



BOARD OF DIRECTORS MEETING

AGENDA

June 4, 2026, Regular Meeting
District Offices, 17081 Hwy. 116, Ste. B
Guerneville, California
6:30 PM

NOTICE TO PERSONS WITH DISABILITIES: It is the policy of the Sweetwater Springs Water District to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including those with disabilities. Upon request made at least 48 hours in advance of the need for assistance, this Agenda will be made available in appropriate alternative formats to persons with disabilities. This notice is in compliance with the Americans with Disabilities Act (28 CFR, 35.102-35.104 ADA Title II).

Any person who has any questions concerning any agenda item may call the General Manager or Assistant Clerk of the Board to make inquiry concerning the nature of the item described on the agenda; copies of staff reports or other written documentation for each item of business are on file in the District Office and available for public inspection. All items listed are for Board discussion and action except for public comment items. In accordance with Section 5020.40 et seq. of the District Policies & Procedures, each speaker should limit their comments on any Agenda item to five (5) minutes or less. A maximum of twenty (20) minutes of public comment is allowed for each subject matter on the Agenda unless the Board President allows additional time.

I. CALL TO ORDER *(Est. time: 2 min.)*

- A. Board members Present
- B. Board members Absent
- C. Others in Attendance

II. CHANGES TO AGENDA and DECLARATIONS OF CONFLICT *(Est. time: 2 min.)*

III. CONSENT CALENDAR *(Est. time: 5 min.)*

(Note: Items appearing on the Consent Calendar are deemed to be routine and non-controversial. A Board member may request that any item be removed from the Consent Calendar and added as an "Administrative" agenda item for the purposes of discussing the item(s).)

- A. Approval of the Minutes of the May 7, 2026 Regular Board Special Board Meeting.
- B. Approval of Operations Warrants/Online payments/EFT payments.

- C. Receipt of Item(s) of Correspondence.
Note: Correspondence received regarding an item on the Administrative Agenda is not itemized here, but will be attached as back-up to that item in the Board packet and addressed with that item during the Board meeting.

IV. PUBLIC COMMENT: The District invites public participation regarding the affairs of the District. This time is made available for members of the public to address the Board regarding matters which do not appear on the Agenda, but are related to business of the District. Pursuant to the Brown Act, however, the Board of Directors may not conduct discussions or take action on items presented under public comment. Board members may ask questions of a speaker for purposes of clarification.

V. ADMINISTRATIVE

- A. Discussion/Action re Presentation of Emergency Radio Antenna request at Villa Grande Tank, Monte Rio (Lauren Spates)(*Est. time 20 min.*)
- B. Public Hearing; Discussion/Action re Annual overview of current job vacancies, recruitment efforts and retention strategies (*Est. time 15 min.*)
- C. Public Hearing; Discussion/Action re Resolution 26-03, Adopting Water Rates for FY 2026-27 and Analysis of protests received (*Est. time 10 min.*)
- D. Public Hearing; Discussion/Action re Resolution 26-04, Adopting the FY 2026-27 Operating and Capital Improvement Budget (*Est. time 15 min.*)
- E. Discussion/Action re Enhanced Infrastructure Financing District (EIFD)(*Est. time 15 min.*)
- F. Discussion/Action re SB 827 – Fiscal and Financial Training for Local Agency Officials (*Est. time 10 min.*)
- G. Discussion/Action re Resolution 26-05 – Ordering an Election to be Held and Requesting Consolidation with the November 3, 2026, Consolidated District Election (*Est. time 10 min.*)
- H. Board Ad Hoc Committee Reports (standing item) (*Est. time 15 min.*)
 - Ad Hoc Committees:
 - 1. FY 2026-27 Budget/CDR Committee (Dir. Schaap/Dir. Barraza Tran)
 - 2. District Policies Review (Dir. Robb-Wilder/Schaap)

