



**REGULAR MEETING OF THE BOARD OF DIRECTORS
OF THE TUSCAN WATER DISTRICT**

TUSCAN WATER DISTRICT BOARD MEETING AGENDA

Date: Wednesday, March 19, 2024

Time: 9:00 a.m.

Location:

Chico State University Farm
311 Nicholas C Schouten Lane, Room 104
Chico, California 95928

BOARD MEMBERS:

- Rich McGowan, President
- Steve Koehnen, Vice President
- Raymond Antonowich, Secretary
- Andrew Mendonca, Treasurer
- Bill Chance
- Craig Knight
- Brian Mori
- James Paiva
- Todd Turley

NOTES

In compliance with the American with Disabilities Act, if you need disability-related modifications or accommodations, including auxiliary aids or services, to participate in this meeting, please email info@tuscanwaterdistrict.org by Noon on Tuesday prior to this meeting.

Written material related to an item on this agenda that is distributed less than 72 hours prior to this meeting to at least a majority of the members of the legislative body will be available for inspection during the meeting at the Chico State University Farm's entrance gate at 311 Nicholas C Schouten Lane.

Written material distributed during a public meeting will be available for public inspection at the meeting, if prepared by the District or a member of its legislative body, or after the meeting if prepared by some other person. Any materials related to an item on this Agenda are available for public inspection online at <https://www.tuscanwaterdistrict.org/>

TUSCAN WATER DISTRICT BOARD MEETING AGENDA

Wednesday, March 19, 2024

1. TUSCAN WATER DISTRICT (TWD) REGULAR BOARD MEETING

- a. Call to Order and Roll Call
- b. Pledge of Allegiance

2. REGULAR AGENDA

- a. Approval of the February 19, 2025, TWD Board Meeting Minutes.
Requested Action: Review and take appropriate action.
- b. Consideration of Recent Invoices.
Requested Action: Review and take appropriate action.
- c. Update on Effort to Find New Office and Board Meeting Space.
Requested Action: Discuss and take appropriate action.
- d. Update from Staff and Finance Ad Hoc Committee regarding:
 - i. Financial Start-Up Plan
 - ii. 2025-26 Budget
 - iii. Use of Auditor-Controller's Office to bill, collect, and disburse assessments
 - iv. Voluntary Pre-Payment Program**Requested Action(s):** Review, discuss and provide feedback or direction as appropriate.

3. COMMUNICATIONS AND REPORTS

- a. General Manager Updates:
 - i. LAFCO Compliance items.
 - ii. Update on Vina GSA Surface Supply & Recharge efforts.
 - iii. Update on Vina GSA Demand Reduction Strategies efforts.
 - iv. Communications.
- b. Board Member Announcements, Reports or Requests for Future Agenda Topics.

4. PUBLIC COMMENT

Members of the public may address the Board at this time on any matter not already listed on the agenda. Comments related to the proposed assessment may be addressed during the public workshop. The Board reserves the right to limit each comment to three minutes per speaker. The Board cannot take any action at this meeting on requests made under this section of the agenda.

ADJOURNMENT

ITEM 2a - Minutes

Tuscan Water District (TWD) Board Meeting Minutes

Date: February 19, 2025

Time: 9:00 AM

Location: Chico State University Farm, 311 Nicholas C Schouten Lane, Room 104, Chico, CA

1. CALL TO ORDER AND ROLL CALL

President Rich McGowan called the meeting to order at 9:00 AM.

Board Members Present:

- Rich McGowan, President
- Raymond Antonowich, Secretary
- Andrew Mendonca, Treasurer
- Bill Chance
- Craig Knight
- Brian Mori
- James Paiva
- Todd Turley

Board Member Absent: Steve Koehnen (Vice President)

Public Attendees: Several members of the public introduced themselves, including Emily McCabe, Dillon McGregor, and others.

2. PLEDGE OF ALLEGIANCE

The Board and attendees stood for the Pledge of Allegiance.

3. REGULAR AGENDA

a. Approval of January 15, 2025, Board Meeting Minutes

The Board reviewed the January 15, 2025, meeting minutes, including those from the Protest Hearing and the Regular Board Meeting.

- Correction: Bill Chance noted that he was not present at the January 15, 2025, meeting.
- Motion to approve minutes with correction:
 - Motion: Brian Mori
 - Second: Rayme Antonowich
 - Vote: Unanimously approved

b. Consideration of Recent Invoices

The Board reviewed the following invoices:

ITEM 2a - Minutes

1. Joe Hughes (Legal Services): \$8,911 (after prior payment of \$3,632)
 - Motion to approve:
 - Motion: Todd Turley
 - Second: Ramey Antonowich
 - Vote: Unanimously approved
2. Tovey Giezentanner Monthly Invoice: \$3,500
 - Motion to approve:
 - Motion: Craig Knight
 - Second: Andrew Mendonca
 - Vote: Unanimously approved
3. MK Elections Invoice:
 - Under budget by \$4,000
 - Correction noted for a minor discrepancy (\$1.59) in the mailing services cost
 - Motion to approve:
 - Motion: Ramey Antonowich
 - Second: Brian Mori
 - Vote: Unanimously approved

c. Update on Effort to Secure Permanent Office Space & Consideration of Meeting Time

Bill Chance provided an update on potential office spaces:

- Farm Bureau Space Proposal: Initially offered at \$1,000/month for 522 sq. ft.
 - Board countered with \$1.25 per sq. ft.
 - Farm Bureau's counteroffer was \$750/month plus \$500 per meeting → effectively raising costs
 - Board decided to reject Farm Bureau's counteroffer
- Alternative Locations Considered:
 - East 9th Street (limited parking)
 - Connors Court (adequate space & parking, requires minor modifications)
 - Durham location on Midway
- Public Input: Suggested looking into Butte County Association of Governments (BCAG) building as a potential board meeting venue.
- Decision:
 - Farm Bureau offer rejected
 - Board continues search for affordable office/meeting space
 - Office can be located outside the district per California Water Code
 - Meeting time remains at 9:00 AM for now, but may be adjusted based on final office location

d. Consideration of Strategic Planning Workshop

- Proposal: Hiring a consultant for \$2,500 to facilitate strategic planning and refine the district's mission.
- Board Discussion:
 - Some members supported the idea.

