

McKinney Water District El Dorado and Placer Counties

Board Meeting Minutes McKinney Water District Board of Directors Meeting June 26, 2026

Director Swartfager convened the McKinney Water District Board Meeting at 8:02 a.m. The meeting was held at 590 McKinney Rubicon Springs, and Via Zoom

ROLL CALL:

Directors Present: J. Swartfager, V. Dangler, S. Cotner, M. Noack, K. Arcidiacono

Directors Absent: None

Others Present: K. Gunter, G. Payne, Michael Miller

Approval of Minutes from the Previous Meetings

The minutes of the regular adjourned meeting of the Board of Directors held on May 22, 2026 was approved on a motion by Director Swartfager and seconded by Director Dangler by unanimous vote.

OLD BUSINESS

A. Resolution 2026-1 Rubicon & Bellevue Water Main Replacement

On a motion by Director Swartfager and seconded by Director Arcidiacono the Board of Directors unanimously approved Resolution 2026-1, the Rubicon Water Main Replacement Project and awarding the construction contact to Heavy Equipment Inc. See Addendum B.

B. Water Bill Collection

- Property owners invoiced on 4/1/26 - \$130,269
- Funds collected through 6/24/26 - \$87,982.19
- Number of credit card payments received: 23, totaling \$2567.19

NEW BUSINESS and MONTHLY REPORTS

A. NEW Resolution 2026-2 –Delinquent Charges for FY 2026-2027 collected by Counties

Resolution 2026-2, determining delinquent charges for the fiscal year 2026-2027 and authorizing collection for the McKinney Water District were presented to the Board for approval.

On a motion by Director Swartfager seconded by Director Dangler Resolution, 2026-2 was approved by unanimous vote. See Addendum C

B. Resolution 2026-3 – Standby Charges for FY 2026-2027 collected by Counties

Resolution 2026-3 –Electing to have Placer and El Dorado counties levy and collect district standby charges for the fiscal year 2026-2027 were presented to the Board for approval.

On a motion by Director Swartfager seconded by Director Noack Resolution, 2026-3 was approved by unanimous vote. See Addendum D

C. Resolution 2026-4 – Annual Budget Review

The Board of Directors will review the 2026-2027 Budget and discuss any necessary changes.

On a motion by Director Swartfager seconded by Director Dangler Resolution, 2026-4 Annual Budget was unanimously approved. See Addendum E

D. Lead and Copper Annual Notification to Home Owners

The annual *Unknown Lead and Copper Service Line Notification* will be mailed on July 1, 2026 to all property owners who have not yet provided the District with information regarding the material of the service line connecting their home to the District's mainline. (e.g., Lead, Copper, Galvanized, Steel, PVC).

E. Treasurer's Report

The Board accepted the Treasurer's Report as presented for May 2026, totaling \$1,342,256.61

Bills/Charges and Transfers

The Board reviewed the Bills and Charges totaling \$22,270.44. On a motion of Director Swartfager and seconded by Director Noack, the bills and charges were approved by a unanimous vote.

F. Water Sample and District Agent Report – June 2026

Static, 23.5 Dynamic, 76.1

May 2026 water production was 1,482,200 Gallons

Coliform/Fecal testing per the sample site plan came back negative. Samples were taken at 901 McKinney Creek Rd in McKinney Estates

PFAS Testing - The District is in a holding pattern. CA has not yet issued the next required PFAS action directive.

The District Agent has formally requested a price quote to upgrade the existing 6-inch mainline to an 8-inch mainline along the segment from Knobcone to the corner of Rubicon Springs and McKinney Creek. This is a preliminary inquiry intended to establish cost, scope, and feasibility before any design or board action is initiated. See Addendum A – District Agent Monthly Report for repairs, replacements, and detailed activities.

District Office: PO Box 7036, Folsom, CA 95763

Sec/Treas. (916) 806-0510 karlagunter@yahoo.com | District Agent: (530) 307-9032 – wpsgraham@gmail.com

Bookkeeper (919) 213-3127 - annette.mckinneywater@gmail.com

The District Agent will be contacting Tapco to confirm scheduling and obtain the final installation timeline for the generator project.

G. General Discussion

H. Adjournment

There being no further business to come before the Board, on a motion by Director Swartfager seconded by Director Noack the meeting was declared adjourned at 8:32 am by a unanimous vote. The next regularly scheduled meeting will be held on Friday, July 24, 2026, at 8:00 A.M. at the regular meeting place.

