



5880 Oak Street, Anderson, CA 96007  
Phone: (530) 357-2121 Email: cccsd@clearcreekcsd.org

**Board of Directors: Beverly Fickes - Chair**  
**Logan Johnston, Vice Chair**  
**Directors – Pam Beaver, Scott McVay, Terry Lincoln**

**General Manager: Dale Mancino**

**REGULAR MEETING: February 18, 2026, at 6:00PM: District Office Board Room**

### **AGENDA**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**OPEN TIME/PUBLIC COMMENT:** Pursuant to Gov. code §54950, persons wishing to address the Board of Directors on matters not listed on the agenda should notify the Secretary prior to the start of the meeting. To speak at this time and for any item listed on the agenda – raise your hand, and when recognized by the Chair – proceed to the podium to address the Board.

#### **I. CLOSED SESSION ANNOUNCEMENT:**

**a. Public Employee Discussion – Government Code §54957(b)(1), §54957.6**

The Board will meet in Closed Session with legal counsel to conduct a performance review of the General Manager.

#### **CONSENT AGENDA (Action)**

The following items are expected to be routine. Any interested party may comment or request an item be removed from the consent agenda for separate discussion/action.

- 2. Minutes from Meetings: January 21, 2026**
- 3. Bills Paid: January 2026**
- 4. Activity P&L Report: January 2026**

#### **ADA Related Disabilities:**

Contact the front office and speak with a Staff Member if special consideration is needed to attend any public meeting for disability related accommodations or aide is needed. Please give 72 hours - notice prior to the meeting to allow staff to meet your requests appropriately.

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## **REGULAR AGENDA** (Discussion/Action)

- 5. Grant Consultant Update** (Discussion)
- 6. Mid-Pacific Water Users Conference Report** (Discussion)
- 7. General Managers Report**
- 8. Operations Oral Report**

### **9. STANDING COMMITTEES & AD HOC COMMITTEES REPORT OUTS**

- a. **Agriculture Committee –**
- b. **Finance Committee –**
- c. **Planning/Steering Committee –**
- d. **Personnel Committee –**
- e. **Centerville Contract Ad Hoc Committee –**
- f. **Proposition 218 Advisory Committee -**

### **10. BOARD ITEMS**

### **11. ADJOURN THE MEETING**

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**Board of Directors: Scott McVay - Chair**  
**Logan Johnston, Vice Chair**  
**Directors – Pam Beaver, Beverly Fickes, Terry Lincoln**

**General Manager: Dale Mancino**

**REGULAR MEETING: January 21, 2026 at 6:00PM: District Office Board Room**

**MINUTES**

**CALL TO ORDER: 6:00 pm**

**PLEDGE OF ALLEGIANCE:** *Led by Director Johnston*

**ROLL CALL:** *Director McVay, Director Fickes, Director Johnston, General Manager Dale Mancino, Administrative Assistant Emily King.*  
*Director Beaver - Absent*

**a. Selection of Chair and Vice Chair**

*Director Fickes nominated as Board Chair*  
*Director Johnston, 2<sup>nd</sup> Director Lincoln*  
*4-0*

*Director Johnston nominated as Vice Chair*  
*Director Fickes, 2<sup>nd</sup> Director McVay*  
*4-0*

**b. Committee Assignments:**

**Agriculture Committee** – *Director Johnston & Director McVay; Alternate – Director Lincoln*

**Finance Committee** – *Director McVay & Director Fickes; Alternate – Director Beaver*

**Planning/Steering Committee** – *Director Johnston & Director McVay;*  
*Alternate – Director Lincoln*

**Personnel Committee** – *Director Beaver & Director Fickes; Alternate – Director McVay*

**Centerville Contract Ad Hoc Committee** – *Director Beaver & Director Fickes;*  
*Alternate – Director McVay*

**Proposition 218 Advisory Committee** – *Director Lincoln & Director McVay;*  
*Alternate – Director Johnston*

**OPEN TIME/PUBLIC COMMENT:** *None*

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## CONSENT AGENDA

- 1. Minutes from Meetings: December 10, 2025**
- 2. Bills Paid: 12/15/25 – 1/15/26**
- 3. Activity P&L Report: December 2025**

*Item #2 and Item #3 were pulled from the agenda. Discussion took place about discrepancies.*

*Director McVay, 2nd Director Jonston*  
*Vote 4-0*

## REGULAR AGENDA

### **4. Account Clerk Step Increase**

*General Manager Dale Mancino reviewed Account Clerk Mark Gray's experience and discussed staff retention. Director McVay expressed concern that some staff members are maxed out on their step raises and noted that, due to the Account Clerk job description, there is limited opportunity for cross-training. Director Fickes referenced the pushback received regarding the most recent employee Step Four raise. In response to a question, General Manager Dale Mancino stated that there are currently only two employees at Step One.*

*Director Lincoln, 2nd Director Jonston*  
*Vote 4-0*

### **5. Answering Service**

*General Manager Dale Mancino reviewed the three quotes that were obtained and recommended Cascade Answering Service, noting that they are local and offer the most transparent pricing. Director Fickes expressed concern that the District's current answering service reports receiving over 600 calls per month.*

*Administrative Assistant Emily King stated that it is unclear how the District receives such a high volume of calls, as the reports are not clearly detailed. Mrs. King also discussed additional concerns with the current answering service. Director Johnston commented that the Service Forge packages appear to offer more services than a district of this size would likely need.*