ITEM 2a - Minutes

- Others argued that existing documents (e.g., LAFCo filings, GSP) already define the district's purpose.
- Suggested focusing funds on public outreach instead.
- Vote: The Board rejected the proposal and decided to work internally with staff on refining the mission.

e. Consideration of Draft Bylaws and Voluntary Contribution Policy

- Draft Bylaws:
 - Key unresolved items:
 1. Office location (pending decision)
 2. Meeting time (pending possible changes)
 3. Board Member terms (awaiting staggered election district implementation)
 - Decision: Postpone bylaws adoption until outstanding items are resolved.
- Voluntary Contribution Policy:
 - Purpose: Allows landowners to prepay assessments to support district operations before the county tax roll assessment starts.
 - Issue: Current draft references a \$10 per acre contribution, which should be adjusted based on the Board-approved budget.
 - Decision: Referred back to Finance Committee for revision.

f. Proposition 218 Election Results & Next Steps

- Election Results:
 - 88% of acres voted "Yes" (approximately 53,000 acres)
 - 12% of acres voted "No" (approximately 7,000 acres)
 - 63% voter participation (weighted by acreage)
- Public Concerns:
 - Some argued that a slight majority of ballots (counting each landowner equally) voted "No", even though the weighted acreage vote was in favor.
- Next Steps:
 - Finance Committee to review budget, provide recommendations to full board for decision, and finalize assessment implementation

4. COMMUNICATIONS AND REPORTS

a. General Manager Updates (provided by Rich McGowan on behalf of Tovey Giezentanner)

- LAFCo Compliance:
 - 17 conditions for compliance → Board will receive a detailed update next month.
- Vina GSA Surface Supply & Recharge Efforts:
 - Discussions ongoing, update expected next month.
- Vina GSA Demand Reduction Strategies:
 - Initial efforts delayed due to DWR funding complications.
 - Full report at next meeting.

ITEM 2a - Minutes

- Public Outreach:
 - Board agreed on enhancing communication efforts.

b. Board Member Reports & Future Agenda Requests

- Assessment Implementation & Budget: Finance Committee to finalize assessment rate & voluntary contribution policy for Board approval.
- Outreach Coordination: Collaboration with Vina GSA & DWR to improve public engagement & information sharing.
- Follow-Up on Alternative Office Locations: Update at next meeting.

5. PUBLIC COMMENT

- Several members of the public raised concerns about:
 - Election results reporting
 - Meeting accessibility for small farmers
 - The detachment process for opting out of the district
- The Board clarified:
 - Leaving TWD requires a LAFCo process
 - Tuscan Water District implements projects
 - Public input is welcome at all meetings

6. ADJOURNMENT

- Meeting adjourned at approximately 11:30 AM.
- Next meeting scheduled for March 19, 2025.

ITEM 2b - Invoices

Klein · DeNatale · Goldner
ATTORNEYS AT LAW

10000 STOCKDALE HWY, SUITE 200
BAKERSFIELD, CA 93311
(661) 395-1000
FAX (661) 326-0418
E-MAIL accounting@kleinlaw.com

February 28, 2025

TUSCAN WATER DISTRICT
*****E-MAIL INVOICES*****

Invoice No. 1241729
Client No. 24618
Matter No. 001
Billing Attorney: JDH

INVOICE SUMMARY

For Professional Services Rendered for the Period Ending: February 19, 2025.

**RE: TUSCAN WATER DISTRICT
GENERAL BUSINESS**

Professional Services	\$ 1,265.50
Costs Advanced	<u> \$.00</u>
TOTAL THIS INVOICE	\$ 1,265.50

ITEM 2b - Invoices

KLEIN DENATALE GOLDNER

Invoice No. 1241729

February 28, 2025

PROFESSIONAL SERVICES

Date	Init	Description	Hours	Amount
1/27/25	JDH	TELEPHONE CONFERENCE WITH T. GIEZENTANNER.	.20	79.00
1/29/25	JDH	REVIEWED AND REPLIED TO E-MAIL FROM T. GIEZENTANNER.	.20	79.00
1/30/25	JDH	REVIEWED AND REPLIED TO E-MAIL FROM T. GIEZENTANNER REGARDING OFFICE LOCATION; RESEARCHED SAME.	.50	197.50
2/14/25	AND	REVIEWED AND REVISED BYLAWS; E-MAILED J. HUGHES REGARDING SAME.	.40	120.00
2/18/25	JDH	TELEPHONE CONFERENCE WITH R. McGOWAN REGARDING BOARD MEETING.	.50	197.50
2/19/25	JDH	ATTENDED FEBRUARY REGULAR BOARD MEETING.	1.50	592.50
TOTAL PROFESSIONAL SERVICES				\$ 1,265.50