VI. GENERAL MANAGER’S REPORT

- 1. Laboratory Testing/Regulatory Compliance
- 2. Water Production and Sales
- 3. Leaks
- 4. Guerneville Rainfall
- 5. In-House Construction Projects
- 6. Gantt Chart
- 7. Grants
- 8. Wright Drive Project
- 9. Road Repairs – Villa Grande and School House Tank Driveway
- 10. Metron Meter Installation progress

VII. BOARD MEMBERS’ ANNOUNCEMENTS

VIII. ITEMS FOR NEXT AGENDA

ADJOURN

Sweetwater Springs Water District Mission and Goals

The mission of the Sweetwater Springs Water District (SSWD) is to provide its customers with quality water and service in an open, accountable, and cost-effective manner and to manage District resources for the benefit of the community and environment. The District provides water distribution and maintenance services to five townships adjacent to the Russian River:

- Guerneville
- Rio Nido
- Guernewood Park
- Villa Grande
- Monte Rio

GOAL 1: IMPLEMENT SOUND FINANCIAL PRACTICES TO ENSURE EFFECTIVE UTILIZATION OF DISTRICT RESOURCES

GOAL 2: PROVIDE RELIABLE AND HIGH QUALITY POTABLE WATER WITH FACILITIES THAT ARE PROPERLY CONSTRUCTED, MANAGED AND MAINTAINED TO ASSURE SYSTEM RELIABILITY

GOAL 3: HAVE UPDATED EMERGENCY PREPAREDNESS PLANS FOR ALL REASONABLE, FORESEEABLE SITUATIONS

GOAL 4: DEVELOP AND MAINTAIN A QUALITY WORKFORCE

GOAL 5: PROVIDE EXCELLENT PUBLIC OUTREACH, INFORMATION AND EDUCATION

GOAL 6: ENHANCE BOARD COMMUNICATIONS AND INFORMATION



BOARD MEETING MINUTES*

Meeting Date: May 7, 2026

May 7, 2026
6:30 p.m.

Board Members Present:

Tim Lipinski
Sukey Robb-Wilder
Rich Holmer
Marc Barraza Tran

Board Members Absent:

Gaylord Schaap

Staff in Attendance:

Eric Schanz, General Manager
Nicole King, Board Secretary

Others in Attendance:

Erica Gonzalez, Redwood Public Law (via Zoom)

I. CALL TO ORDER (6:30 p.m.)

The properly agendized meeting was called to Order by President Robb-Wilder at 6:30 p.m.

II. CHANGES TO AGENDA and DECLARATION OF CONFLICT (6:30 p.m.)

(None.)

III. CONSENT CALENDAR (6:30 p.m.)

President Robb-Wilder reviewed the items on the Consent Calendar. Director Holmer moved to approve the items on the Consent Calendar. Director Tran seconded. Motion carried 3-0. The following items were approved:

- A. Approval of the Minutes of the April 2, 2026 Regular Board Meeting and the April 16, 2026 Special Board Meeting.
- B. Approval of Operations Warrants/Online payments/EFT
- C. Receipt of items of Correspondence. (None)

IV. PUBLIC COMMENT (6:30 p.m.)

(None.)

V. ADMINISTRATIVE (6:30 p.m.) *

**in the order discussed*

V-A. (6:30 p.m.) Discussion/Action re Actual vs. Budgeted Report (Operations and Capital) – 3Q FY 2025-26.

The GM provided an overview of this item. Board discussion ensued. There was no public comment.

V-B. (6:36 p.m.) Discussion/Action re Draft FY 2026-27 Operating and Capital Budget, and Water Rates.

The GM provided an overview of this item. Discussion ensued. There was no public comment.

V-C. (6:50 p.m.) Discussion/Action re Nominations for Special District Representative LAFCO.

The GM gave a brief overview of this item. Discussion ensued. There was no public comment. No action was taken.

V-D. (6:55 p.m.) Discussion/Action re Council of Governments Meeting.