*Mrs. King provided further details regarding the services offered by Cascade Answering Service. Director Lincoln made a motion to move forward with Cascade Answering Service.*

*Director Lincoln, 2nd Director Jonston*  
*Vote 4-0*

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## **6. Centerville Contract Update**

*Director Fickes stated that Centerville's legal firm is handling the contract update and noted that they attended the most recent committee meeting to provide information. Director Fickes requested that General Manager Dale Mancino provide an update to the Board.*

*General Manager Dale Mancino reported that the committee is currently working to clearly define what costs fall under the administrative fees charged to Centerville. Director Fickes added that the committee is also exploring the possibility of implementing a percentage-based fee in place of using CPI for future charges.*

*Mr. Mancino stated that Centerville would like to be involved in discussions regarding large purchases for which they will share financial responsibility. Director Fickes further explained that the committee is working to establish a fair method for charging Centerville during drought years, when Clear Creek CSD is not allotted surface water and must rely on wells, while the treatment plant remains operational to supply water to Centerville.*

*Mr. Mancino also reported that Centerville has requested the committee remain permanent after the contract is finalized, with meetings held once per year.*

## **7. Mid-Year Budget Update**

*There was a brief discussion regarding the profit and loss reports. It was noted that the Finance Committee has several financial discrepancies to review before work can begin on the mid-year budget.*

## **8. General Managers Report**

*General Manager Dale Mancino presented his General Manager's report, highlighting current projects being handled by administrative staff and planned repairs within the Distribution Department. A detailed discussion followed regarding the power failure in the chlorine building control panel and the alarm call-out failure at the Water Treatment Plant. It was determined that the two failures resulted from separate causes.*

*Treatment Plant staff worked in coordination with the Division of Drinking Water (DDW) and John Rossi. All issues have been resolved, and further investigation is ongoing to determine the cause of the control panel failure.*

## **9. Operations Oral Report**

*Director Fickes expressed appreciation to the administrative staff for their efforts in reducing arrears accounts. In response to Director McVay, Administrative Assistant Emily King reported that a significant amount has been collected from filed liens and that, to date, only one customer has been sent to collections. She added that approximately half of her work week is dedicated to billing and collections.*

*Director McVay requested that the number of active accounts and \$10.81 accounts be included in the Operations Reports going forward.*

*General Manager Dale Mancino reported that the line repair on Newcastle Road was successful and impacted customers for approximately 2.5 hours. He also noted that a planned replacement of a 2-inch valve on Cloverlorrie Lane is scheduled for the last week of January.*

*Mr. Mancino reported that the second group of staff has completed their CPR and First Aid training and are now certified.*

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*Director Fickes inquired about the Monte Vista investigation. In response, Mr. Mancino stated that the issue has been investigated and will be repaired, though the exact date of the repair is not yet determined.*

## **10. STANDING COMMITTEES & AD HOC COMMITTEES REPORT OUTS**

- a. **Agriculture Committee** – *Not Met, will be scheduled for March*
- b. **Finance Committee** – *Met 1/15/26, next one scheduled 1/26/26*
- c. **Planning/Steering Committee** – *Not Met*
- d. **Personnel Committee** – *Not Met*
- e. **Centerville Contract Ad Hoc Committee** – *Multiple Meetings, update in item #8*
- f. **Proposition 218 Advisory Committee** – *Director McVay stated a meeting will get scheduled after there are accurate financials available. He spoke about possible small increases yearly and not every 5 years.*

## **11. BOARD ITEMS**

*Director Johnston asked Administrative Assistant Emily King if there has been any input from customers regarding the recent planned line repairs that resulted in service interruptions. Mrs. King stated that she has not received any feedback.*

*In response to Director Johnston, General Manager Dale Mancino noted that he spoke with Mr. Wadleigh last week and does not currently have an update on grants. He expressed hope that Mr. Wadleigh will attend the February Board Meeting to provide an update to the Board.*

*Director McVay stated that the end of the water year is approaching and emphasized that accurate water use numbers from the Water Treatment Plant will be needed.*

