



4400 Hays Drive
Chowchilla, CA 93610
TEL: (209) 665-1788

**MEETING NOTICE AND AGENDA FOR THE REGULAR MEETING OF THE BOARD OF
DIRECTORS OF THE TRIANGLE T WATER DISTRICT**

Alternate formats of this agenda will be made available upon request by qualified individuals with disabilities. Appropriate interpretive services for this meeting will be provided if feasible upon advance request by qualified individuals with disabilities. Please contact the Interim Agency Secretary at (209) 883-8374 for assistance and allow sufficient time to process and respond to your request.

PLEASE TAKE NOTICE that the Regular Meeting of the Board of Directors of the Triangle T Water District will be held on Thursday, February 12, 2026, at 2:00 PM at 4400 Hays Drive, Chowchilla, CA 93610.

Join Zoom Meeting

<https://us02web.zoom.us/j/87254449162?pwd=SFdTd0phTkJVRWx0SnE5YzZwTWRVZz09>

Meeting ID: 872 5444 9162

Passcode: 701742

One tap mobile

+16699006833,,87254449162#,,,,*701742#

Dial by your location

+1 669 900 6833 US

Meeting ID: 872 5444 9162

Passcode: 701742

1. **ROLL CALL**
2. **PUBLIC COMMENT** - Interested persons in the audience are welcome to introduce any topic within the Agency's jurisdiction. No action may be undertaken on any item not appearing on the posted agenda, except that the Board may briefly respond to the comments, refer the matter to staff, or request it be placed on a future agenda.
3. **BOARD MEETING MINUTES** – Sarah Woolf
 - a. **Action Item** - Consider Approval of meeting minutes of January 8, 2026.
4. **BUDGET** – Chase Hurley

- a. **Action Item** - Review and Consider Approval of Accounts Payable and the Financial Report
5. **WATER OPERATIONS** - Chase Hurley
 - a. **Action Item** – Review and Consider Approval of Water Purchase
 - b. **Action Item** – Review and Consider Poso Siphon Operation and Maintenance Needs
6. **SUBSIDENCE MITIGATION AGREEMENT** – Update Chase Hurley
7. **ONGOING DISTRICT ACTIVITIES** – Sarah Woolf
 - a. Appropriative Water Right
8. **CLOSED SESSION**
REAL PROPERTY NEGOTIATIONS
(Subdivision (d) of Gov. Code § 54956.8)
 - a. Property: Temporary Water Supply; Stevinson Water District
Agency Negotiator: Chase Hurley
Under negotiation: Price and terms of payment for water
CONFERENCE WITH LEGAL COUNSEL- ANTICIPATED LITIGATION
 - b. (Paragraph (2) or (3) of subdivision (d) of Gov. Code § 54956.9)
Significant exposure to litigation: (Specify number of potential cases)
9. **OTHER BUSINESS**
10. **COMMENTS FROM THE BOARD**
 - a. Board Members may provide a brief report on notable topics of interest. The Brown Act does not allow discussion or action by the Legislative Body.
11. **ADJOURNMENT**

NEXT MEETING: March 12, 2026



4400 Hays Drive
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**TRIANGLE T WATER DISTRICT
MINUTES OF THE REGULARLY SCHEDULED BOARD MEETING**

January 8, 2026

Roll Call: Director Lucas Avila called the meeting to order at 2:18 pm.

Directors: Lucas Avila, Dirk Vlot, Brandon Spain, Michael York and Danielle Harris

Others: Sarah Woolf, Brian Hackett, Jorge Orozco, and Chase Hurley

Public Comment:

No public comments were made. The board voted unanimously to approve the participation of Director Dirk Vlot to participate in the meeting remotely.

Minutes

Minutes from the Board Meetings of November 13, 2025 were reviewed. Director Michael York made a motion to approve the minutes and Danielle Harris seconded. The motion passed.

Budget & Financial Reports

Chase Hurley reviewed the financial and budget reports, and stated we have stayed close to our budget numbers for the year. Director Michael York made a motion to approve the financial reports and Brandon Spain seconded. The motion passed.

Water Operations

Chase reviewed the Water Operations spreadsheet through the end of the year, and said that we budgeted 12,049 acre feet, and ended the year with 11,288 acre feet delivered.

Chase said the remaining 381 acre feet will go out in February 2026. Chase added that 2025 was one of the largest water years we've had.

