



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, July 9, 2026, at 10:00 AM at 4400 Hays Drive, Chowchilla, CA 93610.

Additional Meeting Locations:

- 70 Endicott Street, Unit 1602
Norwood, MA 02062

Join Zoom Meeting

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

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 May 14, 2026.
4. **BUDGET** – Chase Hurley
 - a. **Action Item** - Review and Consider Approval of Accounts Payable and the Financial Report
 - b. **Action Item** - Review and Consider recommendation for assessment to cover the ongoing Appropriative Water Right work on behalf of the Red Top area.
 - c. Update on Poso Siphon Upgrades

5. **WATER OPERATIONS** - Chase Hurley
 - a. Update on water supply
 - b. **Action Item** - Board to Consider Approval of Water Purchase

6. **ONGOING DISTRICT ACTIVITIES** – Sarah Woolf
 - a. Appropriative Water Right
 - b. BB Limited Property changes

7. **OTHER BUSINESS**

8. **CLOSED SESSION - CONFERENCE WITH LEGAL COUNSEL- ANTICIPATED LITIGATION**
 - a. (Paragraph (2) or (3) of subdivision (d) of Gov. Code § 54956.9)
Significant exposure to litigation: (1)

9. **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.

10. **ADJOURNMENT**

NEXT MEETING: July 9, 2026



4400 Hays Drive
Chowchilla, CA 93610
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**TRIANGLE T WATER DISTRICT
MINUTES OF THE REGULARLY SCHEDULED BOARD MEETING**

May 14, 2026

Call to Order

Director Lucas Avila called the meeting to order at 10:30 a.m

Directors Present: Lucas Avila, Brandon Spain, Michael York, Dirk Vlot and Danielle Harris (70 Endicott Street, Unit 1602 Norwood, MA 02062)

Absent Directors: None

Others in Attendance: Sarah Woolf, Chase Hurley, Moises Ortiz, George Park, Shane Swartz, Jeanne Zolezzi, Ben VanDahm and Becky Horn

Public Comment:

No public comments were made.

Closed Session

Lucas Avila called for the meeting to go into Closed Session.

CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Pursuant to Government Code section 54956.8(d)

Significant Exposure to Litigation – 1 case

Lucas adjourned the closed session and reopened the meeting.

Water Operations

Action Item B – Board to consider approval of a five-year water transfer agreement with the San Joaquin River Exchange Contractors Water Authority

Lucas Avila asked for a motion to approve Action Item B subject to minor changes as determined by legal counsel. Director Dirk Vlot made the motion to approve Michael York seconded. A roll call vote was taken and the motion passed unanimously.

Action Item C – Board to consider approval of a fifteen-year wheeling agreement with Central California Irrigation District

Lucas Avila asked for a motion to approve Action Item C subject to minor changes as determined by legal counsel. Director Brandon Spain made the motion to approve Michael York seconded. A roll call vote was taken and the motion passed unanimously.

Action Item D - Board to consider approval of a memorandum of agreement with Central California Irrigation District, San Luis Canal Company, and Henry Miller Reclamation District #2131 concerning the transfer and sale of facilities for the conveyance of water under the San Joaquin River, and construction of new facilities and measurement of 2026 water losses past mile post 15.004 on CCID's Poso Canal

Lucas Avila asked for a motion to approve Action Item D subject to minor changes as determined by legal counsel. Director Brandon Spain made the motion to approve Dirk Vlot seconded. A roll call vote was taken and the motion passed unanimously.

Ongoing District Activities – Appropriative Water Rights

Sarah reminded the group that we've been meeting with the State Water Board and their staff monthly trying to resolve the terms and conditions that would be attached to the permit when issued. To date we have agreed to go to a 90-20 methodology in the January 1 through March 31st timeframe. Their Staff continually provides additional terms and requirements that make it unlikely we would be able to divert under those conditions.