## **12. ADJOURN THE MEETING: 7:05 pm**

### **ADA Related Disabilities:**

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11:57 AM

02/12/26

Accrual Basis

# Clear Creek Community Services District

## Transaction Detail by Account

### January 2026

Type	Date	Num	Name	Memo	Amount
<b>8000 - Accounts Payable</b>					
Bill Pmt -Check	01/01/2026	Auto Paid	UNUM Life Insurance of Co.	Acct #0142066-001 6 Jan1, 2026-Jan...	-1,347.77
Bill Pmt -Check	01/01/2026	Auto Paid	Humana - Dental Ins	412851-001	-1,054.57
Bill Pmt -Check	01/02/2026	Auto Paid	Waste Management	3-99477-15008	-410.61
Bill Pmt -Check	01/02/2026	34594	Ability Answering & Paging Services	05-1-8495	-497.73
Bill Pmt -Check	01/02/2026	34595	AT&T	WTP 530-246-2316/530-246-7334	-607.09
Bill Pmt -Check	01/02/2026	34596	Badger Meter, Inc.	41827	-134.88
Bill Pmt -Check	01/02/2026	34597	Cintas Corporation	VOID: Disputing Buyout 22228100	0.00
Bill Pmt -Check	01/02/2026	34598	Gasket Specialties-SFX	WTP: Gaskets for Manways of Filters	-608.86
Bill Pmt -Check	01/02/2026	34599	Harvest Printing Company	Customer Billing	-3,635.91
Bill Pmt -Check	01/02/2026	34600	HydroCorp LLC	Dist: Dec 2025 Cross Connection Co...	-490.27
Bill Pmt -Check	01/02/2026	34601	Leo S Jones Propane Svc	Tank Rental 5880 Oak St (Heating)	-424.39
Bill Pmt -Check	01/02/2026	34602	Mission Linen Supply		-157.51
Bill Pmt -Check	01/02/2026	34603	NTU Technologies, Inc.	WTP 926, 2 Totes - Coagulant	-10,396.00
Bill Pmt -Check	01/02/2026	34604	Pace Analytical Services LLC	28-100128	-564.00
Bill Pmt -Check	01/02/2026	34605	Pace Engineering		-102,264.47
Bill Pmt -Check	01/02/2026	34606	RCAC -Loan Fund BWP Grant	1140-CCCSO-02	-12,352.17
Bill Pmt -Check	01/02/2026	34607	Rogers Machinery Company, Inc.	C#117980	-171.04
Bill Pmt -Check	01/02/2026	34608	Southwest Valve & Equipment, LLC	WTP: Butterfly Valve /Seat/Body/Disc	-2,967.46
Bill Pmt -Check	01/06/2026	34609	Applewhite, Fred	Customer Refund 16163 Willow Sprin...	-462.98
Bill Pmt -Check	01/12/2026	ACH	ACWA/JPIA - Insurance	C020	-6,228.55
Bill Pmt -Check	01/13/2026	ACH	US Bank Equipment Finance	1453267 Final Payment	-671.32
Bill Pmt -Check	01/15/2026	Auto Paid	TDS	530-357-2121	-386.96
Bill Pmt -Check	01/15/2026	Auto Paid	Pacific Gas & Electric	WTP 10620 Page Bar Rd	-3,965.20
Bill Pmt -Check	01/15/2026	Auto Paid	Pacific Gas & Electric	WTP - Pond 10620 Page Bar Rd	-443.27
Bill Pmt -Check	01/20/2026	Auto Paid	Pacific Gas & Electric	Cloverdale/Clear Crk N Booster	-266.20
Bill Pmt -Check	01/20/2026	Auto Paid	Pacific Gas & Electric	Outdoor Lights	-21.65
Bill Pmt -Check	01/20/2026	Auto Paid	Pacific Gas & Electric	Clear Creek Rd/Happy Valley	-80.21
Bill Pmt -Check	01/21/2026	34632	Professional Exterminator of Reddi...	17387	-65.00
Bill Pmt -Check	01/21/2026	34612	AT&T	WTP 530-246-2316/530-246-7334	-4.46
Bill Pmt -Check	01/21/2026	34613	Bailey, William	VOID: Duplicate Payment CA Dist Lic...	0.00
Bill Pmt -Check	01/21/2026	34615	Badger Meter, Inc.	41827	-134.88
Bill Pmt -Check	01/21/2026	34616	Com-Pair Services	10117	-110.00
Bill Pmt -Check	01/21/2026	34617	Bailey, William	CA Dist License Grade 3 Classes an...	-685.04
Bill Pmt -Check	01/21/2026	34618	Ace Hardware - Acct # 2186	2186	-42.63
Bill Pmt -Check	01/21/2026	34619	Downey Brand	VOID: payment amount wrong (EK)4...	0.00
Bill Pmt -Check	01/21/2026	34620	CA SWRCB - Annual Permit (NPD...	4DW0052 - 555453	-563.00