Jerry Swartfager
President

Karla Gunter
Secretary/Treasurer

Addendum A

Agent's Report

Date 6/15/2026			
Well #2 Meter Reading (kG)		1st kG	15th kG
Well #2 Meter Reading (Gal)		1st Gal. 0	15th Gal. 0
Total Gallons Produced		0	
Booster #1	28308	Booster #2	27866
		Booster #3	734
Power Meter Reading		Date	Well # 1
		Date	Well # 2
Water Samples			
Date		Location	
6/2/2026		Bac-T 901 McKinney Creek Rd.	
		Well # 1	
		Well # 2	
Work Performed		Observations	
Date	6/15/2026	Well # 1 Flushing/Inspection	
		All alarms tested Yes	
	6/15/2026	Well # 2 Inspection	
		All alarms tested Yes	
	6/15/2026	Tank Inspection	
		All alarms tested Yes	
		Water line location/USA	
		5052 Bellevue - Driveway repairs	
		600 McKinney Creek - Drainage repairs	
		590 McKinney - Driveway Repairs	
		Water Shut Off/On	
	6/15/2026	7034 Miami	
		Leaks Reported	
		Leaks Repaired	
		Valve Box Repaired	
		Hydrants Flushed	
		Flushing by NTF	
		Valves Exercised	
		numerous throw-out district	
	6/15/2026	Well # 2 Water level	Static 23.5 Dynamic 76.1 Static low for month
	6/15/2026	Generator Inspection/Test run ok	
		Customer Complaints none	
		DHS Projects	
		Other	
May. thru June. 2026	Numerous calls from DOWL regarding waterline contract .		
6/10/2026	7034 - USA for lines for garage install		
6/15/2026	7034 Miami - Building new garage and wanted water shut down for safty during tree removal.		
	600 McKinney - Drainage and yard improvements.		

Addendum B

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McKinney Water District

RESOLUTION NO 2026-1

A RESOLUTION OF THE MCKINNEY WATER DISTRICT AUTHORIZING THE CONSTRUCTION OF A WATER MAIN AND RELATED IMPROVEMENTS

WHEREAS, the McKinney Water District recognizes the need to improve water distribution infrastructure to ensure reliable service, meet current and future demand, and comply with applicable water quality standards; and

WHEREAS, the proposed project involves the design, permitting, and construction of a new water main along McKinney Rubicon Springs Drive to the east end of McKinney Creek Road, including all necessary valves, hydrants, and laterals; and

WHEREAS, the construction of said water main will enhance system capacity, improve fire protection, and

WHEREAS, funding for the project will be provided through capital improvement funds, and all procurement will be conducted in accordance with applicable laws and regulations; and

WHEREAS, the McKinney Water District has reviewed the project plans, cost estimates, and environmental considerations, and finds the project to be in the public interest;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of McKinney Water District as follows:

1. The above-stated recitals are true and correct.
2. The Board of Directors approves construction of the Rubicon Water Mainline Replacement Project.
3. The Board of Directors hereby authorizes and directs Dowl Engineering and Heavy Equipment Inc. to proceed with the construction of the water main replacement project as stated in the contract.

PASSED AND ADOPTED on the 26th day of June 2026, at a meeting of the Board of Directors of McKinney Water District by the following vote:

YES: Arcidiacono, Cotner, Dangler, Naock, Swartfager

NOES:

ABSENT:

Jerry Swartfager
President, McKinney Water District

Karla Gunter
Secretary/Treasurer

Addendum C

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McKinney Water District

RESOLUTION No. 2026-2

A RESOLUTION DETERMINING DELINQUENT CHARGES AND AUTHORIZING COLLECTION WITH ANNUAL AD VALOREM ASSESSMENT FOR YEAR 2026-2027 FOR MCKINNEY WATER DISTRICT

RESOLVED, by the Board of Directors of the McKinney Water District
Placer and El Dorado Counties, California, that

WHEREAS, this Board did, on the 12th day of April, 2008, duly adopt
its Ordinance No. 2008-1;

WHEREAS, said Ordinance established certain Rates and Charges for
the use and availability of water to the lands within the District and

WHEREAS, Certain heretofore due and payable remain unpaid and are
now delinquent;

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED and ORDERED
THAT:

1. Those charges for water and other services of the District set forth in Exhibit
“A” attached hereto and made a part hereof by reference, are now Delinquent.
2. Pursuant to Section 37212 of the Water Code, the Assessor and Tax Collector
are hereby authorized to add to the annual Ad Valorem Assessment of each
parcel of land set forth in Exhibit “A” said unpaid charges, and, pursuant to
section 37207 of the Water Code, such amounts so added shall be collected
and shall constitute a lien as a part of the annual assessment levied on each of
said parcels.
3. The Secretary shall forward a certified copy of this resolution to the Board of
Supervisors and the auditors of the Counties of Placer and El Dorado, as an
addendum to the estimate of the amount of money needed to be raised by
Assessment in the County of purposes of the District for the next fiscal year,
and as this Board's formal request for the collection of said charges pursuant
to law.

