



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, August 13, 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 July 9, 2026.
4. **BUDGET** – Chase Hurley
 - a. **Action Item** - Review and Consider Approval of Accounts Payable and the Financial Report
 - b. 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. Red Top Landowner Meeting – July 30, 2026
- c. BB Limited Property Partial Detachment

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: September 10, 2026



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

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

July 9, 2026

Call to Order: Director Lucas Avila called the meeting to order at 10:05 a.m.

Directors: Lucas Avila, Brandon Spain, Michael York, and Danielle Harris (remote)

Absent Directors: Dirk Vlot

Others: Sarah Woolf, Chase Hurley, Moises Ortiz, Michael Miller, Ryan McKeller, Arlene Ward, George Park, Shane Swartz, and Becky Horn

Public Comment:

No public comments were made. The Board offered their congratulations to Danielle Harris on the occasion of her marriage.

Minutes

Minutes from the Board Meetings of May 14, 2026 were reviewed. Director Brandon Spain made a motion to approve the minutes and Michael York seconded. A roll call vote was taken and the motion passed unanimously.

Budget & Financial Reports

Chase Hurley reviewed the financial, budget and payable reports and stated that we have \$1,030,288.88 total cash on hand. Chase informed the board that he is looking into investment of excess funds through California's Local Agency Investment Fund (LAIF) to improve interest earnings. Additional information will be provided at the next meeting. Director Brandon Spain made a motion to approve the financial reports and Michael York seconded. A roll call vote was taken and the motion passed unanimously.

Review and Consider recommendation for assessment to cover the ongoing Appropriative Water Right work on behalf of the Red Top area

Sarah Woolf reviewed a report reflecting Appropriative Water Rights (AWR) costs and expenses through November of 2025, which showed a rate previously invoiced of \$18 per acre. The report shows that our actual cost per acre has been \$22, leaving an outstanding \$4 per acre that Triangle T has been covering on behalf of all landowners in Chowchilla Subbasin participating in the AWR. There are ongoing expenses anticipated as further work needs to be done to complete the AWR process. Lucas Avila asked for a motion to approve an \$8 fee assessment for growers participating in the AWR effort. Brandon Spain made the motion, Michael York seconded. A roll call vote was taken and the motion passed unanimously.

Poso Siphon Upgrades

Chase shared that the Poso Siphon continues operating with no effectual changes from when we last ran it. More engineering details will be provided at a future meeting.

Water Operations

Chase reviewed the report and reminded the group that we had budgeted 11,211 acre feet of water and have delivered a total of 4,379 acre feet to date. Chase shared that the transaction for 850 feet from Chowchilla Water District (CWD) will not take place, as they have moved that water to one of their neighboring districts. We have around 3,000 acre feet left to deliver. We will continue to explore any opportunities to acquire more water.

Ongoing District Activities – BB Limited Property Changes

Chase reviewed a prepared memo with the board. Arlene Ward from BB Limited addressed the group and asked that TTWD de-annex approximately 487 acres and transfer those acres into Columbia Canal Company. Sarah provided some background information about land originally annexed into TTWD and what will happen when we de-annex. Chase said we will start the process with Arlene and report back to the board with an update.

Appropriative Water Rights

Sarah said there was nothing new to report, other than the last monthly meeting was turned into a technical meeting with just the engineering team and members of State Board staff. She has not heard on update from that meeting yet.

Other Business

There was no other business discussed.

Adjournment

The meeting adjourned at 10:45 a.m

Sarah Woolf, Secretary TTWD

Triangle T Water District
Bank Registers/Payable List
July 7, 2026 - August 10, 2026