Bill Pmt -Check	01/21/2026	34621	CA SWRCB - Annual Permit (NPD...	4DW0052 - 555453	-673.00
Bill Pmt -Check	01/21/2026	34622	McVay, Scott	Finance and Centerville Meetings	-50.00
Bill Pmt -Check	01/21/2026	34623	Fickes, Beverly	Finance & Centerville Ad Hoc Comm...	-50.00
Bill Pmt -Check	01/21/2026	34624	CA SWRCB - DW Operator Cert	T1 Cert Jeff Reed	-70.00
Bill Pmt -Check	01/21/2026	34625	CA SWRCB - DW Operator Cert	D1 Cert Jeff Reed	-70.00
Bill Pmt -Check	01/21/2026	34626	Amazon Capital Services, Inc.	A3SGCPAZF6QYSB	-2,604.86
Bill Pmt -Check	01/21/2026	34627	Ferguson Waterworks	409921	-43.06
Bill Pmt -Check	01/21/2026	34628	Fasteners Inc	373	-299.41
Bill Pmt -Check	01/21/2026	34629	Gully Diesel Repair	Dist: Maint on Equipment	-1,119.04
Bill Pmt -Check	01/21/2026	34630	Happy Stop Market	Dist: Monthly Fuel Expense Dec 2025	-724.85
Bill Pmt -Check	01/21/2026	34633	Mission Linen Supply		-224.22
Bill Pmt -Check	01/21/2026	34645	Pace Engineering		-13,608.25
Bill Pmt -Check	01/21/2026	34635	Pace Supply Corp		-1,736.08
Bill Pmt -Check	01/21/2026	34636	Pace Analytical Services LLC	28-100128	-1,001.70
Bill Pmt -Check	01/21/2026	34637	Leo S Jones Propane Svc	Tank Rental 5880 Oak St (Heating)	-452.26
Bill Pmt -Check	01/21/2026	34638	Rossie Electrical Controls & Cons...	400	-350.00
Bill Pmt -Check	01/21/2026	34639	Valley Pacific	C850335	-738.53
Bill Pmt -Check	01/21/2026	34640	USA Blue Book	919740	-106.09
Bill Pmt -Check	01/21/2026	34641	United Public Employees of CA 792	Union Member Dues Jan 2026	-472.50
Bill Pmt -Check	01/21/2026	34642	Wallace, Benjamin	T2 Credit Reimbursement	-300.00
Bill Pmt -Check	01/21/2026	34643	USA Blue Book	919740	-160.82
Bill Pmt -Check	01/21/2026	34644	SCP Distributors, LLC	970914	-25.53
Bill Pmt -Check	01/21/2026	34631	Ace Hardware - Acct # 2186	2186	-37.25
Bill Pmt -Check	01/21/2026	34614	Primo Brands	WTP: Drinking Water - Rental & Wat...	-65.54
Bill Pmt -Check	01/23/2026	Auto Paid	Pacific Gas & Electric	5880 Oak/Gas Point Well #3	-1,443.05
Bill Pmt -Check	01/26/2026	Auto Paid	Pacific Gas & Electric	Wells 1 & 2	-816.28
Bill Pmt -Check	01/30/2026	Auto Paid	RCAC-Loan Fund (Dump Truck)	6332-CCCSO-01	-1,696.07
Bill Pmt -Check	01/30/2026	34646	Ability Answering & Paging Services	05-1-8495	-268.83
Bill Pmt -Check	01/30/2026	34647	Ace Hardware - Acct # 2186	2186	-300.83
Bill Pmt -Check	01/30/2026	34648	Allen Gill Construction, Inc.	BWP Project #0104-64 App #13	-336,226.71
Bill Pmt -Check	01/30/2026	34649	AT&T	VOID: Wrong Amt WTP 530-246-23...	0.00
Bill Pmt -Check	01/30/2026	34650	Computer Logistics Corp	Feb 2026 IT Service	-685.88
Bill Pmt -Check	01/30/2026	34651	Condor Earth Technologies	Project #6793A Risk Management An...	-920.75
Bill Pmt -Check	01/30/2026	34652	Edwards, Tyler	Deposit Refund 6760 Amber Ridge Dr	-70.00
Bill Pmt -Check	01/30/2026	34653	Ferguson Waterworks	409921	-1,261.86
Bill Pmt -Check	01/30/2026	34654	Fickes, Beverly	1.21.26 Reg Board Meeting	-100.00
Bill Pmt -Check	01/30/2026	34655	HydroCorp LLC	Dist: Jan 2026 Cross Connection Con...	-490.27
Bill Pmt -Check	01/30/2026	34656	McVay, Scott	1.21.26 Reg Board Meeting	-100.00
Bill Pmt -Check	01/30/2026	34657	Mission Linen Supply		-157.51
Bill Pmt -Check	01/30/2026	34658	NTU Technologies, Inc.	WTP 926, 2 Totes - Coagulant Rcvd ...	-3,841.00
Bill Pmt -Check	01/30/2026	34659	Pace Analytical Services LLC	28-100128	-1,183.80

