



1880 ACACIA AVENUE
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SUTTER, CALIFORNIA 95982-0710

Office # (530) 755-1733
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REGULAR MEETING

Monday, August3, 2026

6:30 P.M.

-MINUTES-

DIRECTORS PRESENT

David Williams, President
Joel Farias, Jr., Vice President
Brandon Hunt, Director
Robert Ripley, Director
Allan Brown, Director
Laura Jones, Board Secretary

COUNSEL PRESENT

Andrew McClure, Minasian Law (telephonically)

CALL TO ORDER

Board President David Williams called the meeting to order at 6:28 p.m., leading the Pledge of Allegiance to the Flag.

PUBLIC PARTICIPATION:

Sean Minard, MHM Engineering
Jeff Helm, Helm Properties

CORRESPONDENCE:

None.

CONSENT CALENDAR

- A. July 2026 Regular Meeting Minutes
- B. July 2026 Expenditures
- C. July 2026 Operator's Report

On motion of President David Williams and seconded by Director Joel Farias and approved by those present, the Board approved the consent calendar. 5 ayes.

Manager's Report

- A. Advised Board results of arsenic sample at Well 3 returned a good result. Two follow up sample tests did not exceed maximum contaminant level. State representative advised to continue with normal testing cycle.

- B. Advised Board that there was a leak on Acacia Avenue/Washington Street. Sutter CSD staff repaired that leak. There are two more leaks. One on Walnut and one on Mulberry. Those will be repaired week of August 3, 2026.

Discussion & Action Item

- A. Discussion was held between the Board, Mr. Jeff Helm, Mr. Sean Minard and SCSD Counsel, Mr. Andrew McClure (telephonically) regarding Sutter Ranch Estates development. Mr. Minard gave a current overview of the project as it has changed from the original plan. He stated with regard to water service they wish to install individual wells at each property rather than install infrastructure and connect to SCSD system. These proposed wells would be drilled by future homeowners when the lots are purchased from Mr. Helm. The Board expressed their concerns with this request as well as discussed the history of this development. The development is located in very close proximity to SCSD's Well 1 and there is concern about the risks of drilling wells so close to the SCSD well. This land was annexed into the District in 2022 for the purpose of connecting to the SCSD water system. The Board determined that SCSD would request CEQA documents from Sutter County, consult with SCSD counsel Mr. McClure and SCSD District Engineer Sanbell to obtain more information before a determination would be made as to the feasibility of their request and what conditions would need to be met.
- B. Discussed with Board the extended maintenance plan and annual maintenance visit with Tesco. Reviewed the changes that have occurred with regard to the thoroughness of their annual maintenance visits, increased cost of extended service plan, etc. Board recommended looking at other vendors for comparison but in favor of continuing to have a vendor to provide annual maintenance visit and remain under contract for service visits as needed. (whether it stay Tesco or change to someone else).
- C. Next meeting scheduled for September 14, 2026 at 6:30 p.m.

MEETING ADJOURNED AT 8:10 p.m.

**IN MEMORY OF: Charles Taylor
David Stallings
Britne Wheelon
Jesus Castillo
Shirley Brolliar**

DATE: August 6, 2026

SIGNATURE:

Laura Jones

Laura Jones/Board Secretary