Poso Siphon and Operation Maintenance

Chase said that they are going to try to get a camera down the pipeline next week to check the leak.

Subsidence Mitigation Agreement

Chase said that negotiations are ongoing with San Luis Canal Company and Central California Irrigation District.

Appropriate Water Right

Sarah shared that we continue to meet monthly with the State Board, and meetings have been going well. Lucas Avila suggested that we might bring Scott with Summers to a future meeting to explain the various types of water right reporting we will need to do.

The board voted unanimously to allow Case Vlot to participate in the closed session, as he is party to an agreement that will be discussed. Danielle Harris made the motion to allow his participation, Michael York seconded, motion carried. Brian Hackett left the meeting.

Closed Session

Lucas called for the meeting to go into Closed Session.

CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Pursuant to Government Code section 54956.9(d)

Significant Exposure to Litigation – 1 case

Lucas adjourned the closed session and reopened the meeting, staff was given direction and there was no reportable action taken.

2026 Draft Budget

Chase reviewed the 2026 draft budget and budgeted water amounts for the coming year, and reminded the group he has kept the assessments at \$127 per acre. After discussion, Danielle Harris made the motion to approve the proposed budget, Michael York seconded, motion carried.

Other Business

There was no other business.

Comments from the Board

There were no additional comments from the Board.

Adjournment

The meeting adjourned at 4:00 pm

Triangle T Water District
Bank Registers/Payable List
 January 6, 2026 - February 9, 2026

February 12, 2026

<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Deposits</u>	<u>Checks</u>	<u>Balance</u>
Tri Counties-Checking						1,000.00
01/13/26		Tri Counties Bank	January 2026 Bank Fee		10.95	989.05
01/14/26	2234	Central California Irrigation District	SWRCB Annual Permit - November 2025 Engineering P&P		5,213.20	(4,224.15)
01/14/26	2235	Herum Crabtree Suntag	December 2025 Legal		6,196.50	(10,420.65)
01/15/26			Transfer funds to cover payables	11,409.70		989.05
01/23/26	2236	Luhdorff & Scalmanini	October 2025 Engineering - Groundwater Analysis		2,936.39	(1,947.34)
01/23/26			Transfer funds to cover payables	2,936.39		989.05
02/02/26	ACH	Pacific Gas & Electric	Electric 12/17/25 - 01/15/26		120.42	868.63
02/06/26			SLDMWA WY 2022 Final Accounting	10,953.02		11,821.65
Total Tri Counties-Checking (0964)				25,299.11	14,477.46	11,821.65

<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Deposits</u>	<u>Checks</u>	<u>Balance</u>
Tri Counties-Money Market (2.956% APY)						188,208.69
01/15/26			Transfer funds to cover payables		11,409.70	176,798.99
01/23/26			Transfer funds to cover payables		2,936.39	173,862.60
01/30/26			January 2026 Interest	440.69		174,303.29
Total Tri Counties-Money Market				440.69	14,346.09	174,303.29

Undeposited Funds **16,544.29**

TOTAL CASH ON HAND **202,669.23**

Current Payables

12/31/25	213523	Chowchilla Water District	December 2025 Chowchilla GSP Annual Report		99.02	
02/03/26	12823	City of Madera	2026 Madera RWMG Membership Dues		2,850.00	
12/31/25	127051	Provost & Pritchard	December 2025 Engineering - Water Right		2,584.20	
02/05/26	Feb26-SLDMWA	San Luis Delta Mendota Water Authority	Pre-Payment for February 2026 Water Deliveries		10,801.00	
12/31/25	24217	Summers Engineering, Inc.	December 2025 Engineering		208.53	
02/01/26	5074	Water & Land Solutions	February 2026 Management Fee		6,145.88	
01/01/26	1149	Water Blueprint for the S.J.V.	2026 Water Blueprint Annual Contribution		5,000.00	
02/01/26	3984	Water Wise	February 2026 Management Fee		6,145.88	
Total Payables					33,834.51	

NET CASH AFTER PAYABLES **168,834.72**

TRIANGLE T WATER DISTRICT
2026 Budget vs. Actual (8%)
January 1, 2026 - January 31, 2026
February 12, 2026