11:57 AM

02/12/26

Accrual Basis

**Clear Creek Community Services District**  
**Transaction Detail by Account**  
**January 2026**

Type	Date	Num	Name	Memo	Amount
Bill Pmt -Check	01/30/2026	34660	Pace Supply Corp	DIST: Connectors	-957.44
Bill Pmt -Check	01/30/2026	34661	RCAC -Loan Fund BWP Grant	1140-CCCSO-02	-12,356.81
Bill Pmt -Check	01/30/2026	34662	USBR - Water Payments	14-06-200-489-A-P	-73,672.94
Bill Pmt -Check	01/30/2026	34663	Valley Pacific	C850335	-70.99
Bill Pmt -Check	01/30/2026	34664	Johnston, Logan	1.21.26 Reg Board Meeting	-100.00
Bill Pmt -Check	01/30/2026	34665	United Public Employees of CA 792	VOID: Wrong Amt Union Member Du...	0.00
Bill Pmt -Check	01/30/2026	34666	United Public Employees of CA 792	Union Member Dues Jan 2026 & Ben...	-629.00
Total 8000 - Accounts Payable					-614,549.09
<b>TOTAL</b>					<b>-614,549.09</b>

# Clear Creek Community Services District

## Profit & Loss

### January 2026

	Jan 26
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
11000 · Revenue - Customer Accts	
11005 · Base Rate Charge	139,616.53
11010 · Domestic Water Sales	18,519.69
11020 · Agricultural Water Sales	2,324.38
11060 · Billing Pmt Late Fee	1,838.28
<b>Total 11000 · Revenue - Customer Accts</b>	<b>162,298.88</b>
12000 · Revenue - Water Service	
12010 · Turn On Fees	425.00
12015 · Centerville Admin O&M	12,342.57
12025 · Interest / Investment Income	2,027.04
12035 · Backflow Maint Charge	729.88
<b>Total 12000 · Revenue - Water Service</b>	<b>15,524.49</b>
13000 · Designated Revenue -Non Op	
13005 · Filter Plant Repayment Charge	18,004.24
13010 · Recycle Backwash Water Charge	1,008.52
13015 · State Loan Repayment Charge	2,615.00
13025 · WIIN Act Repayment Charge	4,916.20
<b>Total 13000 · Designated Revenue -Non Op</b>	<b>26,543.96</b>
15000 · Revenue - Taxes	
15005 · Taxes-General Property	255,802.33
<b>Total 15000 · Revenue - Taxes</b>	<b>255,802.33</b>
<b>Total Income</b>	<b>460,169.66</b>
<b>Gross Profit</b>	<b>460,169.66</b>
<b>Expense</b>	
30000 · Water Treatment Plant	
30100 · Utilities	
30105 · WTP - PGE 8185	3,879.84
30110 · Pond - PGE 3611	282.02
30115 · WTP - AT&T 2316	617.53
30125 · Internet	55.00
<b>Total 30100 · Utilities</b>	<b>4,834.39</b>
30170 · Supplies	65.54
30200 · WTP Repair & Maintenance O&M	492.03
30400 · Water Quality Analysis	403.70
30405 · Chemicals WTP	25.53
30500 · Vehicle Maintenance & Expense	
30505 · Fuel Expense	809.52
<b>Total 30500 · Vehicle Maintenance &amp; Expense</b>	<b>809.52</b>
<b>Total 30000 · Water Treatment Plant</b>	<b>6,630.71</b>
40000 · Distribution	
40400 · Repair & Maintenance (O&M)	
40415 · Meter Register/Tranponder Repl	0.00
40429 · Tools	785.70
40430 · Inventory	3,641.36
40440 · Water Quality Analysis - Dist	1,781.80
40450 · Repair & Maintenance(O&M)-Other	537.53
<b>Total 40400 · Repair &amp; Maintenance (O&amp;M)</b>	<b>6,746.39</b>

1:04 PM

02/12/26

Accrual Basis

## Clear Creek Community Services District

## Profit &amp; Loss

January 2026

	Jan 26
40500 · Vehicle Maintenance & Expense	
40505 · Fuel Expense	724.85
40525 · Freightliner 2012 Dump - Unit 7	279.76
40545 · Bobcat /Backhoe	559.62
40555 · Ditch Witch Vac Trailer	279.66
Total 40500 · Vehicle Maintenance & Expense	1,843.89
Total 40000 · Distribution	8,590.28
41000 · Wells & Booster Station	
41100 · Utilities	
41105 · Wells 1 & 2 - PGE 2671	816.28
41110 · Well #3 - PGE 2838	374.00
41120 · So. Booster - Internet	55.00
Total 41100 · Utilities	1,245.28
Total 41000 · Wells & Booster Station	1,245.28
50000 · Administration/ General	
50100 · Utilities	
50105 · Oak St.- PGE 2838	1,069.05
50125 · Propane	452.26
50130 · Answering Service	766.56
50135 · Telephone - TDS	387.90
Total 50100 · Utilities	2,675.77
50200 · Office Supplies	2,118.57
50500 · Special & Professional Services	
50510 · Director Fees	400.00
50515 · Server & Computer Maintenance	
50517 · Software Subscriptions	814.63
50515 · Server & Computer Maintenance - Other	685.88
Total 50515 · Server & Computer Maintenance	1,500.51
50520 · Legal	39.19
50525 · Engineering	965.25
50530 · Equipment, Maintenance & Lease	537.79
50535 · Building & Ground Maint.-Office	65.00
Total 50500 · Special & Professional Services	3,507.74
50700 · Regulatory	
50705 · Water District Regulatory Fees	
50710 · SWRCB - Water Fee	1,236.00
Total 50705 · Water District Regulatory Fees	1,236.00
50900 · Testing & License Fees	440.00
Total 50700 · Regulatory	1,676.00
51400 · Employee Benefits	
50410 · JPIA - Workers Comp	7,774.55
51405 · Vision, Dental,	1,054.57
51440 · CalPERS Retirement Contribution	11,120.10
51455 · Uniform & Service	326.73
Total 51400 · Employee Benefits	20,275.95
51900 · License and Permits	685.04
52000 · Interest Expense	
52005 · RCAC Loan Interest (dump truck)	135.43
Total 52000 · Interest Expense	135.43

1:04 PM

02/12/26

Accrual Basis

# Clear Creek Community Services District

## Profit & Loss

### January 2026

	Jan 26
53000 · Customer Accounts & Billing	
53015 · Supplies	
53020 · Postage	1,468.43
53025 · Billing Supplies & Materials	2,167.48
Total 53015 · Supplies	3,635.91
53016 · Meter Reading/ License	0.00
53030 · Chargebacks, NSF, Acct Refunds	388.78
Total 53000 · Customer Accounts & Billing	4,024.69
Total 50000 · Administration/ General	35,099.19
60000 · Payroll Expense -Salary & Wages	
60100 · Payroll Exp - General Manager	15,576.93
60200 · Payroll Exp - Distribution	36,882.32
60300 · Payroll Exp - Water Treatment	37,776.58
60500 · Payroll Exp - Administration	19,958.09
Total 60000 · Payroll Expense -Salary & Wages	110,193.92
80000 · Grants	
80010 · Backwash Pond Grant D2202015	
80011 · Engineering	12,643.00
80012 · Materials and Equipment	336,226.71
80013 · RCAC Loan Interest - BWPGGrant	24,708.98
Total 80010 · Backwash Pond Grant D2202015	373,578.69
Total 80000 · Grants	373,578.69
Total Expense	535,338.07
Net Ordinary Income	-75,168.41
Net Income	-75,168.41



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## **MEMO**

**Date:** February 18, 2026  
**To:** Board of Directors  
**From:** General Manager – Dale Mancino  
**Re: 5 – Grant Consultant Update**

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## **BACKGROUND**

The District engages a grant consultant to identify funding opportunities, assist with grant applications, and provide updates on the status of current grants. Regular updates ensure the Board remains informed of potential and ongoing funding that supports District projects and programs.