I hereby certify that the foregoing is a full, true, and correct copy of a Resolution duly adopted and passed by the Board of Directors of the McKinney Water District, Placer and El Dorado Counties, California at a meeting held on the 26th day of June 2026 by the following vote;

AYES: Swartfager, Dangler, Cotner, Noack, Arcidiacono

NOES: None

ABSENT: None

APPROVED:

Jerry Swartfager
President/Chairman

Karla Gunter
Secretary/Treasurer

Addendum D

McKinney Water District

El Dorado and Placer Counties

RESOLUTION No. 2026-3

A RESOLUTION ELECTING TO HAVE COUNTY LEVY AND COLLECT DISTRICT STANDBY CHARGES FOR FISCAL YEAR 2026-2027 FOR THE MCKINNEY WATER DISTRICT

RESOLVED, by the Board of Directors of the McKinney Water District, Placer and El Dorado Counties, California, that:

WHEREAS, this Board did, on the 25th. day of April, 2008 duly adopt its ORDINANCE No. 2008-1;

WHEREAS, said Ordinance provides for the levy and collection of an Annual Supplemental Standby charge by the Counties of Placer and El Dorado, pursuant to Section 35479-35481 of the Water Code.

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND ORDERED, that:

1. The annual supplemental standby charge is in the amount of \$127.00 per Parcel as shown on the last Equalized County Assessment Roll of Placer and El Dorado Counties Respectively.
2. The total amount estimated to be collected for the entire District is \$32,766.00 \$25,527.00 from parcels within Placer County and \$7239.00 from parcels within El Dorado County.
3. Pursuant to Section 35480 of the Water Code, the Assessors, and Auditors of Placer and El Dorado Counties, Respectively are hereby authorized to add to the Tax Bill for each Parcel as shown on their respective last Equalized Assessment Roll said supplemental standby charge of \$127.00 and pursuant to Section 35481 of the Water Code, and respective Tax Collectors and Treasurers are hereby authorized to collect, receive, and disburse to the District said charges as collected.
4. The Secretary shall forward a certified copy of this Resolution to the Board of Supervisors and Auditors of the Counties of Placer and El Dorado as this Board's formal request for collection of said charges as pursuant to Law.

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I hereby certify that the foregoing is a full, true, and correct copy of a Resolution duly adopted and passed by the Board of Directors of the McKinney Water District, Placer and El Dorado Counties, California at a Meeting held on the 26rd Day of June 2026 by the following vote;

DIRECTORS

AYES: Swartfager, Dangler, Cotner, Noack, Arcidiacono

NOES: None

ABSENT: None

APPROVED:

Jerry Swartfager
President/Chairman

Karla Gunter
Secretary/Treasurer

Addendum E

McKinney Water District Budget RESOLUTION 2026-4 EXHIBIT 'A' FISCAL YEAR - 7/1/2026 Through 6/30/2027