The GM provided an overview of this item. Discussion ensued. There was no public comment.

V-E. (7:09 p.m.) Board Ad Hoc Committee Reports (standing item).

Ad Hoc Committees:

- 1. FY 2026-27 Budget Committee (Dir. Schaap/Dir. Tran)**
- 2. CIP Planning (Dir. Holmer/Lipinski)**
- 3. District Policies Review (Dir. Robb-Wilder/Schaap)**

The GM provided an overview of this item:

- ✓ **FY 2026-27 Budget Committee:** The GM gave a brief overview of this item. Director Holmer proposed to disband the FY 2026-27 Budget Committee. There were no objections.
- ✓ **CIP Planning Committee:** Did not meet in April.
- ✓ **District Policies Review Committee:** Did not meet in April.

There was no public comment.

VI. GENERAL MANAGER'S REPORT (7:14 p.m.)

The GM provided a report on the following items:

1. Laboratory testing / Regulatory Compliance
2. Water production and sales
3. Leaks
4. Guerneville Rainfall
5. In-House Construction Projects
6. Gantt Chart
7. Grants
8. Wright Drive Project
9. Road Repairs – Villa Grande and School House Tank Driveway
10. Metron Meter Update

Discussion ensued.

VII. BOARD MEMBERS' ANNOUNCEMENTS/COMMENTS (7:21 p.m.)

1. Director Holmer briefed the Board on the LAFCO meeting he attended. Discussion ensued.
2. Director Lipinski shared a notice he received regarding the formation of the West County Enhanced Infrastructure Financing District (EIFD). Discussion ensued.

VIII. ITEMS FOR THE NEXT AGENDA (7:43 p.m.)

1. FY 2026-27 Operations and Capital Budget
2. Prop 218 Hearing
3. Public Hearing announcing our open positions
4. EIFD

ADJOURN

The meeting adjourned at 7:45 p.m.

Respectfully submitted,

Nicole King
Clerk to the Board of Directors

APPROVED:

Gaylord Schaap: _____
Sukey Robb-Wilder: _____
Tim Lipinski: _____
Rich Holmer _____
Marc Barraza Tran _____

SWEETWATER SPRINGS WATER DISTRICT

TO: Board of Directors

AGENDA NO. V-A

FROM: Lauren Spates, Project Manager, Redwood Radio Project

Meeting Date: June 4, 2026

Subject: Public Safety Radio Station Presentation By Redwood Radio Project

RECOMMENDED ACTION:

Receive presentation from Redwood Radio Project and discussion/action on possible installation of radio antenna at the Villa Grande Tank site.

FISCAL IMPACT:

Unknown

DISCUSSION:

The Redwood Radio project is a Monte Rio based effort to build an ad free, low power, public safety focused local radio station. The mission is to protect our neighbors and visitors before, during and after disasters by providing accurate, highly local, specific, data driven information to help make decisions that save lives and property especially when the power is out and there is no cell service.

Redwood Radio Project will serve Monte Rio and Villa Grande, but the opportunity could exist to expand the audience to other areas in the future.

The project is led by a freelance journalist and Monte Rio resident of 10 years. The team encompasses long-time radio professionals who live in Monte Rio, Villa Grande, Occidental, and Santa Rosa.

The project is also operating under the guidance of a well-respected Low Power FM consultant with experience starting-up stations in tricky terrain.

- Project Manager: Lauren Spates
- Consultant: Michael Brown, Brown Broadcast Services, Inc., Beaverton, OR
- Local Broadcast Engineering Expertise: Philip Tymon, Randy Wells, John Lillis

Example of Antenna



Redwood Radio Project, For Sweetwater Springs Staff Report

TOPIC

Can Sweetwater Springs support a local non-profit in constructing a Monte Rio-based, ad-free, public-safety focused local radio station?

SUBJECT

To evaluate whether Sweetwater would like to help and, if so, to identify water tanks that could serve as possible antenna supports. One possible tank (off Monte Vista Terrace in Villa Grande) has been identified by the Redwood Radio Project team.