## **SUMMARY / REPORT OUT**

The District's grant consultant will provide an update on:

- Current grant applications submitted on behalf of the District
- Status of ongoing grant funding opportunities
- Any relevant upcoming deadlines or opportunities

Specific details will be provided directly by the consultant during the Board meeting.

## **RECOMMENDATION**

This item is presented for informational purposes only. No action is required at this time.



# CCCSD Pivot Strategy

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## Background:

- Meetings were held with the State representatives about funding.
- Clear Creek is reported by the State to currently be classified as “**not at risk**”, meaning the State SAFER pathway is effectively closed unless:
  - ✓ Consolidation is pursued, or
  - ✓ Emerging contaminants appear, or
  - ✓ The system becomes formally “at risk”

The District’s current designation places us outside the priority lanes.

**We need to govern based on what IS controllable.**

We can advocate, we can apply, we can **stay visible**, but we cannot base the District’s survival on grants at this point.

Therefore, the **responsible strategy** is to plan as though grant funding will not arrive in time, and **build a financing** and rate-based path forward, while continuing to pursue grants opportunistically.

- **Build the district into a finance-eligible utility** with credible planning, rates, and project sequencing,
- while continuing **selective grant pursuit** as upside.



# PHASE 1

## Stabilize the Foundation (0–90 Days)

### 1. Fix the Books Before Anything Else

**This is Priority Zero.**

Without clean financials, CCCSD cannot:

- Do Prop 218
- Apply for USDA
- Defend rate increases
- Issue debt
- Maintain compliance


**Action:**

- Hire or designate a strong municipal water bookkeeper
- Reconcile missing months
- Correct misclassifications
- Produce clean monthly financial statements

**Board Message:** “No credible funding path exists until financial records are reliable.”

### 2. Adopt a Board-Approved Capital Improvement Plan (CVP → CIP)

CCCSD needs a 5-year CIP that is not aspirational — but executable.



Project	Year	Cost Estimate	Funding Assumption
Large PRV Replacement	2026	\$X	Financing
24-inch Valve Replacement	2026	\$30K + labor	Cash/Reserve
Train 6 Filter Rehab Design	2026	\$X	USDA-ready
Train 6 Construction	2027	\$X	Debt/Grant mix

**Deliverable:** Board adoption resolution by spring.

# PHASE 2

## Finance Readiness + Rate Authority (90–180 Days)

### 3. Prop 218 Rate Study is Now the Central Lever

Prop 218 is no longer optional — it's the mechanism for survival.

#### The rate study must:

- Include CIP costs
- Include financing assumptions
- Build reserves
- Show the true cost of summer bleed-out losses

#### Timeline:

- Start immediately after books corrected
- Target noticing + hearings in late spring
- New rates effective before summer peak

**Key framing:** "Rates are being adjusted to prevent system failure, not to expand."



### 4. Create a "Capital Project Fee" Structure (Non-Refund Model)

The meeting suggestion is smart:

Proceed as if financing is required.

#### If a grant arrives later:

- Terminate that fee going forward
- Do NOT refund collected funds
- Apply them to the next capital project

This keeps momentum and avoids backtracking.

#### Board policy needed:

- Restricted capital improvement account
- Project sequencing transparency





# PHASE 3

## Pick ONE Anchor Project (Spring Execution):

CCCSD must stop spreading attention across 12 leaks.

**The best strategy is:**

**Fund and execute ONE district-wide win first.**

### Anchor Project Recommendation:

#### The Major PRV That Prevents Summer Bleed-Out

#### Why?

- Benefits entire district
- Reduces water loss immediately
- Produces measurable operational savings
- Builds public confidence before rates rise again

#### Decision required:

- Which PRV is the “district valve”?

#### Candidate PRVs mentioned:

- Cloverdale PRV
- Coyote PRV
- Main system large PRV



### Recommendation – Board must adopt:

**PRV Project = #1 Execution Priority**

# PHASE 4

## Contractor vs In-House Decision Framework

### Strategy:

Fund and execute **ONE** district-wide win first.

#### Use In-House If:

- ✓ Shallow excavation
- ✓ Standard valve size
- ✓ Crew has equipment
- ✓ No outage complexity



VS

#### Use Contractor If:

- ✓ Deep mainline excavation
- ✓ Large diameter (24-inch)
- ✓ Requires traffic control



### Likely split:

- ✓ Contractor handles 24-inch valve
- ✓ District crew handles smaller PRVs simultaneously during outage



# PHASE 5

## Funding Stack (The Missing Piece)

### A. USDA Rural Development (Most Likely Major Capital Partner)



If SAFER is out, USDA becomes the lane.

#### USDA can fund:

- ✓ Treatment upgrades (Train 6)
- ✓ Distribution reliability projects
- ✓ Valves and pressure systems

#### But USDA requires:

- ✓ Clean audits/bookkeeping
- ✓ Rate sufficiency
- ✓ CIP planning
- ✓ Environmental review readiness

**Action:** Schedule USDA eligibility call now, not later.

### B. Revenue Bond / Interim Financing (Bridge Strategy)

Once Prop 218 is complete, CCCSD becomes lendable.

Even small issuances can fund:

- ✓ PRVs
- ✓ Valve replacements
- ✓ Treatment rehab design



### C. "Grant-as-Upside" Applications (Due Diligence)

Continue applying, but do not anchor strategy on them.