Jeanne Zolezzi stated that she believes we should keep negotiating, and on the terms that we can't agree to, we have to let the State Board know we think they're overreaching and we can't agree. Jeanne believes we will end up at a hearing on this permit. At that hearing, we make our argument to the Board for our permit terms and see if the Board agrees. Jeanne said that it could be around 18 months before a hearing would take place.

Minutes

Minutes from the Board Meetings of April 9, 2026 were reviewed. Director Michael York made a motion to approve the minutes and Brandon Spain seconded. A roll call vote was taken and the motion passed unanimously.

Budget & Financial Reports

Chase Hurley reviewed the financial, budget and payable. Chase noted that the amount we are spending on legal for water right issues is above our target for year to date. Our interest bearing account is earning 2.9%. Chase added that we in the process of auditing our books. Chase stated that we have a total of \$566,542.60 in outstanding invoices, but most are within 30 days. B&B Limited remains outstanding and he has contacted them and they are starting to incur an interest charge.

Director Brandon Spain made a motion to approve the financial reports and Dirk Vlot seconded. A roll call vote was taken and the motion passed unanimously.

Water Operations

Chase reminded the group that we had budgeted 11,211 acre feet of water, and stated that we will not be getting the 3,000 acre feet from Stevenson Water District. If a pending

agreement goes through, we could get another 3,000 acre feet from the exchange contractors.

Other Business

It was mentioned that Karla Nemeth just accepted the job as CEO of the Association of California Water Agencies (ACWA).

Adjournment

The meeting adjourned at 11:24 a.m.

Triangle T Water District
Bank Registers/Payable List
 May 12, 2026 - July 6, 2026

July 9, 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 (0964)						1,000.00
05/13/26			HAYNES, VLOT, GREEN LEAF	95,897.70		96,897.70
05/13/26		Tri Counties Bank	May 2026 Bank Fee		10.95	96,886.75
05/18/26			Transfer reserves to Money Market account		95,897.70	989.05
05/26/26			WESTERN FARMLAND, JHLIC	423,308.78		424,297.83
05/29/26			TRIANGLE T PARTNERS	12,636.50		436,934.33
05/29/26			Transfer reserves to Money Market account		423,185.88	13,748.45
06/01/26	ACH	Pacific Gas & Electric	Electric 04/17/26 - 05/17/26		111.95	13,636.50
06/05/26	2273	Columbia Canal Company	February - April 2026 Conveyance 1,238 AF at \$18		22,284.00	-8,647.50
06/05/26	2274	EKI Environment & Water	November 2025 - April 2026 Prop 68 Grant Admin Services		18,184.92	-26,832.42
06/05/26	2275	Herum Crabtree Suntag	April 2026 Legal		8,118.18	-34,950.60
06/05/26	2276	Provost & Pritchard	April 2026 Engineering - Water Right		13,200.10	-48,150.70
06/05/26	2277	Summers Engineering, Inc.	April 2026 Engineering		1,113.85	-49,264.55
06/05/26	2278	Water & Land Solutions	June 2026 Management Fee		6,145.88	-55,410.43
06/05/26	2279	Water Wise	June 2026 Management Fee		6,145.88	-61,556.31
06/05/26	2280	Central California Irrigation District	May 2026 Engineering		1,502.90	-63,059.21
06/08/26	2281	Chowchilla Water District	Grant Reimbursement		5,175.75	-68,234.96
06/08/26	2282	County of Madera	Grant Reimbursement		53,765.78	-122,000.74
06/08/26	2283	Sierra Vista Mutual Water Company	Grant Reimbursement		2,401.58	-124,402.32
06/08/26			DWR (grant)	72,930.11		-51,472.21
06/12/26	2284	Herum Crabtree Suntag	May 2026 Legal		6,707.52	-58,179.73
06/12/26	2285	San Luis Delta Mendota Water Authority	June 2026 Water Deliveries		48,820.64	-107,000.37
06/12/26		Tri Counties Bank	June 2026 Bank Fee		10.95	-107,011.32
06/15/26			Transfer funds to cover payables	108,000.37		989.05
07/02/26	ACH	Pacific Gas & Electric	Electric 05/18/26 - 06/15/26		10,754.50	-9,765.45
07/02/26			Transfer funds to cover payables	10,765.45		1,000.00
07/06/26			Transfer funds to cover payables	43,663.52		44,663.52
07/06/26	2286	Central California Irrigation District	June 2026 Water Deliveries/Engineering		23,669.40	20,994.12
07/06/26	2287	Provost & Pritchard	May 2026 Engineering - Water Right		5,948.60	15,045.52
07/06/26	2288	San Luis Delta Mendota Water Authority	Water Year 2023 Final Accounting		1,423.08	13,622.44
07/06/26	2289	Summers Engineering, Inc.	May 2026 Engineering		330.68	13,291.76
07/06/26	2290	Water & Land Solutions	July 2026 Management Fee		6,145.88	7,145.88
07/06/26	2291	Water Wise	July 2026 Management Fee		6,145.88	1,000.00
Total Tri Counties-Checking (0964)				767,202.43	767,202.43	1,000.00

