Maria)	P13-1,300 LF : New Install 8"												
		Atsina Road (Mono / Solano)	P14-1,400 : New Install 8"												
		Fremontia Road (Glenview / Oasis)	P15-2,600 LF : Replace 6" with 8"												
Master Plan (Pipelines) 2032-2042	5	Smoke Tree (Soledad / Highway)	P2-6,500 LF : Replace 6" with 12"												
		Buckwheat / Phelan / Cholla / Minero	P4-14,750 LF : Replace 6"-8" with 12"												
		Brawley Road (Eaby / Schlitz)	P5-1,400 LF : Replace 6" with 8"												
		Phelan Road (Baldy Mesa / Shasta)	P6-9,300 LF : Replace 6" with 12"												
		Highway 138 / Ponderosa / Pine Tree	P7-8,300 LF : Replace 6" with 12"												
		Buckthorne Road (Highway 138)	P8-1,300 LF : Replace 6"-8" with 12"												
		White Fox Trail (Minero / Pionero)	P9-1,300 LF : Replace 6" with 12"												
		Acanthus Street (Bonaza / Palmdale)	P10-1,300 LF (12"): New Install 12"												
		Pinero Road (Phelan Rd.)	P11-350 LF : Replace 8" with 12"												
Mirage Road (Mango / Progress)	P12-2,500 LF : New Install 12"														
<b>Sub-Total Master Plan CIP:</b>				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
Infrastructure and Planning	6	Fire Suppression	Construction	\$25,000.00	\$25,000.00										
	7	Future Expansion Sites (general)	Purchase		\$100,000.00										
	9	Booster and Appurtenance Replacements	Electrical Panel Replacement	\$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												
	10	Storage Tank - Tank at Well 2 Tank 3 (Prop. .5 MG) SP 1.1	Infrastructure		\$1,000,000.00			\$1,000,000.00							
	11	Urban Water Management Plan	Report Study	\$15,000.00	\$15,000.00		\$50,000.00								
12	Water Master Plan (update hydraulic model)	Report Study				\$88,000.00									
<b>Sub-Total CIP (Infrastructure and Planning):</b>				\$450,000.00	\$612,500.00	\$497,000.00	\$659,000.00	\$1,547,000.00	\$820,500.00	\$861,500.00	\$905,000.00	\$950,000.00			
<b>Sub-Total CIP (Items 1-12):</b>				\$5,100,000.00	\$11,623,500.00	\$497,000.00	\$659,000.00	\$1,547,000.00	\$820,500.00	\$861,500.00	\$905,000.00	\$950,000.00			

Phelan Pinon Hills Community Services District

Enterprise Capital Purchases

	No.	Item	Description								Notes		
				2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032		2032-2042	2033-2043
Vehicles	13	Vehicles / Equipment	Equipment	\$76,000.00									
			Field Trucks		\$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	14	Hardware	Server Standardization		\$40,000.00	\$40,000.00					\$40,000.00	\$40,000.00	
		Software	Customer Management System and Enterprise Reporting Program Replacements		\$150,000.00	\$150,000.00							
Sub-Total (Capital Purchases):				\$76,000.00	\$270,000.00	\$234,000.00	\$88,000.00	\$93,000.00	\$97,000.00	\$102,000.00	\$107,000.00	\$112,500.00	
Total CIP and Capital Purchases:				\$5,176,000.00	\$11,893,500.00	\$731,000.00	\$747,000.00	\$1,640,000.00	\$917,500.00	\$963,500.00	\$1,012,000.00	\$1,062,500.00	

\*Fiscal Year 25/26 figures are projected year end amounts. Fiscal Year 26/27 are projected costs for planning purposes and do not represent formalized estimates.

\*Dashed line following FY 27/28 represents time period outside of the current rate study.

Phelan Pinon Hills Community Services District

Government Funds Capital Improvement Projects

	No.	Project	Description	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											District staff are actively pursuing grant funding opportunities and will update the CIP with revised cost estimates and funding information as projects are further developed and more reliable data becomes available.
		Construction SP 2.1 (Expansion)			\$4,000,000.00	\$4,500,000.00	\$4,000,000.00							
		Construction SP 2.1 (Enhancement) - Grant Funds (ARPA and Per Capita Grant)		\$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. (32.5%) SP 2.3	\$2,800,000.00	\$5,019,000.00									
Rehab.	4	Pinon Hills Community Building (Old Fire Station)	Rehabilitation			\$100,000.00								
Community Center Facility Improvements	5	Phelan and Piñon Hills Community Centers	Facility Painting	\$24,000.00	\$10,000.00									
			Building Access & Security		\$30,000.00									
			Facility Signage		\$25,000.00									
			Facility Lighting		\$30,000.00									
Park Improvements	6	Phelan and Piñon Hills Parks	Playground Safety Improvements/Replacements		\$40,000.00	\$400,000.00								
			Concrete Flatwork		\$40,000.00									
			Athletic Court Resurfacing		\$40,000.00									
			Parking Lot Improvements		\$150,000.00									
			Park Lighting Improvements		\$30,000.00									
Plans	5	Solid Waste Rate Study	Report Study		\$35,000.00									
		Parks Master Plan	Plan			\$15,000.00								
<b>Sub-Total Projects:</b>				\$1,162,509.00	\$5,449,000.00	\$515,000.00	\$4,000,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

Government Funds Capital Purchase

	No.	Item	Description	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	Notes
Vehicles	6	Vehicles / Equipment	Equipment											
			Truck											
<b>Sub-Total Purchases:</b>				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
<b>Total Government Funds CIP &amp; Capital Purchases</b>				\$1,162,509.00	\$5,449,000.00	\$515,000.00	\$4,000,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	