Possible targets:

- ✓ DWR small system grants (political, long odds)
- ✓ CDBG (only if income thresholds qualify)
- ✓ Emergency drought/resiliency calls

**Rule:** Grants are a **bonus**, not the plan.





# Immediate Action Checklist

## (Next 30 Days)

### Finance & Governance

- ✓ Reconcile books and correct financial statements
- ✓ Hire/secure USDA-grade bookkeeping support

### Planning

- ✓ Draft 5-year CIP and bring to board for adoption
- ✓ Select Anchor Project: Major PRV replacement

### Prop 218

- ✓ Initiate rate study immediately after financial cleanup
- ✓ Build schedule targeting implementation before summer

### Project Execution

- ✓ Obtain contractor quote for 24-inch valve replacement
- ✓ Identify which PRVs can be done in-house

### Project Execution

- ✓ Obtain contractor quote for 24-inch valve replacement
- ✓ Identify which PRVs can be done in-house

### Funding Outreach

- ✓ Call USDA RD to confirm eligibility pathway
- ✓ Submit at least 1–2 strategic grants as due diligence

**Needs:** Not another grant search.

Not another **study** (near term).

Financial credibility + one executed infrastructure win + rate authority.



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## MEMO

**Date:** February 18, 2026  
**To:** Board of Directors  
**From:** General Manager – Dale Mancino  
**Re: 6 – Mid-Pacific Water Users Conference Informational Report**

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## BACKGROUND

The Annual Mid-Pacific Water Users Conference brings together water districts, public agencies, and industry professionals to discuss current issues affecting water management, regulatory updates, infrastructure funding, and best practices within the Mid-Pacific region.

Chair Fickes attended the conference on behalf of the District to stay informed on emerging trends, legislative updates, and opportunities relevant to District operations and long-term planning.

## SUMMARY

During the conference, several key topics were addressed, including:

- Updates on state and federal water policy and regulatory compliance
- Bureau of Reclamation efficiency improvement and flexibility
- Exportation of water through the Delta
- Klamath River & the New Chapter for Salmon Project
- Collaboration opportunities among regional water agencies

Chair Fickes participated in sessions that provided insight into challenges currently facing water districts similar in size and scope to this District.

## RECOMMENDATION

No action is requested. This item is presented for informational purposes only.



58TH ANNUAL MID-PACIFIC WATER USERS' CONFERENCE  
JANUARY 28-30, 2026

HIGHLIGHTS

DAY 1 - Discussions centered around Bureau of Reclamation and how they can improve efficiency and flexibility with such a smaller team. Northern CA has a vacancy rate of 53% and used over 15,000 hours of OT. Most all other Bureau areas also lost work force. Most over 50% but one 25%. Each area discussed their accomplishments for 2025. Of note was that salmon have returned to the Klamath River and was found past the site of the dams. There is still talk about raising Shasta Lake. Sites reservoir has crossed another hurdle and construction is one step further. Completion is 5-7 years out. Sites will be used mostly to supplement cold water to the river.

Different groups such as the Great Valley Farm Water Partnership discussed their organization and their cooperative strategies for farmers and environmental in the Delta area. Concerns are invasive aquatic species, predation suppression, and improvements to export water through the Delta.

There was discussion on NEPA and CEQA and possible reform on how NEPA reforms affect CEQA. A little technical for me.

DAY 2 - Positive discussion with the Klamath River and the new chapter for salmon. Big developments in the project. There was discussion on the water settlement contracts where BoR has difficulty in changing water quantities even if contracts are from the 40's and 50's and even in the drought. (Didn't quite make sense to me as our contracts seem to be cut no problem during drought.)

It was a big year for salmon in the Klamath and Tulalake Flow thru. They believe the salmon got there naturally and were not planted. With a full allocation of water some of the dry areas saw water for the first time in years.

Statistics were given on salmon survival rates on rivers to the ocean. From the north is there is less than 1% survival. Banta-Carbona Irrigation District and FISHBIO decided to collaborate to preserve salmon on three different rivers. They decided to find out the impact of non-native fish to the salmon. There was talk that historically, groups focused on habitat and cool water to protect salmon. However, their findings suggested that the non-native species, specifically bass were having a significant negative impact on juvenile salmon survival rates. There was only a 4% survival rate on a 25 mile stretch migration of the Tuolumne River. The same was true on the San Joaquin and Stanislaus Rivers. On the San Joaquin only 15 salmon were caught during the last 6 years. Statistics are showing that the juvenile salmon are being eaten before even reaching the delta. Some states have unlimited limits on bass and no catch and release in order to reduce the bass population.

Forest Resilience was a topic which discussed impacts of forest fires and proper stewardship. Fires destroy watersheds and tree density vs diversity can suck too much water. Equal ratio of large and small trees as well as diversity of type of tree is impactful. Forest management goes hand in hand with water.

DAY 3 - National Resources Conservation Services talked about working with each of the other agencies in order to reduce redundancy between them causing undue hardships and timelines to farmers. The B of R area offices would not commit to water allocations at this time since January proved to be very dry and snow pack at only 25%.



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## **MEMO**

**Date:** February 18, 2026  
**To:** Board of Directors  
**From:** General Manager – Dale Mancino  
**Re: 7 – General Manager Report**

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### **Operations Update**

District operations remain stable and reliable. All water treatment and distribution systems are functioning well with no major incidents or outages reported this period. Preventive maintenance schedules are on track, and emergency response protocols continue to ensure quick resolution of any minor issues.

