McKinney Water District
El Dorado and Placer Counties

Board Meeting Minutes
McKinney Water District Board of Directors Meeting
November 28, 2025

Director Swartfager convened the McKinney Water District Board Meeting at 8:02 a.m. The meeting was conducted over Zoom.

ROLL CALL:
Directors Present: J. Swartfager, V. Dangler, S. Cotner, M. Noack, K. Arcidiacono
Directors Absent: None
Others Present: K. Gunter, G. Payne, A. Paiser

Approval of Minutes from the Previous Meetings

The minutes of the regular adjourned meeting of the Board of Directors held on October 24, 2025, was approved on a motion by Director Swartfager and seconded by Director Dangler by unanimous vote.

OLD BUSINESS

A. Rubicon Watermain Replacement Project
Dowl Engineering provided a Revised Project Schedule included in Addendum B.

NEW BUSINESS and MONTHLY REPORTS

A. Treasurer's Report
The Board accepted the Treasurer's Report as presented for October 2025, totaling **- 1,158,419.89**

B. Bills/Charges and Transfers

The Board reviewed the Bills and Charges totaling **$9,483.96**. On a motion of Director Swartfager and seconded by Director Noack, the bills and charges were approved by a unanimous vote.

C. Lead and Copper Update –
The EPA Region 9 has contracted with CDM Smith to assist with helping public water systems in CA meet the updated requirements of the Lead and Copper Rule Revisions (LCRR) under the Safe Drinking Water Act. CDM Smith will coordinate with the district to identify any unknown property owner line inventory.

D. State Water Resources Control Board – Drinking Water Grant Funding Program –
The District plans to seek grant funding through the State Water Resources Control Board to support waterline replacement and meter installation projects. Staff will conduct the necessary research and prepare the required applications to ensure timely submission and compliance with program guidelines.

E. Water Sample and District Agent Report – November 2025

October 2025 water production was 1,168,928 Gallons
Static, 24.4 Dynamic, 86.3 Static low for the month 24.

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

A system inspection was carried out jointly by the district representative and the State Water Board. The review confirmed full compliance, with no issues requiring corrective action.

See Addendum A – District Agent Monthly Report for repairs, replacements, and detailed activities.

F. Customer Valve Replacement –

Review the Tapco valve replacement quote and obtain comparative proposals. Supporting documentation from Tapco is provided in Addendum C.

G. General Discussion

H. Adjournment

There being no further business to come before the Board, on a motion by Director Swartfager seconded by Director Dangler the meeting was declared adjourned at 8:28 am by a unanimous vote. The next regularly scheduled meeting will be held on Monday, December 29, 2025, at 8:00 A.M. at the regular meeting place.

_____ _____

Jerry Swartfager
President

Karla Gunter
Secretary/Treasurer

Addendum A

Agent's Report

Date	11/15/2025						
Well #2 Meter Reading (kG)		kG	6408.064		kG	6,810.790	
Well #2 Meter Reading (Gal)		**1st**	6,408,064		**15th**	6,810,790	
Gallons Produced		402,726					
Booster #1	27604	**Booster #2**		27097	**Booster #3**		726
Power Meter Reading		**Date**			**Well # 1**		
		Date	11/19/2025		**Well # 2**	28091	

Water Samples		
Date	**Location**	
11/18/2025	Bac-T 901 McKinney Creek Rd.	
	Well # 1	
	Well # 2	
Work Performed	**Observations**	
Date 11/13/2025	Well # 1 Flushing/Inspection	
	All alarms tested	Yes
11/18/2025	Well # 2 Inspection	
	All alarms tested	Yes
11/18/2025	Tank Inspection	
	All alarms tested	Yes
	Water line location/USA	
	Water Shut Off/On	
	Leaks Reported	
10/16/2025	7012 Bellevue Dr.	
10/23/2025	6640 Knobcone Rd.	
	Leaks Repaired	
	Valve Box Repaired	
	Hydrants Flushed	
	NT Fire flush hydrants for season.	
	Valves Exercised	
11/13/2025	**Well # 2 Water level** Static 24.4 Dynamic	86.3
	Static low for month	24
11/13/2025	**Generator Inspection/Test run** ok	
	Customer Complaints none	
	DHS Projects	
	Other	
Oct/Nov	No USAN locates this month.	
11/3/2025	Fire flow test @ 513 Robin	
10/20/2025	Meet w/ Tapco again regarding Generator Bollards, SWG connection and Bellevue valve.	
10/23/2025	Look at valve at 6640 Knobcone for possible leak.	
11/14/2025	Power Fail in area	

Addendum B

McKINNEY WATER DISTRICT
Rubicon Water Main Replacement Project

PROJECT SCHEDULE	
DESCRIPTION	**Dates (REVISED 9/23/25)**
Final Design Review Meeting	Sept 23, 2025
PHASE I (McKinney Rubicon Springs Rd & McKinney Creek Rd)	
Bid Phase	Apr 14, 2026 - May 19, 2026
Pre-bid Meeting	Apr 30, 2026 @ XX AM/PM
Bid Opening	May 19, 2026 @ XX AM/PM
Bid Evaluation	May 19, 2026 - May 22, 2026
Bid Recommendation for Board	May 22, 2026
District Board Meeting	May 29, 2026
Contractor Notice of Award	May 29, 2026
Construction Contract Execution Period	May 29, 2026 - Jun 5, 2026
Submittal Phase (Administrative NTP)	Jun 8, 2026 - Jun 22, 2026
Construction NTP	Jul 6, 2026
Construction Period	Jul 6, 2026 - Sept 18, 2026
Substantial Completion	Sept 4, 2026
Final Completion	Sept 18, 2026

Addendum C

PROPOSAL

TAPCO CONSTRUCTION, INC.
P.O. Box 1826
KINGS BEACH, CA 96143
(530) 546-4231 FAX (530) 546-8536
CALIFORNIA LICENSE #736763 • NEVADA LICENSE #45841

PROPOSAL SUBMITTED TO		PHONE	DATE
McKinney Water District			10/31/25
STREET		JOB NAME	
CITY, STATE and ZIP CODE		JOB LOCATION	
		McKinney Valve and meter replacement	
DATE OF PLANS	PLANS BY		JOB PHONE

We hereby submit applications and estimates for:

SCOPE OF WORK:
Mobilize equipment.
Excavate and expose the water service and valves.
Water district to shut off water main.
Connect to the existing service line and set new meter setters.
Install new customer service valves.
District to turn water back on.
Shade with sand and lay ditch tape.
Set new meter boxes.
Backfill and compact.
Restore jobsite.

Parts: $3,500.00
Labor $3,700.00

Total:$ 7,200.00

NOT INCLUDED IN BID PRICE:
Dewatering, mechanical rock breaker, drilling, blasting, permits and fees, relocation of utilities, unsuitable materials, unforeseen site conditions, hazardous waste, additional mobilization, delays due to restricted access on jobsite and any work not stated above.

We Propose hereby to furnish material and labor – complete in accordance with above specifications, for the sum of:

Seven Thousand Two Hundred Dollars and 00/100----------	Dollars: ($7,200.00).

Payment to be made as follows:
100% due upon completion. 1 1/2% interest added monthly to balance after 30 days.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized
Signature Brad Leary/SL

Note: This proposal may be
Withdrawn by us if not accepted within _____30_____ days.

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date of Acceptance: _____

Signature _____