Triangle T Water District
Bank Registers/Payable List
 May 12, 2026 - July 6, 2026

July 9, 2026

<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Deposits</u>	<u>Checks</u>	<u>Balance</u>
Tri Counties-MM (2547) (2.956% APY)						612,408.06
05/18/26			Transfer reserves to Money Market account	95,897.70		708,305.76
05/29/26			Transfer reserves to Money Market account	423,185.88		1,131,491.64
05/29/26			May 2026 Interest	1,758.36		1,133,250.00
06/15/26			Transfer funds to cover payables		108,000.37	1,025,249.63
06/30/26			June 2026 Interest	2,613.38		1,027,863.01
07/02/26			Transfer funds to cover payables		10,765.45	1,017,097.56
07/06/26			Transfer funds to cover payables		43,663.52	973,434.04
Total Tri Counties-MM (2547)				523,455.32	162,429.34	973,434.04
Undeposited Funds						55,854.84
TOTAL CASH ON HAND						1,030,288.88

TRIANGLE T WATER DISTRICT
2026 Budget vs. Actual (50%)
January 1, 2026 - June 30, 2026
July 9, 2026

	Budget	Actual (YTD)	% of Budget
REVENUE			
Fees and Other			
Interest Income	30,000	8,384	28%
Other	-	1,350	100%
Outside (Cross Creek Deliveries \$100/AC)	89,200	44,600	50%
Prop 68 Grant	50,000	-	0%
Subtotal	169,200	54,334	32%
Assessments			
Base Assessments (\$127/AC)	2,262,154	1,131,077	50%
Supplemental Assessment: JHLIC 2026	2,700,576	-	0%
Subtotal	4,962,730	1,131,077	23%
Total Revenue	5,131,930	1,185,411	23%
EXPENSE			
Administration			
Audit	6,500	-	0%
Dues, Fees, and Permits			
<i>Bank Fees</i>	100	44	44%
<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	73,750	50%
Professional Services			
Engineering			
<i>Annexation</i>	-	-	0%
<i>General</i>	10,000	12,453	125%
<i>Water Right</i>	20,000	33,193	166%
Legal			
<i>General Counsel</i>	5,000	14,875	298%
<i>Water Right</i>	20,000	7,589	38%
Prop 68 Grant	45,000	10,149	23%
Supplies	250	-	0%
Website Management & Updates	2,400	-	0%
Total Administration	270,700	162,868	60%
Chowchilla Sub-basin			
SGMA Compliance			
<i>Domestic Well Mitigation Program</i>	175,000	-	0%
<i>GSP Admin/Annual Rep Cost Share</i>	20,000	1,929	10%
Total Chowchilla Sub-basin	195,000	1,929	1%
Operations & Maintenance			
PG&E Power	170,000	14,003	8%
System Repairs & Maintenance	150,000	21,880	15%
Total Operations & Maintenance	320,000	35,883	11%
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	150,468	16%
Total Water-Purchases, O&M, Transport	4,346,200	150,468	3%
Total Expense	5,131,900	351,148	7%
Net Operating Income	30	834,263	
Non-Operating Revenue			
DWR Reimbursement	-	-	
Non-Operating Expense			
DWR Disbursement	-	-	
Net Non-Operating	-	-	
Net Income	30	834,263	