SUMMARY OF PROFESSIONAL SERVICES

Name	Init	Rate	Hours	Total
DOMINGUEZ, ALEX	AND	300.00	.40	120.00
HUGHES, JOSEPH	JDH	395.00	2.90	1,145.50
Total			3.30	\$ 1,265.50

TOTAL THIS INVOICE

\$ 1,265.50

ITEM 2b - Invoices
Klein · DeNatale · Goldner
ATTORNEYS AT LAW

10000 STOCKDALE HWY, SUITE 200
BAKERSFIELD, CA 93311

(661) 395-1000
FAX (661) 326-0418
E-MAIL accounting@kleinlaw.com

February 28, 2025

TUSCAN WATER DISTRICT
*****E-MAIL INVOICES*****

Invoice No. 1241729
Client No. 24618
Matter No. 001
Billing Attorney: JDH

REMITTANCE

RE: TUSCAN WATER DISTRICT
GENERAL BUSINESS

BALANCE DUE THIS INVOICE

\$ 1,265.50

All checks should be made payable to:
(Please return this advice with payment.)

Klein DeNatale Goldner
10000 Stockdale Hwy, Suite 200
Bakersfield, CA 93311

For payment by wire in USD:
(Please reference:
Client-Matter No. 24618-001,
Invoice No. 1241729)

J.P. Morgan Chase
Account No. 825707620
ABA No. 322271627

To pay by credit card, click here --->: [Pay Now](#) or call Accounting at (661) 395-1000.

DUE UPON RECEIPT

FEDERAL I.D. No. 95-2298220

Thank you! Your business is greatly appreciated.

ITEM 2b - Invoices

INVOICE

Giezentanner & Associates
698 East 5th Street
Chico, California 95928
United States

BILL TO
Tuscan Water District
30 Independence Circle
Chico, California 95973
United States

Invoice Number: 20201283

Invoice Date: March 19, 2025

Payment Due: April 18, 2025

Amount Due (USD): \$3,500.00

Items	Quantity	Price	Amount
Service Period ending February 28 - For District staff support services as follows: - LAFCO Conditions of Approval compliance - Logistical and financial issues - Board meeting prep and follow up - Meetings and communication with board members & Ad Hoc committees	1	\$3,500.00	\$3,500.00