Staff continue to make excellent progress. The team is highly engaged, with ongoing cross-training and professional development efforts paying dividends in efficiency and morale. Employees are demonstrating strong commitment to our mission of providing high-quality water services to the community.

### **Grants and Funding**

I have been actively collaborating with our Grant Writer on several pending and potential applications. Progress includes refining project scopes for infrastructure upgrades and drought resilience initiatives. We anticipate submitting or advancing 2-3 proposals in the coming months, with a focus on securing state and federal funding to support long-term capital needs.

### **Financial and Administrative Improvements**

Working closely with our bookkeeper, we have made significant strides in enhancing financial accuracy and reconciliation processes. This includes streamlining monthly procedures, improving reporting consistency, and identifying opportunities for greater efficiency.

As part of ongoing optimization efforts, I have begun exploring outsourcing options for select administrative and support tasks (e.g., certain bookkeeping functions or specialized reporting). Initial evaluations are underway to assess cost savings, quality control, and potential vendor partnerships, with recommendations to follow in future reports.

### **Centerville Contract**

We have made solid progress on the Centerville contract negotiations and reconciliation. Discussions are advancing positively, with key terms aligned and remaining items on a clear path to resolution. This will help strengthen our inter-district relationship and ensure smooth ongoing collaboration.

## **Summary**

Overall, the District is in a strong position, operations are solid, staff is performing well, and we are making proactive advances in grants, finances, and key contracts.



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## MEMO

**Date:** February 18, 2026  
**To:** Board of Directors  
**From:** Administrative Assistant Emily King, Water Treatment Plant Operator Brandon Anderson and Distribution Supervisor Morgan Rau  
**Re:** 8 – OPS Report

### Administration

There are 184 Accounts that are 121+ days delinquent totaling \$61,065  
There are 74 Accounts that are 90-120 days delinquent totaling \$1,222  
There are 132 Accounts that are 60-90 Days delinquent totaling \$6,117  
There are 356 Accounts that are 30-60 Days delinquent totaling \$21,947

Aging	January 2026	February 2026	Difference	
121+ Days	189 accounts – \$62,871	184 accounts – \$61,065	-5 accounts	-1,806
90–120 Days	76 accounts – \$4,134	74 accounts – \$1,222	-2 accounts	-2,912
60–90 Days	201 accounts – \$10,885	132 accounts – \$6,117	-69 accounts	-4,768
30–60 Days	341 accounts – \$23,830	356 accounts – \$21,947	+15 accounts	-1,883
<b>Totals</b>				
	807 accounts – \$101,720	746 accounts – \$90,351	-63 accounts	-\$11,369

### WTP OPERATIONS

The WTP produced 158 AF of SW  
Clear Creek CSD used 107 AF of SW in January (83 AF – M&I, & 12 AF- Ag)  
2746 AF total SW for WY 25/26  
Well Water Production- 0 AF

- Staff have been busy with routine maintenance, monitoring, and operation of the WTP. The WTP is currently producing 2 MGD.
- Treatment and Distribution staff replaced and installed an instrument pump in the Chlorine Building Vault. The new pump replaced an old instrument pump that died.
- Serviced 2 drip legs for the vacuum regulator assemblies that mount onto the chlorine ton tanks. Replaced one vacuum regulator assembly and sent it to Telstar with other chlorine equipment to be serviced.
- Pace and Bullert worked on and completed the Pond 2 radar level transmitter so the WTP can now see the Pond 2 level. The work on Pond 2 is now complete; staff are preparing to switch over ponds dependent on weather for an annual warranty inspection for pond 3.
- Reviewed and submitted the Hazardous Material Business Plan (HMBP).
- Inspected and super chlorinated Train# 6.

- An electric actuator for Train# 4 FTW has died and now staff will be manually backwashing and adjusting chemicals during the FTW cycle as the PLC cannot see the valve position and does not register flow for chemicals. Train# 4 will be put offline until the actuator is replaced unless needed. A beck actuator is on order to replace the failed actuator and is 2-3 months out for delivery.
- A Filter Influent Valve (FIV) on Train# 6 failed during the post inspection backwash. The actuator was manually put back to open; staff will have to be on site for the next backwash to see if this valve fails again. The train cannot FTW and be put back online after a backwash unless an operator is there to manually open a failed FIV.

## **DISTRIBUTION OPERATIONS**

- **Meter Register Installation:**  
Installation of the remaining 3-inch and 4-inch registers for our meters has been completed. This continues to reduce the size of our manual-read route. Both automated and manual reading will begin next week, and all meters have been successfully integrated into the appropriate software programs. We look forward to evaluating the performance of the updated system.
- **Hydrant Flushing & System Pressure Monitoring:**  
Hydrant flushing and systemwide pressure checks are ongoing. All activities are being documented, and crews are continuing this work as time allows.
- **Coordination With TDS Fiber Installation Crews:**  
Staff met with the TDS crews working on the installation of new fiber optic infrastructure. Many of the areas under construction contain water mains and service line connections. Maintaining close coordination throughout their project is essential to help prevent accidental water line damage.
- **Customer Shutoff Notifications:**  
A total of 62 shutoff notifications were issued to customers. Of those, 13 accounts required actual shutoff. Only one customer from the original list remains disconnected currently.

### ADA Related Disabilities:

Contact the front office and speak with a Staff Member if special consideration is needed to attend any public meeting for disability related accommodations or aide is needed. Please give 72 hours - notice prior to the meeting to allow staff to meet your requests appropriately.

“This District is an Equal Opportunity Provider”

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