WHY RRP IS INTERESTED IN WORKING WITH SWEETWATER SPRINGS WATER DISTRICT?

Sweetwater Springs offers an opportunity for the radio station to utilize the water district's existing infrastructure built on higher-altitude sites in small clearings — good circumstances for their budget and tech needs.

RRP needs a hilltop site for its tower and antenna. Ideally, the site would have minimal tree cover, allowing for line-of-sight transmission to listeners' homes, and would offer some type of existing infrastructure to support our antenna. This would help reduce project costs by avoiding steel tower construction.

The site will also need power, Internet, and the space for us to link a generator to our transmitter. It's critical that the station be operational without PG&E, for obvious reasons.

WHAT THE RADIO PROJECT WOULD LIKE FROM THE WATER DISTRICT

First, an agreement that the water district supports the project and would be willing to partner if a site pans out.

Second, the opportunity to formally evaluate the tank in Villa Grade and discuss technical specifics for what our build-out would need.

Third, to work together to evaluate additional tank sites that might offer wide clearings, high altitude, power, Internet, and back-up power.

RRP PLAN

Per FCC regulation, the radio station must be able to broadcast by Feb. 6, 2027.

In the next eight months, Project Manager Lauren Spates will coordinate the technical discussions between radio engineering experts, navigate the process for securing the identified site, fundraise approximately \$40,000 for start-up costs, and manage the general timeline. She will also visit community groups and local government meetings to promote the project, create buzz, and encourage community buy-in.

As of May 27, our consultant, Michael Brown, is evaluating our topography using radio frequency modeling tools to identify as many possible sites as possible within our area. As he narrows down the list, he'll provide graphics and documentation defining our best options.

WHO COMPRISES THE REDWOOD RADIO PROJECT TEAM?

The project manager is Lauren Spates, a freelance journalist and Monte Rio resident of 10 years. Her work has been published locally on KRCB and in the Napa Valley Register and the Press Democrat, and she was contributing author and editor on a book about the Tubbs Fire that won Investigative Reporters' and Editors 2023 Book of the Year. (www.LASReports.com)

She covers civic life, local government, flood, wildfire, the environment, and general community news and features.

Lauren is supported locally by long-time broadcast engineers including:

- **Philip Tymon, Occidental:** more than 40 years experience in radio, filed for the FCC Construction Permit, started Occidental LPFM station.
- **Randy Wells, Santa Rosa:** more than 40 years experience in radio, "had the pleasure of building KREO (now KFGY) in 1979 to get it on the air moments before the FCC Construction Permit expired," worked at KSRO among other stations
- **John Lillis, Villa Grande:** decades of experience in radio, particularly consulting with people who want to start their own stations

The team is also supported by **Michael Brown of Brown Broadcast Services**, a highly respected radio consultant specializing in LPFM deployments; computerized terrain-based coverage, path, shadow, and interference analysis; and FCC filings.

BACKGROUND: COMMUNITY

Monte Rio and Villa Grande suffer from frequent power outages, limited cell phone service, and a revolving door of disaster threats (and even just trees downing lines on regular days).

According to FEMA's National Risk Index, Monte Rio and Villa Grande fall in the second highest risk category based on a federal analysis of natural hazards, expected annual loss, social vulnerability, and community resilience. Of the 3,000 residents who live in the Monte Rio and Villa Grande census tracts, nearly 1-in-5 is disabled, more than 1-in-3 is over 65, 140 households don't have a smartphone, and 63 households don't own a vehicle. Residents in our neighborhoods have a median household income less than both the U.S. median and California's. (*U.S. Census Bureau*)

Plus, our neighborhoods host 107 vacation rental properties that sleep as many as 672 visitors, an increase of 22% over our year-round population. (*Permit Sonoma*)

While all of these neighbors — the old, the disabled, the disconnected, and the visiting — are vulnerable before, during and after a disaster, they are not the only ones at risk. Any of us can evacuate too late and get stuck in painful traffic on 116. Any of us can flee via Bohemian Highway not knowing there's a tree down in Camp Meeker.