Total: \$3,500.00

Amount Due (USD): \$3,500.00

ITEM 2c - Board Meeting Space



ITEM 2c - Board Meeting Space



ITEM 2c - Board Meeting Space



ITEM 2c - Board Meeting Space



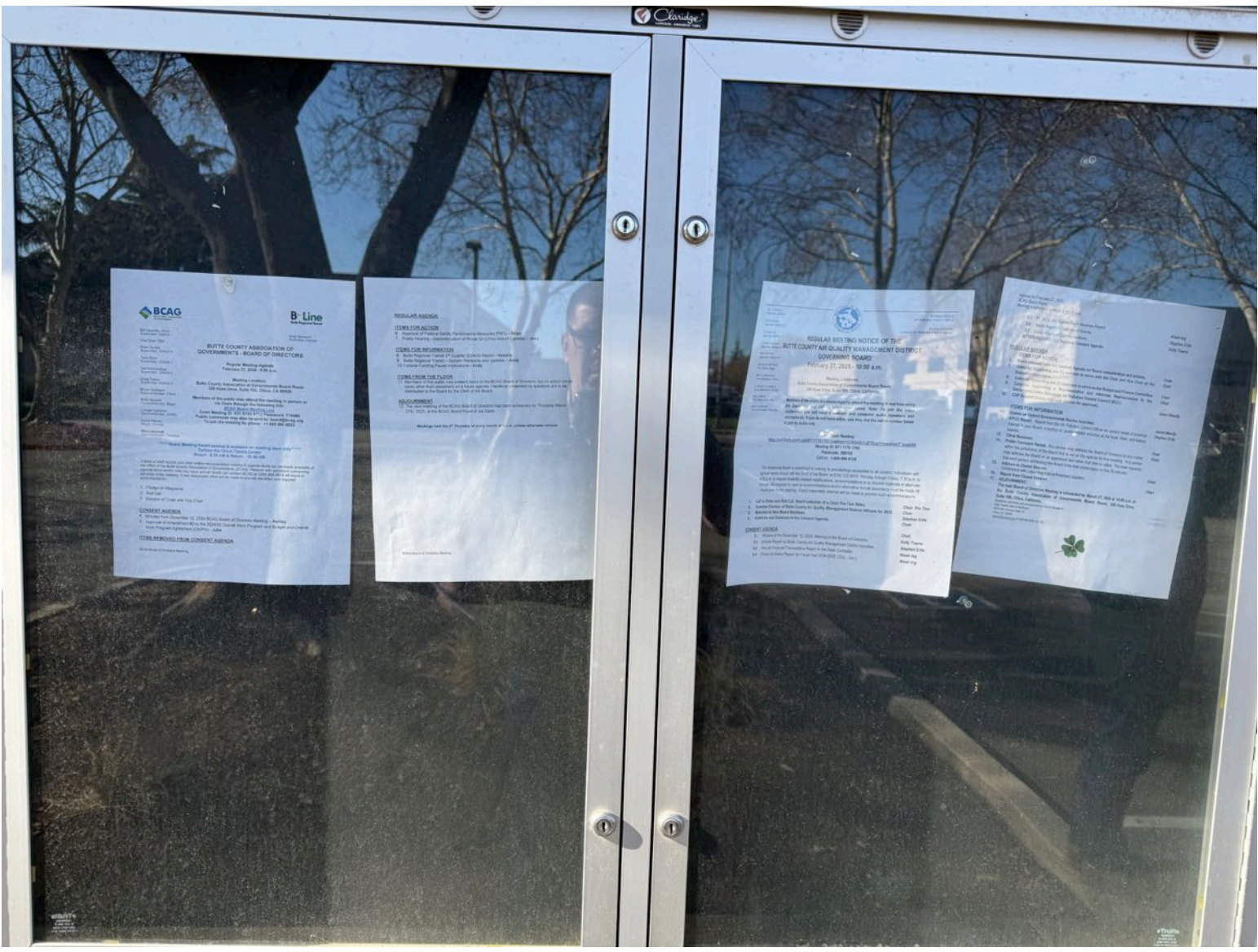
ITEM 2c - Board Meeting Space



ITEM 2c - Board Meeting Space



ITEM 2c - Board Meeting Space



ITEM 2c - Board Meeting Space



ITEM 2d - Finances Update

Tuscan Water District (TWD) – Financial Start-Up Plan

Introduction

This report outlines a proposed financial strategy for Tuscan Water District (TWD) during its initial operational years. Its primary objective is to achieve fiscal stability by Year 3 through strategic budgeting, proactive revenue collection, and prudent management of contributions and landowner assessments. The projections provided herein serve as illustrative guidelines aligned with the maximum authorized rates under Proposition 218, with actual budgets subject to adjustment as circumstances evolve.

Projected Budget Summary

The proposed budget, reflective of the Proposition 218 framework, ensures transparent allocation of anticipated expenses, including administrative and personnel costs, litigation and technical support, advocacy initiatives, and reserve funds. Projected budgets and assessment rates are detailed below:

Year	Fiscal Year	Projected Budget (\$)	Per Acre Assessment (\$/acre)	Prop 218 Max Rate (\$/acre)
0	FY 2024-25	\$43,000	-	-
1	FY 2025-26	\$620,100	\$6.45	\$6.46
2	FY 2026-27	\$683,662	\$7.12	\$7.12
3	FY 2027-28	\$698,630	\$7.27	\$7.31

Budget Management and Revenue Strategy

Given the timing constraints associated with landowner assessment collections (December and April), TWD will adopt interim measures for revenue generation and maintain conservative spending to address potential funding gaps:

- **Year 0 - FY 2024–25:**
 - Initial budget of \$43,000 (Mar–June 2025) fully covered by a contribution from Agricultural Groundwater Users of Butte County (AGUBC).
- **Year 1 - FY 2025–26:**
 - Voluntary early assessment contributions of approximately \$120,000 by June 30, 2025, funding July–December 2025 operations.
 - Assessments on remaining acreage at \$6.45/acre, generating ~\$500,000, collected in two installments, December 2025 and April 2026.

ITEM 2d - Finances Update

- Estimated actual expenditures: ~\$384,700, resulting in a carryover balance of approximately \$283,000 on July 1, 2026, heading into Year 2.
- **Year 2 - FY 2026–27:**
 - July–December 2026 expenditures covered by carryover balance from FY 2025–26.
 - Uniform assessment of \$7.13 per acre, generating ~\$685,000, paid in two installments, December 2026 and April 2027.
 - Estimated actual expenditures: ~\$555,029, resulting in carryover balance of approximately \$410,000, on July 1, 2027, heading into Year 3.
- **Year 3 - FY 2027–28:**
 - Expenses for July–December 2027 covered by carryover balance from FY 2026–27.
 - Uniform assessment of \$7.27 per acre, generating ~\$700,000, paid in two installments, December 2027 and April 2028.
 - Estimated expenditures: ~\$569,135, with a carryover balance of ~\$540,000, ensuring robust financial stability moving forward.

Projected vs. Actual Budgets – Summary

The table below clearly compares projected budgets to actual expenditures, highlighting prudent fiscal management and growing reserves:

Year	Fiscal Year	Proj. Budget	Actual Budget	Carryover	Notes
0	2024-25	\$43,000	\$43,000	\$0	Funded by AGUBC (Mar–June 2025).
1	2025-26	\$620,100	\$384,700	\$285,036	Voluntary assessment contributions cover July - Dec 2025 expense.
2	2026-27	\$683,662	\$555,029	\$410,000	2025-26 carryover balance covers July - Dec 2026 expense.
3	2027-28	\$698,630	\$569,135	\$540,000	2026-27 carryover balance covers July - Dec 2027 expense

This financial approach positions TWD for sustainable fiscal operations, ensuring transparency, accountability, and reliability for stakeholders and landowners in the district.