August 13, 2026

Date	Num	Name	Memo	Deposits	Checks	Balance
Tri Counties-Checking (0964)						1,000.00
07/09/26			CHOWCHILLA WATER DISTRICT (GRANT)	520.05		1,520.05
07/09/26			BB LIMITED	55,334.79		56,854.84
07/10/26	2292	Anderson Pump Co.	Inspect Poso pump #1		139.00	56,715.84
07/10/26	2293	Herum Crabtree Suntag	May 2026 Legal - GSA		4,357.44	52,358.40
07/10/26	2294	San Luis Delta Mendota Water Authority	Water Year 2023 Final Accounting		1,134.25	51,224.15
07/13/26	2295	San Luis Delta Mendota Water Authority	VOID: July 2026 Water Deliveries	0.00		51,224.15
07/13/26			Transfer funds to cover payables	5,545.05		56,769.20
07/13/26			CROSS CREEK FARMS	22,300.00		79,069.20
07/13/26		Tri Counties Bank	July 2026 Bank Fee		10.95	79,058.25
07/14/26	2296	San Luis Delta Mendota Water Authority	July 2026 Water Deliveries		68,157.76	10,900.49
07/30/26	ACH	Pacific Gas & Electric	Electric 06/16/26 - 07/15/26		27,750.57	-16,850.08
07/30/26			Transfer funds to cover payables	17,850.08		1,000.00
07/31/26			GREEN LEAF FARMS, HAYNES FAMILY TRUST	28,651.20		29,651.20
08/05/26			TALLEY FAMILY, JHLIC, WESTERN FARMLAND	1,780,299.84		1,809,951.04
08/07/26	2297	San Joaquin River Exchange Contractors WA	June 2026 Transfer Agreement		1,311,700.00	498,251.04
08/07/26			Transfers reserves to Money Market account		1,808,951.04	-1,310,700.00
08/10/26			Transfer funds to cover payables	1,311,700.00		1,000.00
08/10/26			Transfer funds to cover payables	72,578.53		73,578.53
08/10/26	2298	Anderson Pump Co.	Poso Pump Repair		139.00	73,439.53
08/10/26	2299	California Farm Water Coalition	2026 Membership		2,640.00	70,799.53
08/10/26	2300	Central California Irrigation District	July 2026 Water Deliveries		14,900.00	55,899.53
08/10/26	2301	Chowchilla Water District	June 2026 Chowchilla GSP Annual Report		1,274.67	54,624.86
08/10/26	2302	Columbia Canal Company	May - June 2026 Conveyance 1,601 AF at \$18		28,818.00	25,806.86
08/10/26	2303	EKI Environment & Water	May - June 2026 Prop 68 Grant Admin Services		5,024.50	20,782.36
08/10/26	2304	Herum Crabtree Suntag	July 2026 Legal - Water Right		391.68	20,390.68
08/10/26	2305	Provost & Pritchard	June 2026 Engineering - Water Right		5,545.10	14,845.58
08/10/26	2306	Summers Engineering, Inc.	June 2026 Engineering		1,553.82	13,291.76
08/10/26	2307	Water & Land Solutions	August 2026 Management Fee		6,145.88	7,145.88
08/10/26	2308	Water Wise	August 2026 Management Fee		6,145.88	1,000.00
Total Tri Counties-Checking (0964)				3,294,779.54	3,294,779.54	1,000.00
Tri Counties-MM (2547) (2.956% APY)						973,434.04
07/13/26			Transfer funds to cover payables		5,545.05	967,888.99
07/30/26			Transfer funds to cover payables		17,850.08	950,038.91
07/31/26			July 2026 Interest	2,451.01		952,489.92
08/07/26			Transfers reserves to Money Market account	1,808,951.04		2,761,440.96
08/10/26			Transfer funds to cover payables		1,311,700.00	1,449,740.96
08/10/26			Transfer funds to cover payables		72,578.53	1,377,162.43
Total Tri Counties-MM (2547)				1,811,402.05	1,407,673.66	1,377,162.43
TOTAL CASH ON HAND						1,378,162.43

TRIANGLE T WATER DISTRICT
2026 Budget vs. Actual (58%)
January 1, 2026 - July 31, 2026
August 13, 2026