Clear, hyperlocal communication can help all of us, and it's something we don't always get from broadcast outlets including KSRO, KRCB, or TV news. And by the time it's in the PD, it's often too late. Yes, our Monte Rio Locals Facebook group provides valuable, detailed information, but what happens when we can't get cell service?

This Lower River Valley-based station plans to share national, state, and county-level alert information, but with an added layer of really local info. For example: Where exactly is the tree down on Monte Vista Terrace? Which stair has the river reached on the staircase in the Monte Rio Beach parking lot? What's Baxman up to?

This granular information will help our population make better decisions sooner when it matters.

BACKGROUND: STATION TYPE

In the early 2000s, the FCC opened a radio category called Low Power FM (LPFM), its purpose being hyper local broadcasting. These stations are capped at 100 watts, which offers a roughly 3.5-mile coverage radius from the main antenna.

LPFM stations are licensed only to non-profits. Redwood Radio Project falls under the River Arts & Media umbrella, the Guerneville-based 501(c)3.

LPFM stations can accept donations and run Public Service Announcements, but they cannot sell advertising. Selling ads can terminate your FCC license.

Over the past 20 years, local radio experts and aficionados have applied for and deployed LPFM stations in Guerneville and Occidental. KGGV, River Theater Radio, is one example.

BACKGROUND: REDWOOD RADIO PROJECT

Some of these same folks who worked on the Occidental station understood the LPFM licensing window would eventually close and that the FCC would likely never open it again. They also saw the value in this type of programming. So more than two years ago, a group of local residents organized to apply for an LPFM license.

Starting a radio station is a multi-step process that begins with an application to the Federal Communications Commission (FCC). On Feb. 6, 2024, the FCC approved the Monte Rio/Villa Grande application and issued a Construction Permit allowing the group to build the broadcast apparatus..

An FCC Construction Permit gives the applicant 36 months to broadcast. That means we have until Feb. 6, 2027, to show the FCC we can successfully send a signal within its parameters.

If we can't, we'll lose the permit and, likely, the opportunity to apply in the future. FCC filing windows for LPFM are rare, and the FCC is not currently accepting applications for new LPFM broadcast stations.

Redwood Radio Project

Local Info When You Need It.

No Electricity. No Cell Service. No Subscription Required.

What's This All About?

Redwood Radio Project is a Monte Rio-based effort to build an **ad-free, low power, public safety-focused local radio station** before a Feb. 6, 2027, FCC deadline makes this dream highly unlikely in the future.

Our Mission

To protect our neighbors and visitors before, during, and after disasters by providing accurate, highly local, specific, data-driven information to help make decisions that save lives and property — especially when the power's out, you've lost cell service, or your cell phone's dead.

Our Team

Led by a freelance journalist and Monte Rio resident of 10 years, the team encompasses long-time radio professionals who live in Monte Rio, Villa Grande, Occidental, and Santa Rosa.

We're also operating under the guidance of a well-respected Low Power FM consultant with experience standing-up stations in tricky terrain.

Project Manager: Lauren Spates, Freelance Journalist, Monte Rio, [LASReports.com](https://www.lasreports.com)
415.308.7231 | LASpates.11@proton.me

Consultant: Michael Brown, Brown Broadcast Services, Inc., Beaverton, OR
Local Broadcast Engineering Expertise: Philip Tymon, Randy Wells, John Lillis

Our Listeners

Redwood Radio Project will serve Monte Rio and Villa Grande, but the opportunity could exist to expand our audience to other areas in the future, after the February 6 deadline.

According to FEMA's National Risk Index, Monte Rio and Villa Grande fall in the second highest risk category based on a federal analysis of natural hazards, expected annual loss, social vulnerability, and community resilience.