ITEM 2d - Finances Update

TWD - 2025-26 Budget

Projected vs Actual

TWD Projected Budget		Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	2025-26 Totals
Personnel														
General Manager		\$ 12,500	\$ 12,500	\$ 12,500	\$ 12,500	\$ 12,500	\$ 12,500	\$ 12,500	\$ 12,500	\$ 12,500	\$ 12,500	\$ 12,500	\$ 12,500	\$ 150,000
Office Manager		\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 72,000
Subtotal		\$ 18,500	\$ 18,500	\$ 18,500	\$ 18,500	\$ 18,500	\$ 18,500	\$ 18,500	\$ 18,500	\$ 18,500	\$ 18,500	\$ 18,500	\$ 18,500	\$ 222,000
Fringe	20%	\$ 3,700	\$ 3,700	\$ 3,700	\$ 3,700	\$ 3,700	\$ 3,700	\$ 3,700	\$ 3,700	\$ 3,700	\$ 3,700	\$ 3,700	\$ 3,700	\$ 44,400
Personnel Subtotal		\$ 22,200	\$ 22,200	\$ 22,200	\$ 22,200	\$ 22,200	\$ 22,200	\$ 22,200	\$ 22,200	\$ 22,200	\$ 22,200	\$ 22,200	\$ 22,200	\$ 266,400
Office														
Rent	\$1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 18,000
PG&E	\$500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 6,000
Phone / Internet	\$250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 3,000
Insurance	\$1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 18,000
Supplies	\$1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 12,000
Trash & Cleaning	\$500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 6,000
Subscriptions	\$500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 6,000
Memberships	\$500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 6,000
Other	\$500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 6,000
Office Subtotal		\$ 6,750	\$ 6,750	\$ 6,750	\$ 6,750	\$ 6,750	\$ 6,750	\$ 6,750	\$ 6,750	\$ 6,750	\$ 6,750	\$ 6,750	\$ 6,750	\$ 81,000
External Support														
Legal Counsel	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 42,000
Outreach, Website & Social	\$ 2,750	\$ 2,750	\$ 2,750	\$ 2,750	\$ 2,750	\$ 2,750	\$ 2,750	\$ 2,750	\$ 2,750	\$ 2,750	\$ 2,750	\$ 2,750	\$ 2,750	\$ 33,000
Bookkeeping	\$ 10,000	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 10,000
Additional Accounting Support	\$ 10,000	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 10,000
Assessment Collection	\$ 2,000	\$ 167	\$ 167	\$ 167	\$ 167	\$ 167	\$ 167	\$ 167	\$ 167	\$ 167	\$ 167	\$ 167	\$ 167	\$ 2,000
External Support Subtotal		\$ 8,083	\$ 8,083	\$ 8,083	\$ 8,083	\$ 8,083	\$ 8,083	\$ 8,083	\$ 8,083	\$ 8,083	\$ 8,083	\$ 8,083	\$ 8,083	\$ 97,000
General & Admin Expenses		\$ 37,033	\$ 37,033	\$ 37,033	\$ 37,033	\$ 37,033	\$ 37,033	\$ 37,033	\$ 37,033	\$ 37,033	\$ 37,033	\$ 37,033	\$ 37,033	\$ 444,400
Litigation Support	\$ 75,000	\$ 6,250	\$ 6,250	\$ 6,250	\$ 6,250	\$ 6,250	\$ 6,250	\$ 6,250	\$ 6,250	\$ 6,250	\$ 6,250	\$ 6,250	\$ 6,250	\$ 75,000
Technical Support	\$ 50,000	\$ 4,167	\$ 4,167	\$ 4,167	\$ 4,167	\$ 4,167	\$ 4,167	\$ 4,167	\$ 4,167	\$ 4,167	\$ 4,167	\$ 4,167	\$ 4,167	\$ 50,000
Lobbying & Funding Advocacy	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Reserves	\$ 50,000	\$ 4,167	\$ 4,167	\$ 4,167	\$ 4,167	\$ 4,167	\$ 4,167	\$ 4,167	\$ 4,167	\$ 4,167	\$ 4,167	\$ 4,167	\$ 4,167	\$ 50,000
Total		\$ 51,617	\$ 51,617	\$ 51,617	\$ 51,617	\$ 51,617	\$ 51,617	\$ 51,617	\$ 51,617	\$ 51,617	\$ 51,617	\$ 51,617	\$ 51,617	\$ 619,400
Per Parcel		96,071												6.45

ITEM 2d - Finances Update

TWD - 2025-26 Budget

Projected vs Actual

TWD Actual Budget		Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	2025-26 Totals
Personnel														
General Manager		\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500	\$ 12,500	\$ 12,500	\$ 12,500	\$ 105,000
Office Manager		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 36,000
Subtotal		\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 18,500	\$ 18,500	\$ 18,500	\$ 141,000
Fringe	20%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200	\$ 1,200	\$ 1,200	\$ 3,700	\$ 3,700	\$ 3,700	\$ 14,700
Personnel Subtotal		\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500	\$ 14,700	\$ 14,700	\$ 14,700	\$ 22,200	\$ 22,200	\$ 22,200	\$ 155,700
Office														
Rent	\$1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 18,000
PG&E	\$500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 6,000
Phone / Internet	\$250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 3,000
Insurance	\$1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 18,000
Supplies	\$1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 12,000
Trash & Cleaning	\$500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 6,000
Subscriptions	\$500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 6,000
Memberships	\$500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 6,000
Other	\$500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 6,000
Office Subtotal		\$ 6,750	\$ 6,750	\$ 6,750	\$ 6,750	\$ 6,750	\$ 6,750	\$ 6,750	\$ 6,750	\$ 6,750	\$ 6,750	\$ 6,750	\$ 6,750	\$ 81,000
External Support														
Legal Counsel	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 42,000
Outreach, Website & Social	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bookkeeping / Accounting	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 18,000
Additional Accounting Support	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Collection	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000
External Support Subtotal		\$ 6,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 61,000
General & Admin Expenses		\$ 20,250	\$ 19,250	\$ 19,250	\$ 19,250	\$ 19,250	\$ 19,250	\$ 26,450	\$ 26,450	\$ 26,450	\$ 33,950	\$ 33,950	\$ 33,950	\$ 297,700
Litigation Support	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 30,000
Technical Support	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 21,000
Lobbying & Funding Advocacy	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 15,000
Reserves	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 21,000
Total		\$ 20,250	\$ 19,250	\$ 19,250	\$ 19,250	\$ 19,250	\$ 19,250	\$ 40,950	\$ 40,950	\$ 40,950	\$ 48,450	\$ 48,450	\$ 48,450	\$ 384,700
Actual Per Parcel		96,071												4.00

ITEM 2d - Finances Update

Summary of Butte County's Program for Collecting Direct Assessments on the Secured Property Tax Roll

Butte County's Property Tax Division, under the Auditor-Controller's Office, facilitates the collection of direct assessments, special taxes, fees, and charges for taxing agencies, such as the Tuscan Water District (TWD), by placing them on the county's secured property tax roll. This program, detailed in documents dated May 22, 2023, streamlines revenue collection for districts while ensuring compliance with California state laws, including Proposition 218. Below is a summary of the key components, processes, and requirements of this program, tailored to the context of TWD's plan to leverage the tax roll for assessments.