**Triangle T Water District
A/R Aging Summary
as of July 6, 2026**

July 9, 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
Department of Water Resources	0.00	0.00	0.00	0.00	210,450.36	210,450.36
Green Leaf Farms	18,809.97	0.00	0.00	0.00	0.00	18,809.97
Haynes Family Trust	9,841.23	0.00	0.00	0.00	0.00	9,841.23
John Hancock Life Insurance CO USA	1,350,288.00	0.00	0.00	0.00	0.00	1,350,288.00
John Hancock Life Insurance CO USA - M1	409,626.75	0.00	0.00	0.00	0.00	409,626.75
Talley Family LP	6,703.06	0.00	0.00	0.00	0.00	6,703.06
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>1,938,126.62</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>210,450.36</u>	<u>2,148,576.98</u>



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July 6, 2026

TO: BOARD OF DIRECTORS

FR: CHASE HURLEY

RE: **AGENDA ITEM #6b: BB Limited Request**

BACKGROUND

In 2023, the District approved an annexation that included seven landowners totaling 3,062 acres. One of the participating landowners was B&B Limited, who brought in 850 acres with the following APN's (022-160-003, 022-170-001, 043- 011-001, 043-013-001) and shown on attached map #1.

At the time of the annexation, the District agreed that bringing in the BB Limited property was beneficial since it was adjacent to its southern boundary, did not have any groundwater wells on the associated APNs, and may be a good partner as it related to potential future expansion of the Districts conveyance system.

REQUEST

B&B Limited would like to discuss the possibility of removing, or de-annexing, 487 of their 850 acres out of the District boundary. The parcels and associated acreage that are being requested for de-annexation are described in attached map #2. As this acreage is de-annexed, it would then become property within Columbia Canal Company (Canal Company). The Canal Company is working with BB Limited to secure surface water rights on the 487 acres through inclusion of this land within its boundary. The attached Map #3 shows the associated proximity of the parcel to the Canal Company Boundary.

CONSIDERATIONS

If the land were de-annexed, the District would still benefit from the 487 acres not using overlying groundwater as its source of supply. In most water year types, much of the crop demand will be met with surface water supplies from the Canal Company. The balance of the land that will stay in the District and still rely on meeting its crop demand from imported groundwater, not the development of new groundwater wells in the District boundary.

There are some items related to the existing Groundwater Sustainability Agency that staff will discuss further at the meeting. The GSA boundaries are described in the attached Map#4.

Based on the 2026 District assessment, if the land were de-annexed, it would be a reduction in annual District revenue of \$61,489.

TIMELINE

This item is for discussion only. Based on board input, this item can come back for further discussion and potential action at a future meeting.

Section Five: Sphere of Influence Determinations – Triangle T Water District
2023 Municipal Service Review