The NRI uses federal census data, among other sources, to assess risk, but it doesn't take into account all the vacationers who stay in our communities — and have no plans for how to handle a disaster here.

Community Characteristics

According to the 2020 U.S. Census, almost 3,000 people live in the Monte Rio and Villa Grande census tracts. Of our 3,000 residents:

- Nearly 1-in-5 is disabled

A project under the River Arts and Media umbrella

- More than 1-in-3 is over 65
- 140 households don't have a smartphone
- 63 households don't have a vehicle
- Median household income is less than both the U.S.' and California's.
 - MR & VG: \$82,049
 - U.S.: \$83,730
 - California: \$99,122

And our neighborhoods host:

- 107 vacation rental properties that sleep as many as...
- 672 visitors...
- Increasing our population by 22% over the year-round figure

But according to the National Center for Disaster Preparedness, Columbia Climate School, Columbia University:

"Vulnerability is not a fixed characteristic of an individual or a group. Rather, it is a fluid state defined by timing, the hazard at hand, circumstances, and access to different types of capital.

Someone who is 'mobility impaired' – for example, an individual with a broken leg – may be vulnerable to not getting out of harm's way of an encroaching flood, but may be well-equipped to find stable housing and economic security in the flood's wake. In this case, the vulnerability is associated with a temporary lack of physical capital, whereas her resilience is associated with access to economic capital."

Our Problem

Our power cuts out often, and our cell signals aren't great to begin with. Throw in a fire, flood, earthquake or other civil disturbance and we're quickly incommunicado, a dangerous proposition when our few evacuation routes can be flooded, washed out, or blocked by fallen redwoods or active fire.

We want to ensure our neighbors have critical, hyperlocal information when electricity and cell service fails.

Remember this: Power's Out. Turn on. Tune in.

Our Plan

In the next few months, **we need to identify an antenna site, raise roughly \$40,000** to deploy a Low Power FM radio station, **build the broadcast apparatus** locally, and **meet all FCC filing requirements**.

Once broadcasting, we'll be tied-into the national Emergency Alert and Public Warning systems and the county's emergency operations center, ensuring listeners get information and direction from local, state, and federal officials in times of crisis — whether or not you have electricity, a cell signal, or a charged cell phone.

We'll provide updates with data from organizations including the California-Nevada River Forecast Center, NOAA, and the National Weather Service. And we'll highlight the kind of local info you don't get from KSRO or

KRCB: that there's a tree down on Monte Vista Terrace, which stair the water has reached at the beach parking lot, and what Baxman's up to.

Local Radio? Really?

Yes, really. Here's why — in 2026 — we think local radio has the right kind of power to help us take care of us.

Radio's Old, But She's Still Golden

Radio is absolutely an old technology, yet it remains the gold standard for public safety communications.

Listeners can receive a radio signal to a battery-powered transistor radio **without electricity, without a cell signal, and without shelling out for another subscription.**

Radio remains the most reliable, most local, and most egalitarian communication method out there. Radio is available to everyone.

National, State, and County-Wide Alerts + Local Details

Per FCC mandate, **we'll have the same emergency transmitter** as every other station in the country. That transmitter is called an Emergency Alert System (EAS) device, and it monitors for emergency alerts 24/7/365.

EAS devices are **tied-into both the White House and FEMA** over the Internet, and also to a network of other radio stations. This network is known as the National Public Warning System of Primary Entry Point stations, and it can be activated if the Internet is disrupted.

We'll also join **the county emergency operation center's** distribution list for Sonoma County-specific information.

And in addition to those watches and warnings, **we'll have what KSRO and KRCB won't: the street- and creek-level details we know we need.**

Your NOAA Weather Radio Isn't The Be-All and End-All for Public Safety

Just because you have a NOAA weather radio doesn't mean it'll provide you the information you need when you need it (or that you'll get their signal).