Program Overview

The program **enables agencies to have their levies collected alongside property taxes, with Butte County handling billing, collection, and disbursement.** Typically, assessments are collected in two installments—50% due December 10 and 50% due April 10—mirroring the secured property tax schedule. Funds are disbursed to agencies in December/January and April/May, after offsetting a **\$0.30 per parcel** enrollment fee (deducted in equal parts from each disbursement). The county operates on a July 1 to June 30 fiscal year, and agencies must align submissions with this timeline to ensure smooth integration.

Submission Process and Deadlines

Agencies must submit their assessment data by August 10 annually (per Government Code §26911), though earlier submission is encouraged. For new tax codes, requests are due by June 10. Required documents include:

1. **Direct Assessment Annual Agreement (Attachment #6):** A formal contract between the county and the agency, renewed annually unless terminated by May 1, outlining collection terms and indemnification.
2. **Governing Authorization Certification (Attachment #1):** Certifies the legal basis for the assessment (e.g., Water Code §31032.1 for county water districts) and authorizes its placement on the tax roll.
3. **Proposition 218 Compliance & Hold Harmless Statement (Attachment #2):** Confirms compliance with constitutional requirements and protects the county from legal liability.
4. **Resolution:** A district resolution affirming legal compliance, non-valuation-based levies, and the authority to use the tax roll (e.g., sample resolution provided).

ITEM 2d - Finances Update

5. **Property Tax Data Form (Attachment #4):** Details the assessment name, type, amount, and contact information for taxpayer inquiries.
6. **Parcel Listing (Attachment #5):** An Excel file with parcel numbers, amounts (divisible by two), and tax codes, emailed to AUD-PropertyTaxGroup@buttecounty.net.

Post-submission, the county provides an edit list in mid-July (after the year-end rollover) to correct parcel changes, followed by a final certification due by September 1. Late corrections incur a \$10 per parcel fee and must be submitted by November 15 (for December) or March 15 (for April) using the DA Correction Form (Attachment #7).

Legal and Compliance Requirements

Agencies must comply with Proposition 218 (Articles XIII C and XIII D), ensuring assessments are voter-approved or legally justified and not based on property valuation. The county requires indemnification against legal challenges, with the option to offset judgments from collected funds. For TWD, as a California water district, relevant authorities might include Water Code §31032.1 (standby assessments) or §35470 (charges), depending on the assessment type, as outlined in Attachment #1.

Operational Details

- **Parcel Eligibility:** Low-value parcels (<\$2,000) and exempt public agency parcels are excluded; agencies must bill these directly.
- **Minimum Assessment:** \$0.30 per parcel, matching the enrollment fee threshold.
- **Data Format:** Excel submissions must include 12-digit parcel numbers, even-dollar amounts, and a 5-digit tax code, with an optional 10-digit description field.

ITEM 2d - Finances Update



RESOLUTION NO. 25-01

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE TUSCAN WATER DISTRICT CERTIFYING TO THE COUNTY OF BUTTE THE VALIDITY OF THE LEGAL PROCESS USED TO PLACE DIRECT ASSESSMENTS (SPECIAL ASSESSMENTS) ON THE SECURED TAX ROLL

WHEREAS, the notices and election for special assessment fees for the purpose of funding initial administrative, personnel, legal, technical, and advocacy expenses, as well as establishing reserve funds, to be included on the regular County property tax bill for property owners of the Tuscan Water District (TWD) were completed pursuant to Proposition 218 on January 15, 2025; and

WHEREAS, the District is placing the special assessment on the Butte County secured property tax roll for collection; and

WHEREAS, TWD has complied with all laws pertaining to the levy of the special Assessment, including Proposition 218, authorizing maximum assessment rates as provided therein; and

WHEREAS, the assessment is being levied without regard to property valuation of the properties involved, but instead based on acreage within the district; and

WHEREAS, the Tuscan Water District agrees that it shall be solely liable and responsible, and will defend and hold the County of Butte harmless from any liability as a result of claims or claims for refunds and related interest due filed by taxpayers against any assessments, fees, charges, or taxes placed on the roll for the District by the County; and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of the Tuscan Water District, that the Proposition 218 compliance certification and Hold Harmless Statement are approved, and that the General Manager or their authorized designee is hereby authorized to sign and submit the following documents required for placements on the secured tax roll for collection to the Butte County Auditor:

1. Proposition 218 Compliance Certification and Hold Harmless Statement
2. Property Tax Data Bill Form
3. Authority to Approve Direct Assessment Charges
4. Parcel Listing

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The foregoing resolution was duly passed and adopted by the Board of Directors of the Tuscan Water District at a regular meeting held on _____, by the following vote:

- AYES:
- NOES:
- ABSENT:
- NOT VOTING:

Rich McGowan, President
Tuscan Water District Board of Directors

ATTEST:

By: _____
Rayme Antonowich, Secretary, Tuscan Water District

DRAFT

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UPDATED 9/17/24

DIRECT ASSESSMENT LISTING 2024-2025

TAX CODES	ASSESSMENT DESCRIPTION	AGENCY	PHONE NUMBER
61017 to 61183	COUNTY SERVICE AREAS	BUTTE COUNTY	(530) 538-7681
62000 to 62003	PUBLIC ROAD DIVISIONS	BUTTE COUNTY	(530) 538-7681
63003	BARONI PARK LANDSCAPE & LIGHTING DISTRICT	CHICO AREA RECREATION & PARK DISTRICT	(800) 273-5167
63005	CHICO HUSA RANCH/NOB HILL L&L DISTRICT	CHICO AREA RECREATION & PARK DISTRICT	(866) 807-6864
64000	AB1265/SB863 WILLIAMSON ACT	BUTTE COUNTY ASSESSOR	(530) 552-3800
65001 to 65012	MTCE AREAS (VARIOUS)	DEPARTMENT OF WATER RESOURCES	(530) 552-3601
66001	DRAINAGE DISTRICT # 1	DRAINAGE DISTRICT # 1	(530) 671-1008
66101	DRAINAGE DISTRICT #100	DRAINAGE DISTRICT #100	(530) 882-4212
66301	SB FLOOD CONTROL AGENCY	SUTTER BUTTE FCA ASSESSMENT DISTRICT	(530) 870-4428
67001	ROCK CREEK RECLAMATION DIST.	ROCK CREEK RECLAMATION DIST.	(530) 533-2885
67002	SACRAMENTO RIVER RECLAMATION DIST	SACRAMENTO RIVER RECLAMATION DIST	(530) 533-2885
67012	RECLAMATION DIST #2056	RECLAMATION DIST #2056	(530) 671-1008
67013	RECLAMATION DIST #833-AG PROPERTIES	RECLAMATION DISTRICT #833	(530) 846-3303
67014	RECLAMATION DIST #833-URBAN PROPERTIES	RECLAMATION DISTRICT #833	(530) 846-3303
67015	RECLAMATION DIST #2106 GSA	RECLAMATION DIST #2106	(530) 342-0839
67503	THERMALITO IRR DEL WATER CHGS	THERMALITO WATER & SEWER DISTRICT	(530) 533-0740
67508	BUTTE WATER DISTRICT	BUTTE WATER DISTRICT	(530) 846-3100
67510	LOPUD-KELLY RIDGE SEWER	LAKE OROVILLE AREA PUBLIC UTILITY DISTRICT	(530) 533-2000
67513	LOPUD MISC CHARGES (DELINQUENT SEWER)	LAKE OROVILLE AREA PUBLIC UTILITY DISTRICT	(530) 533-2000
67520	LAKE MADRONE ASSESSMENT	LAKE MADRONE WATER DISTRICT	(530) 533-2885
67521	LAKE MADRONE DEL WATER	LAKE MADRONE WATER DISTRICT	(530) 533-2885
67522	LAKE MADRONE SECURITY	LAKE MADRONE WATER DISTRICT	(530) 533-2885
67530	SOUTH FEATHER DELINQUENT CHARGES	SOUTH FEATHER WATER & POWER AGENCY	(530) 533-4578
67540	P I D DEL WATER CHARGES	PARADISE IRRIGATION DISTRICT	(530) 877-4971
67546	RICHVALE SANITARY DELINQUENT CHGS	RICHVALE SANITARY DISTRICT	(530) 882-4286
67550	BUTTE CREEK WATERMASTER	CALIFORNIA DEPT OF WATER RESOURCES	(530) 529-7300
67560	DURHAM IRRIGATION DELINQ WATER CHGS	DURHAM IRRIGATION DISTRICT	(530) 343-1594
67570	GRIDLEY DELINQUENT WATER & SEWER	CITY OF GRIDLEY	(530) 846.5695
67600	VINA GSA	VINA GROUND WATER SUSTAINABILITY AGENCY GSA	(530) 552-3592
67625	WYCREEK GSA	WYANDOTTE CREEK GROUND WATER SUSTAINABILITY AGENCY GSA	(530) 552-3591
68001	BUZZTAIL COMMUNITY SERV	BUZZTAIL COMMUNITY SERVICE DISTRICT	(530) 892-2220
68002	BERRY CREEK COMM SERV-CUR YR	BERRY CREEK COMMUNITY SERVICE DISTRICT	(530) 680-7653
68201	DURHAM MOSQUITO	DURHAM MOSQUITO ABATEMENT DISTRICT	(530) 345-2875