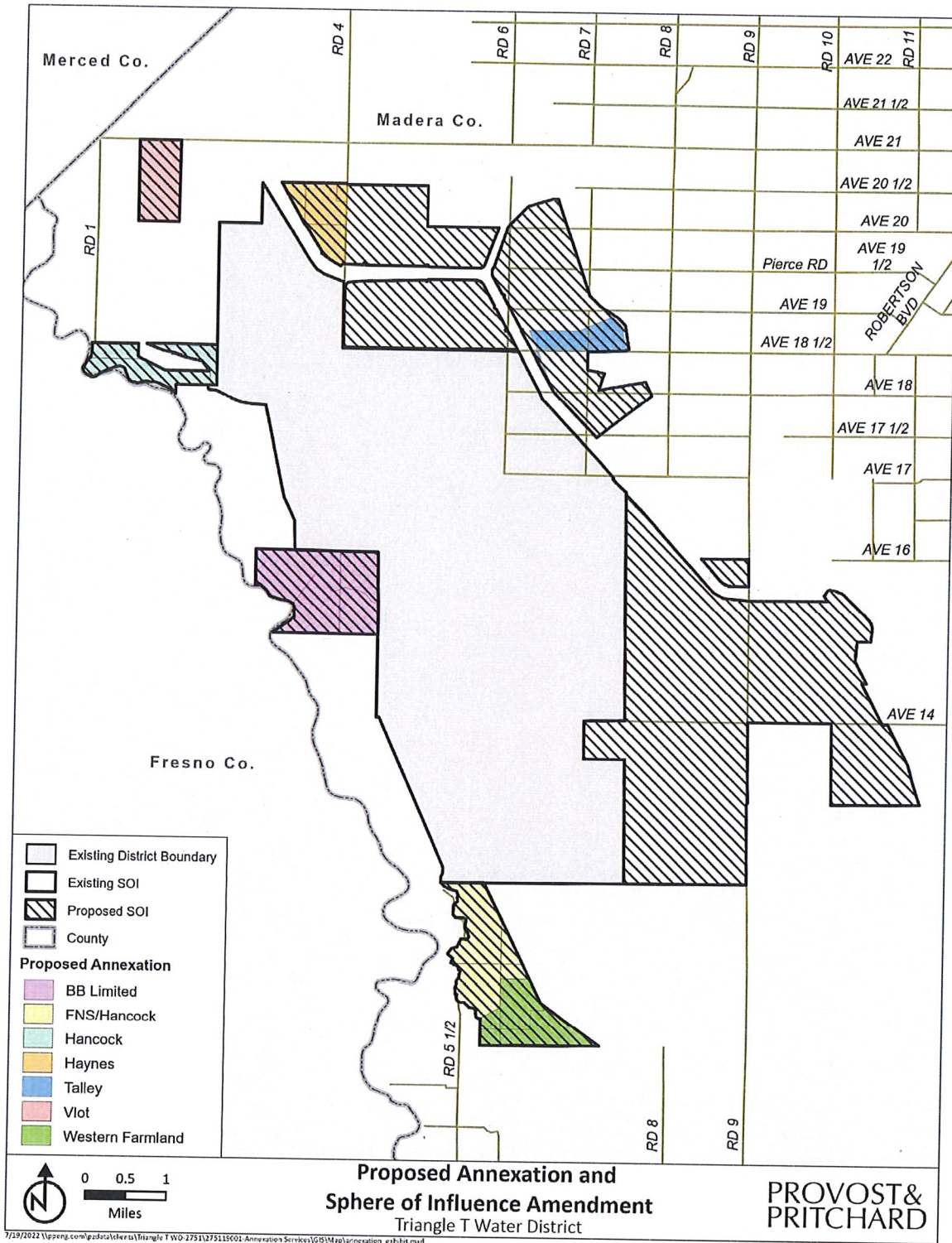