	Estimated 26-27	Actual 25-26
Expenses	Expense	Expense
Employee Compensation		
Regular Monthly Meetings:		
5 Directors @ \$100.00 Ea. -- 500.00 X 12	\$6,000.00	\$5,700.00
Extra Monthly Meetings-(2)		
5 Directors @ \$100.00 Ea. -- 500.00 X2	\$1,000.00	\$0.00
Sec/Treas. Compensation	\$18,000.00	\$14,297.37
Performed by District Agent "Servicing and minor repairs well pump station, Pressure-Sub Station/maint., Laterals, Hydrant, (Including Monthly Reports, Meter Reading and meeting attendance, Etc.)		
Monthly Rate \$1,050 x 12	\$12,600.00	\$12,600.00
Bookkeeper \$300 x 12 + 60 hours of billing	\$6,600.00	\$8,841.38
Meeting Host \$45/meeting. Up to 14 meeting/year	\$630.00	\$450.00
Total Employee Compensation	\$44,830.00	\$41,888.75
General and Administrative		
Office Supplies, Postage, Software, Copies, POBox, etc	\$1,000.00	\$1,208.53
Teleconf., Verizon SIM card, Text Alert Service, District Agent's Cell Phone	\$2,300.00	\$4,447.33
Website Management and Domain	\$1,409.00	\$1,320.20
Electric Power, (Liberty Utilities)	\$13,000.00	\$11,896.99
Water Purchased (\$4.63 / 1000 Gals)	\$5,000.00	\$0.00
Liability Insurance, Workers Comp. and bonding	\$9,005.00	\$8,610.93
Payroll Expenses - Payroll Tax	\$7,000.00	\$4,308.28
Regulatory Fees and Permits	\$4,500.00	\$4,461.27
Professional Fee's Eng. Acct , Legal, Cross Connection	\$12,000.00	\$3,010.00
General Election Costs	\$0.00	\$0.00
Travel	\$1,835.00	\$1,238.75
Payroll and Bank Service Charges	\$500.00	\$495.00
Dues/Subscriptions	\$7,000.00	\$6,138.25
Total General and Administrative	\$64,549.00	\$88,222.58
Operation and Maintenance		
DA Source Maintenance - Mainline Project Observation	\$12,000.00	\$5,750.00
Engineering for line replacements (Rubicon Springs/Bellevue Phase 1)	\$165,000.00	\$27,262.25
Construction Services - Repairs/Replacements/Servicing (Outside Services) (Rubicon/Bellevue \$478,800. Possible Change Orders, \$22,000)	\$500,800.00	\$67,355.00
Bollard Installation	\$22,000.00	\$0.00
Water Testing - Lab fees	\$3,000.00	\$915.00
Generator Fuel -Diesel and SW Gas	\$1,200.00	\$20.87
Outside Services - Snow Removal	\$4,000.00	\$3,881.50
Flow Meter Replacement	\$0.00	\$0.00
Misc. Materials and Parts	\$1,000.00	\$59.97
Roof, Gates, Fences, Signs, Permits Etc	\$5,000.00	\$40.70
Total Operation and Maintenance	\$714,000.00	\$96,387.79
Total Estimated Expenses	\$823,379.00	\$226,499.12

McKinney Water District Budget

RESOLUTION 2026-4

EXHIBIT 'A'

FISCAL YEAR - 7/1/2026 Through 6/30/2027

General Fund - Income	Actual 25-26	Actual 24-25
Cash on Hand as of 5/31/26.		
BOM Bank	\$248,379.12	\$248,354.28
El Dorado Savings Bank Checking	\$160,055.05	\$192,632.54
El Dorado Savings Bank Savings	\$443,011.13	\$342,724.82
US Bank Savings	\$252,580.90	\$252,001.07
Umpqua Bank Savings	\$260,500.85	\$258,592.38
Other Income		
Total Cash on Hand	\$1,364,527.05	\$1,294,305.09
Water Services:		
Ordinance 2008-1 Customer billed 4/1/26	\$130,269.00	\$102,176.00
Water service FY26-27 collected In advance \$81,245.19		
Inspection Fee's	\$0.00	\$0.00
Water Service on/off and Connections	\$100.00	\$200.00
Water Service Late Fees from previous year	\$1,518.00	\$500.00
Total Water Services	\$131,887.00	\$102,876.00
Estimated Receipts this Budget Period	Estimated 26-27	Actual 25-26
Supplemental Standby - Ordinance 2008-2		
Section 35471-81 Water Code: Below amount to be levied on the respective property tax roll of each parcel within the boundary of McKinney Estates, and collections, as received to be remitted by:		
El Dorado County (58) X \$127.00	\$7,366.00	\$5,858.00
Placer County (202) X \$127.00	\$25,654.00	\$20,402.00
Total Supplemental Standby	\$33,020.00	\$26,260.00
Demand-Allocation:		
El Dorado County -	\$69,000.00	\$68,700.00
Placer County -	\$198,000.00	\$196,693.14
Less Supplemental Standby Charges	-\$33,020.00	-\$26,260.00
Total Estimated Receipts	\$233,980.00	\$181,897.30
Total Water Services Standby and Estimated Receipts	\$369,876.00	\$208,157.30
TOTAL "ESTIMATED" - FUNDS, RECEIPTS, & REVENUES:		
For Fiscal Year 2026-2027		
Revenue	\$1,734,403.05	\$1,502,462.39
Expenses	\$823,379.00	\$226,499.12
Net Ordinary Income	\$911,024.05	\$1,275,963.27

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