ITEM 2d - Finances Update

UPDATED 9/17/24

DIRECT ASSESSMENT LISTING 2024-2025

TAX CODES	ASSESSMENT DESCRIPTION	AGENCY	PHONE NUMBER
68202	BUTTE MOSQUITO & VECTOR DISEASE CTRL	BUTTE MOSQUITO ABATEMENT DISTRICT	(800) 273-5167
68301	GRIDLEY BIGGS CEMETERY	GRIDLEY BIGGS CEMETERY DISTRICT	(530) 846-2537
68401	OAKWAY PARK ASSESSMENT	CHICO AREA RECREATION & PARK DISTRICT	(800) 273-5167
68403	AMBER GROVE ASSESSMENT	CHICO AREA RECREATION & PARK DISTRICT	(800) 273-5167
68410	FEATHER RIVER PARK AND RECREATION	FEATHER RIVER PARK & RECREATION DISTRICT	(800) 273-5167
70002	CITY OF BIGGS-DELINQ CHARGES	CITY OF BIGGS	(530) 868-5493
71050	CHICO SEWER CONNECT	CITY OF CHICO	(530) 879-7307
74001 to 74237	CMD5 (VARIOUS)	CITY OF CHICO	(866) 807-6864
76002 to 76008	GRIDLEY ASSESSMENTS (VARIOUS)	CITY OF GRIDLEY	(530) 846-5695
77001	CITY OF OROVILLE SEWER	CITY OF OROVILLE	(530) 538-2401
77016	ORO DELINQ GARBAGE	CITY OF OROVILLE	(530) 533-4783
78001	ORO LANDSCP & LGHT MT ASMT	CITY OF OROVILLE	(866) 427-4304
78002	ORO BENEFIT ASMT DISTRICT	CITY OF OROVILLE	(866) 427-4304
79002	PARADISE ANIMAL CONTROL	TOWN OF PARADISE	(530) 872-6291
79003	PARADISE ANNUAL SEPTIC OP PERMIT FEE	TOWN OF PARADISE	(530) 872-6291
85002	VILLA VERONA ASSESSMENT	LAKE OROVILLE AREA PUBLIC UTILITY DISTRICT	(530) 533-2000
86001	DRESCHER TRACT ASSESSMENT	BUTTE COUNTY	(530) 552-3601
86500	CHICO DOWNTOWN PBID	CITY OF CHICO	(866) 807-6864
87010	PACE-FIGTREE PACE	(CEDA) CALIFORNIA ENTERPRISE DEVELOPMENT AUTHORITY	(866) 807-6864
87500	PACE CSFA 2014-1 (YGRENE WORKS)	(GSFA) GOLDEN STATE FINANCE AUTHORITY	(866) 807-6864
88000	PACE CALIFORNIA FIRST	(CSCDA) CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY	(800) 969-4382
88001	PACE- OPEN PACE	(CSCDA) CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT	(800) 969-4382
88500	PACE CALIFORNIA HERO	(WRCG) WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	(800) 969-4382
88501	PACE GREENWORKS	(WRCG) WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	(800) 969-4382
91000	BIGGS- CFD 2009-01	CITY OF BIGGS	(530) 868-5493
94000	OROVILLE 2006-1 WESTSIDE PUBLIC SAFETY	CITY OF OROVILLE	(866) 427-4304
94001	OROVILLE 2006-2 PUBLIC SAFETY SERVICES	CITY OF OROVILLE	(866) 427-4304
96000	FRR&P CFD 2022-01	FEATHER RIVER RECREATION & PARK DIST	(800) 273-5167
97000	CARD- CFD 2023-01	CHICO AREA RECREATION AND PARK DIST	(800) 273-5167
99000	DDS NUISANCE ABATEMENT LIENS	DEPARTMENT OF DEVELOPMENT SERVICES	(530) 552-3702
99001	DDS 34A CODE ENFORCEMENT	DEPARTMENT OF DEVELOPMENT SERVICES	(530) 552-3702
99100	CITY OF BIGGS NUISANCE ABATEMENT	CITY OF BIGGS	(530) 868-0102
99200	CHICO LOT CLEANING NUISANCE ABATEMENT	CITY OF CHICO	(530) 879-7308

ITEM 2d - Finances Update

DRAFT
March 6, 2025

TUSCAN WATER DISTRICT

VOLUNTARY PRE-PAYMENT PROGRAM

PURPOSE

The Board of Directors of Tuscan Water District (**District**) desires to solicit and accept voluntary financial contributions from landowners within the District's boundaries to serve as pre-payment of existing and/or potential future District assessments to fund District administration and management, project development and implementation, and other related activities (**Program**).

PROGRAM

Each landowner within the District's boundaries may contribute any amount of money as applied against land owned within the District's boundaries (calculated on a per-acre basis) as pre-payment of existing and/or potential future District assessments. In return, the District shall credit the contributing landowner the full amount of its contribution, without the accrual of any interest on the contribution, to be applied to such existing and/or potential future District assessment upon becoming due and shall ensure that this is reflected on such contributing landowner's property tax bill.

If the District decides not to levy an assessment or other long-term funding mechanism within two years of the date of adoption of this Policy, the District shall refund to the contributing landowner the full amount of its pre-payment to the District.

If the District decides to levy an assessment for a per acre amount less than the per acre amount contributed by any particular landowner within the District boundaries, the District shall (a) refund to the contributing landowner the difference between the amount of the assessment levied and the amount of the contributing landowner's pre-payment to the District, or (b) upon election of the contributing landowner, retain the difference to be applied to a later assessment.

TRANSPARENCY

Upon receipt of pre-payment from a landowner, District staff shall generate and provide to the contributing landowner a receipt in the form substantially similar to that attached hereto as **Attachment A**.

The District shall keep separate accounting of all pre-payments paid to and received by the District pursuant to this Policy. Upon request, any landowner or member of the public may review such accounting.

ITEM 2d - Finances Update

**DRAFT
March 6, 2025**

ATTACHMENT A

CONFIRMATION OF RECIEPT

On this _____ day of _____, _____, _____ (Landowner)
DAY MONTH YEAR NAME

voluntarily paid to Tuscan Water District (District) \$XX per acre of land owned within the District's boundaries, totaling:

$$\frac{\text{TOTAL PRE-PAYMENT}}{\text{ACRES OWNED}} = \$XX \times \text{acres}$$

The District shall credit this total pre-payment amount to Landowner's account with the District and shall apply such credit to any existing and/or future assessment levied by the District.

TUSCAN WATER DISTRICT

LANDOWNER

Signature

Signature

Name

Name

Date

Date