	Budget	Actual (YTD)	% of Budget
REVENUE			
Fees and Other			
Interest Income	30,000	10,835	36%
Other	-	1,350	100%
Outside (Cross Creek Deliveries \$100/AC)	89,200	66,900	75%
Prop 68 Grant	50,000	-	0%
Subtotal	169,200	79,085	47%
Assessments			
Base Assessments (\$127/AC)	2,262,154	1,696,616	75%
Supplemental Assessment: JHLIC 2026	2,700,576	1,350,288	50%
Subtotal	4,962,730	3,046,904	61%
Total Revenue	5,131,930	3,125,989	61%
EXPENSE			
Administration			
Audit	6,500	-	0%
Dues, Fees, and Permits			
<i>Bank Fees</i>	100	55	55%
<i>Calif Farm Water Coalition</i>	2,200	2,640	120%
<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	86,042	58%
Professional Services			
Engineering			
<i>Annexation</i>	-	-	0%
<i>General</i>	10,000	14,007	140%
<i>Water Right</i>	20,000	38,738	194%
Legal			
<i>General Counsel</i>	5,000	19,232	385%
<i>Water Right</i>	20,000	7,980	40%
Prop 68 Grant	45,000	15,173	34%
Supplies	250	-	0%
Website Management & Updates	2,400	-	0%
Total Administration	270,700	194,682	72%
Chowchilla Sub-basin			
SGMA Compliance			
<i>Domestic Well Mitigation Program</i>	175,000	-	0%
<i>GSP Admin/Annual Rep Cost Share</i>	20,000	3,203	16%
Total Chowchilla Sub-basin	195,000	3,203	2%
Operations & Maintenance			
PG&E Power	170,000	41,754	25%
System Repairs & Maintenance	150,000	22,158	15%
Total Operations & Maintenance	320,000	63,912	20%
Water-Purchases, O&M, Transport			
Exchange Contractors (With 50% Allocation)	1,155,000	1,311,700	114%
Chowchilla WD	106,250	-	0%
Supplemental Water: Contract #1	850,000	-	0%
Supplemental Water: Contract #2	1,275,000	-	0%
Conveyance: CCID/CCC/SLCC/SLDMWA	959,950	263,479	27%
Total Water-Purchases, O&M, Transport	4,346,200	1,575,179	36%
Total Expense	5,131,900	1,836,976	36%
Net Operating Income	30	1,289,013	
Non-Operating Revenue			
DWR Reimbursement	-	-	
Non-Operating Expense			
DWR Disbursement	-	-	
Net Non-Operating	-	-	
Net Income	30	1,289,013	

Triangle T Water District
A/R Aging Summary
as of August 10, 2026

August 13, 2026

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
BB Limited	0.00	26,992.58	0.00	0.00	0.00	26,992.58
Department of Water Resources	0.00	0.00	0.00	0.00	210,450.36	210,450.36
John Hancock Life Insurance CO USA	1,350,288.00	0.00	0.00	0.00	0.00	1,350,288.00
Triangle T Partners, LLC	0.00	12,636.50	0.00	0.00	0.00	12,636.50
Vlot Family Farms	0.00	67,246.50	0.00	0.00	0.00	67,246.50
TOTAL	1,350,288.00	106,875.58	0.00	0.00	210,450.36	1,667,613.94

TRIANGLE T WATER DISTRICT
2026 WATER OPERATIONS
August 13, 2026

Outside Surface Water		WY 2026			
		thru July 2026			
		Budget	Actual	Balance	
CWD		850		-	Will not occur
Exchange Contractors		3,000	2,998	2	
Stevinson WD: New Contract		2,000		2,000	Start ~Aug 15th
Stevinson WD: Panoche Take-Off (5K)		3,000	-	-	Will not occur
Del Puerto WD: Contract Repayment'26		2,000	2,000	-	Complete
Del Puerto WD: Contract Repayment'25		361	361	-	Complete
TOTAL		11,211	5,359	2,002	

rate

Water User	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL	ACRES	AF/AC
Cross Creek Farms-Vlot, Case	-						79						79	860	0.09
FMS	-	297	368	693	757	1,815	640						4,570	12,554	0.36
Vlot, Dirk	-						163						163	1,798	0.09
	-	297	368	693	757	1,815	882	-	-	-	-	-	4,812	15,212	0.32

SURFACE WATER APPLICATION			
Entity	Acres	AF	AF/AC
Triangle T Water District	17,751	4,733	0.31
Cross Creek - Mitigation Agreement	860	79	0.09
TOTAL	18,611	4,812	0.26