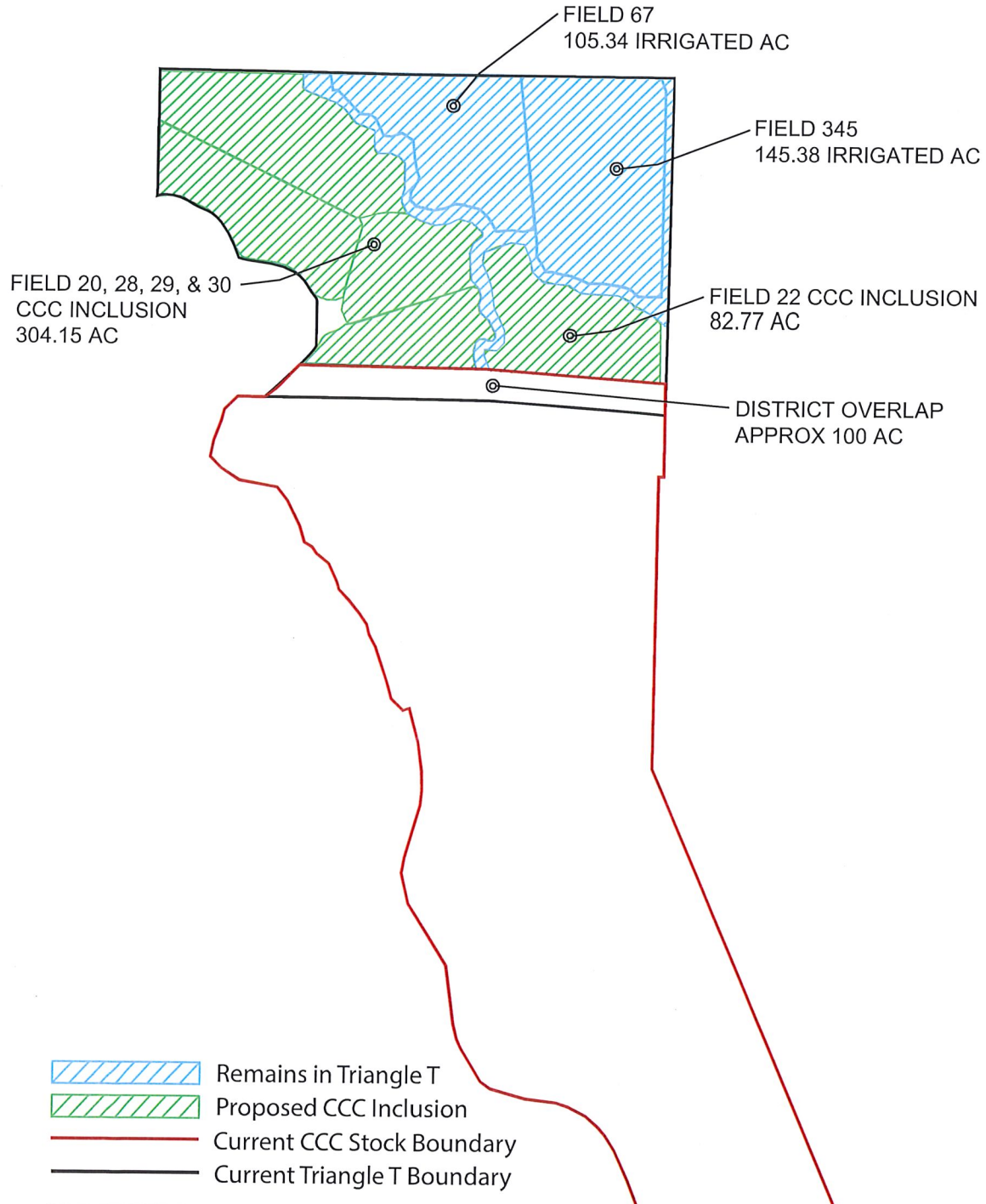