NOAA weather radios need to be programmed to your county using Specific Alert Message Encoding (SAME) in order to receive necessary alerts. A transistor radio with a digital tuner just needs to be flipped to our frequency. **To hear us? No programming necessary.**

Plus, NOAA information is applicable to a whole county or region. **We'll provide an additional layer of information specific to our neighborhoods**, but of course we'll also be tuned into NOAA to re-broadcast what they share.

We're Not Owned By Investors. And We Can't Sell Advertisements.

The FCC only grants Low Power FM permits to non-profits, and the agency prohibits LPFM stations from selling ads. We're operating under River Arts & Media, a 501(c) 3 based in Guerneville. **Bottom line: We don't answer to anyone but our listeners.**

Our Neighborhood Power Goes Out. A Lot.

Whether these outages are caused by major disasters, a windy day, an old redwood shedding a limb, or PG&E's decision makers — it doesn't really matter. What does matter is the frequency of our outages, and they happen often.

You'll be able to **pick-up our station with a hand-crank, solar-powered or traditional battery-powered transistor radio.**

And **the station will have back-up power via generator.**

Cell Signal Stinks Out Here.

Sure, the Monte Rio Locals Facebook Group is great, but **what happens when you can't get online?**

It's Free. For. Everyone.

No subscription necessary. No Internet, no cable, no PG&E bill. **Just batteries or solar power or a little elbow grease on your hand-crank radio.**

FAQs

What are the station's call letters and frequency?

That's not quite settled yet, which is why we're the "Redwood Radio Project."

Selecting a frequency requires balancing multiple technical considerations, some of which are complicated by our topography, our forests, and our distance from Santa Rosa and San Francisco. Our consultant is helping make those determinations.

What's this Feb. 6, 2027 Deadline About?

Starting a radio station is a multi-step process that begins with an application to the Federal Communications Commission (FCC).

More than two years ago, a group of local residents recognized that the opportunity to obtain an FCC license might never come again, so they organized to apply for a Low Power FM (LPFM) license. The FCC approved the application and issued a Construction Permit on Feb. 6, 2024.

An FCC Construction Permit gives the applicant 36 months to broadcast. That means we have until Feb. 6, 2027, to show the FCC we can successfully send a signal within its parameters.

If we can't, we lose the permit and, likely, the opportunity to apply in the future. FCC filing windows for LPFM are rare, and the FCC is not currently accepting applications for new LPFM broadcast stations.

How Does Low Power FM Differ From Regular FM?

Aside from being much weaker, LPFM is licensed only to educational institutions, non-profit organizations, and public safety entities, not businesses or individuals. And we can't sell advertising.

The FCC also caps LPFM at 100 watts, giving us a roughly 3.5 mile radius from our antenna, enough to cover our initial audience area but not much more.

Redwood Radio Project is currently operating under local non-profit River Arts and Media based in Guerneville.

What Will This Radio Installation Look Like And Where Will It Be?

It'll be similar to River Theater Radio in Guerneville in that we won't be constructing a massive tower like the AM towers you might see in your mind's eye. River Theater Radio (KGGV-LP) is another Low Power FM station.

We don't have a dedicated location for our antenna yet, but we're hard at work evaluating possible sites.

But What Happens To The Signal When The Power's Out?

The Redwood Radio Project will have emergency power via backup generator, which means you can rely on us during a disaster-driven outage, a wind event that's knocked down limbs, or a planned outage.

Remember this: Power's out. Turn on. Tune in.

What's the Programming Line Up?

We don't have one yet. Our main focus between now and February is building-out the tech so we can prove to the FCC that we can broadcast per LPFM guidelines.

As we approach completion of the tech build-out, we'll develop disaster-related communications protocols. We'll collect best practices from government agencies and disaster-related NGOs, but we'll also want to hear from our audience about what listeners need and want to know when an atmospheric river is on its way or a wildfire is in our midst.

What About Other Neighborhoods In The Lower River Valley?