	Budget	Actual (YTD)	% of Budget
REVENUE			
Fees and Other			
Interest Income	30,000	441	1%
Other	-	-	0%
Outside (Cross Creek Deliveries \$100/AC)	89,200	22,300	25%
Prop 68 Grant	50,000	-	0%
Subtotal	169,200	22,741	13%
Assessments			
Base Assessments (\$127/AC)	2,262,154	565,538	25%
Supplemental Assessment: JHLIC 2026	2,700,576	-	0%
Subtotal	4,962,730	565,538	11%
Total Revenue	5,131,930	588,279	11%
EXPENSE			
Administration			
Audit	6,500	-	0%
Dues, Fees, and Permits			
<i>Bank Fees</i>	100	11	11%
<i>Calif Farm Water Coalition</i>	2,200	-	0%
<i>MRW Mgmt Group</i>	2,850	2,850	100%
<i>SJV Water Blueprint</i>	5,000	5,000	100%
<i>SWRCB Annual Fee Redtop Siphon</i>	1,000	-	0%
Insurance	2,900	2,965	102%
Management	147,500	12,292	8%
Professional Services			
Engineering			
<i>Annexation</i>	-	-	0%
<i>General</i>	10,000	-	0%
<i>Water Right</i>	20,000	-	0%
Legal			
<i>General Counsel</i>	5,000	-	0%
<i>Water Right</i>	20,000	-	0%
Prop 68 Grant	45,000	-	0%
Supplies	250	-	0%
Website Management & Updates	2,400	-	0%
Total Administration	270,700	23,118	9%
Chowchilla Sub-basin			
SGMA Compliance			
<i>Domestic Well Mitigation Program</i>	175,000	-	0%
<i>GSP Admin/Annual Rep Cost Share</i>	20,000	-	0%
Total Chowchilla Sub-basin	195,000	-	0%
Operations & Maintenance			
PG&E Power	170,000	120	0%
System Repairs & Maintenance	150,000	-	0%
Total Operations & Maintenance	320,000	120	0%
Water-Purchases, O&M, Transport			
Exchange Contractors (With 50% Allocation)	1,155,000	-	0%
Chowchilla WD	106,250	-	0%
Supplemental Water: Contract #1	850,000	-	0%
Supplemental Water: Contract #2	1,275,000	-	0%
<i>Conveyance: CCID/CCC/SLCC/SLDMWA</i>	959,950	10,801	1%
Total Water-Purchases, O&M, Transport	4,346,200	10,801	0%
Total Expense	5,131,900	34,039	1%
Net Operating Income	30	554,240	
Non-Operating Revenue			
DWR Reimbursement	-	-	
Non-Operating Expense			
DWR Disbursement	-	-	
Net Non-Operating	-	-	
Net Income	30	554,240	

Triangle T Water District
A/R Aging Summary
as of February 9, 2026

February 12, 2026

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
BB Limited	26,992.58	0.00	0.00	0.00	0.00	26,992.58
Cross Creek Farms	22,300.00	0.00	0.00	0.00	0.00	22,300.00
Green Leaf Farms	18,809.97	0.00	0.00	0.00	0.00	18,809.97
John Hancock Life Insurance CO USA - M1	409,626.75	0.00	0.00	0.00	0.00	409,626.75
Triangle T Partners, LLC	12,636.50	0.00	0.00	0.00	0.00	12,636.50
Vlot Family Farms	67,246.50	0.00	0.00	0.00	0.00	67,246.50
Western Farmland, LLC	13,682.03	0.00	0.00	0.00	0.00	13,682.03
TOTAL	<u><u>571,294.33</u></u>	<u><u>0.00</u></u>	<u><u>0.00</u></u>	<u><u>0.00</u></u>	<u><u>0.00</u></u>	<u><u>571,294.33</u></u>

**TRIANGLE T WATER DISTRICT
2026 WATER OPERATIONS
Thursday, February 12, 2026**

Outside Surface Water	WY 2026 February 12, 2026		
	Budget	Actual	Balance
CWD	850		850
Exchange Contractors	3,000		3,000
Stevinson WD: New Contract	2,000		2,000
Stevinson WD: Panoche Take-Off (5K)	3,000		3,000
Del Puerto WD: Contract Repayment	2,000		2,000
TOTAL	10,850	-	10,850

Water User	<i>rate</i> <i>advpayschedule (SLDMWA)</i>												TOTAL	ACRES	AF/AC		
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC					
Cross Creek Farms-Vlot, Case	-															860	0.00
FMS	-															12,554	0.00
Vlot, Dirk	-															1,798	0.00
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	15,212	0.00