Figure V-1. Parcels included in SOI Amendment and Annexation

MAP #2

BB Limited Proposed Triangle T Deannexation 2026



Parcel	Remain in Triangle T	Potential Deannexation
Field 345 Irrigated Acres	145.38	
Field 67 Irrigated Acres	105.34	
Slough and Outground	TBD by Provost and Pritchard	
Overlap Area		approx. 100 acres
Field 20, 28, 29, 30 Inclusion		304.15
Field 22 Inclusion		82.77
Totals	250.72 + Outground	approx. 486.92

MAP #3

Section Three: Municipal Service Review – Triangle T Water District
2023 Municipal Service Review

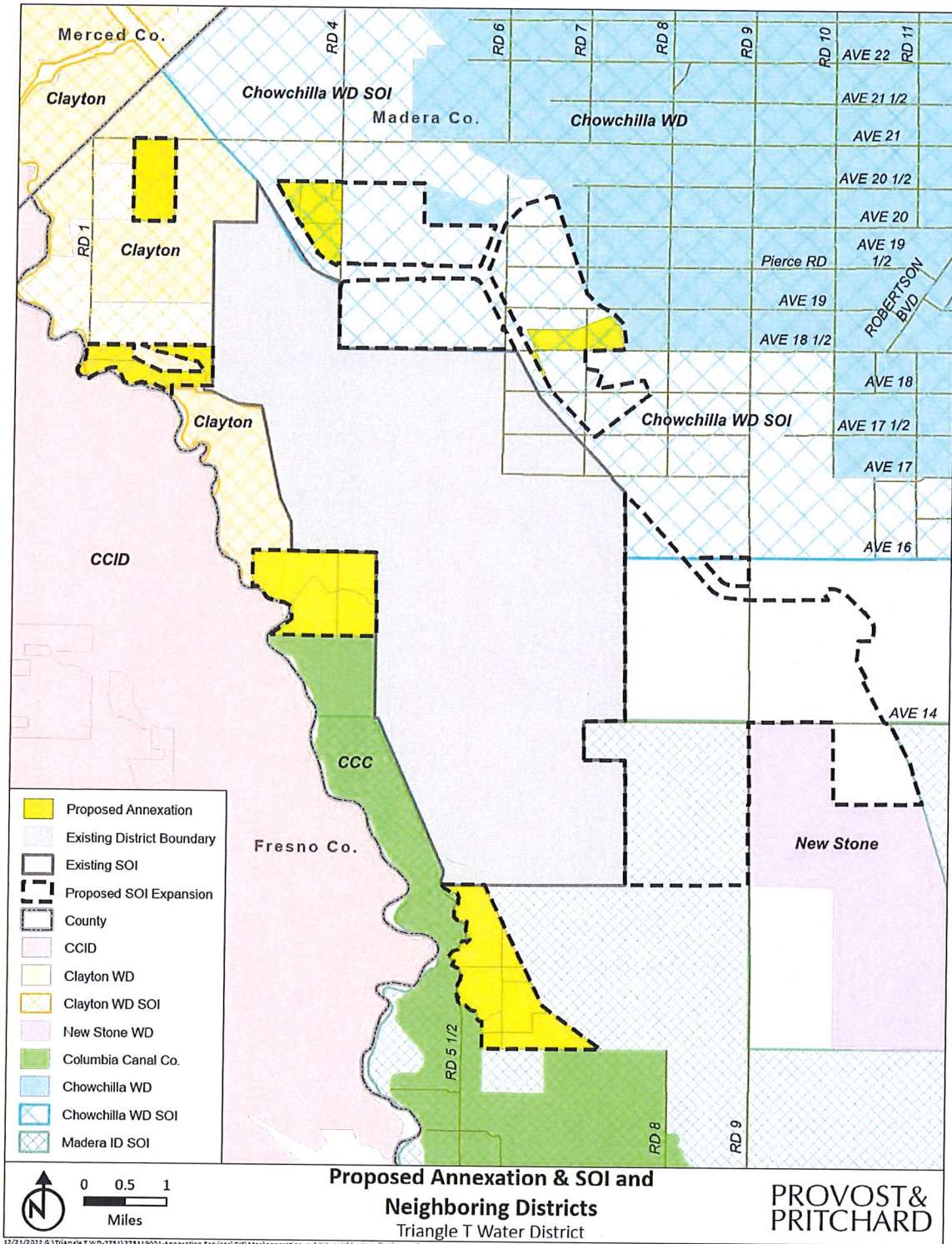
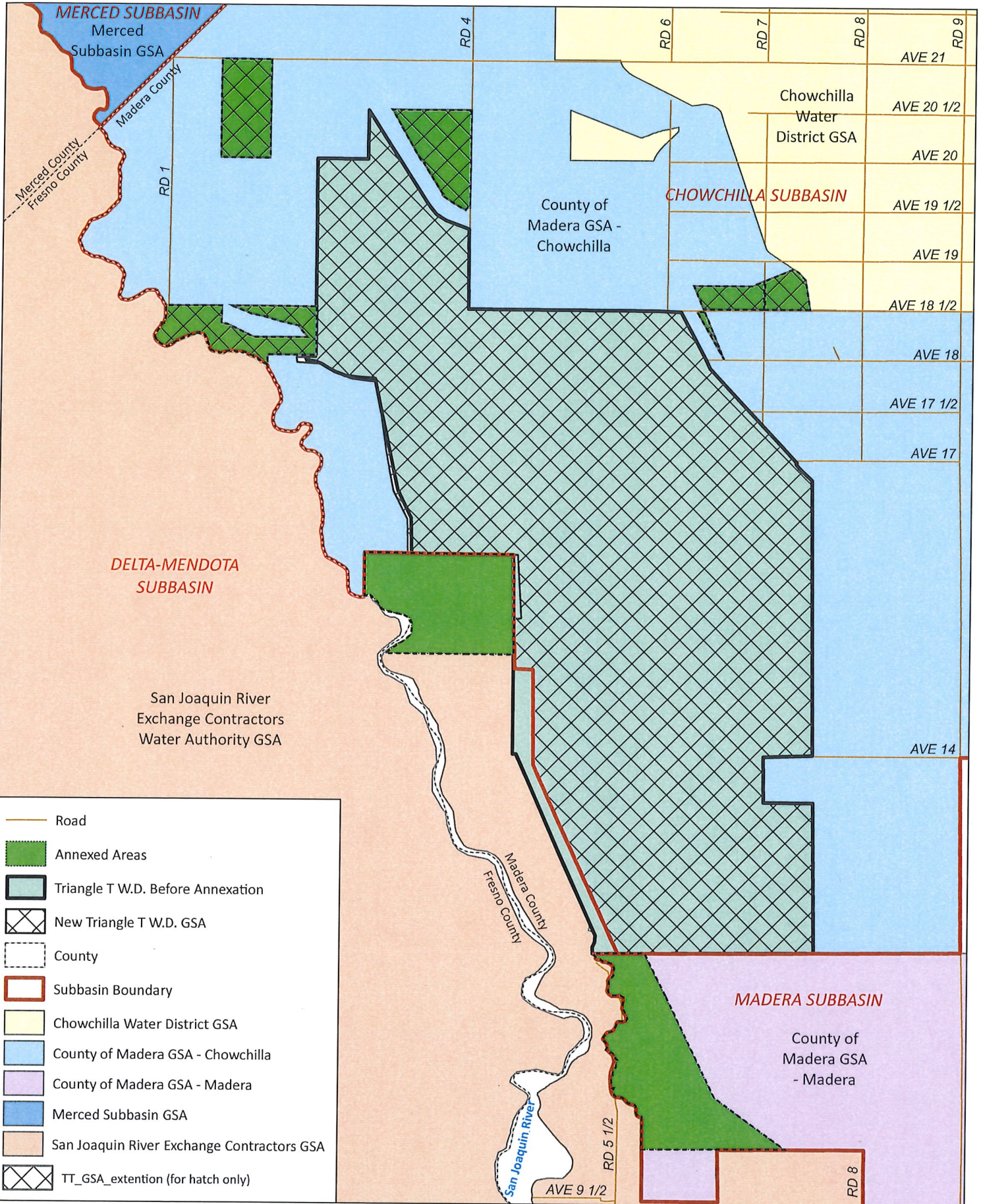


Figure III-1: Vicinity Map



Legend

- Road
- Annexed Areas
- Triangle T W.D. Before Annexation
- New Triangle T W.D. GSA
- County
- Subbasin Boundary
- Chowchilla Water District GSA
- County of Madera GSA - Chowchilla
- County of Madera GSA - Madera
- Merced Subbasin GSA
- San Joaquin River Exchange Contractors GSA
- TT_GSA_extention (for hatch only)



Triangle T Water District
District and District GSA Boundaries

PROVOST & PRITCHARD