Serving an expanded audience would require additional hardware and possibly additional permitting. We're open to evaluating the idea after we meet our Feb. 6 deadline.

If you live nearby — say, in Duncan's Mills or Caz — and would want to pick up our signal one day, email us at LASpates.11@proton.me.

Contact: Lauren Spates, Project Manager, 415.308.7231, LASpates.11@proton.me

SWEETWATER SPRINGS WATER DISTRICT

TO: Board of Directors

AGENDA NO. V-B

FROM: Eric Schanz, General Manager

Meeting Date: June 4, 2026

Subject: Public Hearing District Employee Vacancy Status and Recruitment Strategies Pursuant to AB 2561

RECOMMENDED ACTION:

This item is informational; no action is required

FISCAL IMPACT:

None

DISCUSSION:

AB 2561 requires public agencies, including Sweetwater Springs Water District, to hold at least one (1) public hearing per fiscal year to discuss vacancies, recruitment and retention efforts. This report discusses the District's legal obligations under the new law, which took effect January 1, 2025.

AB 2561 was introduced to address the issue of job vacancies in local government, which adversely affects the delivery of public services and employee workload. Among other requirements, the bill mandates that public agencies present the status of vacancies and recruitment and retention efforts during a public hearing before the agency's governing body at least once per fiscal year. The bill was enacted into law and is codified at Government Code section 3502.3.

In compliance with the new legal obligations, public agencies are required to do the following:

1. Public Hearing: At least once each fiscal year, at a public hearing before the Board, the District shall present information regarding the status of vacancies and recruitment and retention efforts (Gov. Code § 3502.3(a)(1)) and identify

any necessary changes to policies, procedures, and recruitment activities that may lead to obstacles in the hiring process (Gov. Code § 3502.3(a)(3)).

As part of the FY 2026-2027 Budget process and the MOU with Local 39 the District has taken steps to improve wages and benefits for recruitment and retention.

2. Employee Organization Participation: Allow the recognized employee organization for each bargaining unit to make presentations during the public hearing concerning vacancies and recruitment and retention efforts. (Gov. Code § 3502.3(b)).

The Local 39 representative was notified about the public meeting.

3. Additional Reporting for High Vacancy Rates: If vacancies within a single bargaining unit meet or exceed 20% of authorized full-time positions in that bargaining unit, upon request of the recognized employee organization for that bargaining unit, the agency must provide additional information during the public hearing, including the following: (1) the total number of vacancies; (2) the number of applicants; (3) the average time to fill positions; and (4) opportunities to improve compensation and working conditions for employees in the bargaining unit. (Gov. Code § 3502.3(c)).

The District is fully staffed. The Crew Supervisor position, a promotional opportunity has not been filled in-house. No request for additional information was made from the recognized employee organization.

SWEETWATER SPRINGS WATER DISTRICT

TO: Board of Directors

AGENDA NO. V-C

FROM: Eric Schanz, General Manager

Meeting Date: June 4, 2026

SUBJECT: APPROVAL OF FISCAL YEAR 2026-2027 WATER RATES

RECOMMENDED ACTION:

- A. Hold a public hearing on the proposed Fiscal Year 2026-2027 Water Rates.
- B. Approve Resolution 26-03, which establishes water rates for FY 2026-27.

FISCAL IMPACT: Increases revenues to the District by an estimated \$111,804 for District operations for FY 2026-2027.

DISCUSSION:

The proposed 3% increase in water rates for FY 2026-2027 was discussed during the April and May meetings of the Board, and the Board set a Prop 218 Public Hearing on the rate increase for this date. The proposed increase was discussed as a part of budget discussions and the funding to be derived from the proposed rate increase is an important factor in the proposed budget for FY 2026-2027.

Proposed Fee Changes for FY 2026-2027:

There are no proposed fee increases for FY 2026-2027

Proposition 218 Notice

Notice for proposed water rate increases were mailed to all property owners by April 19, 2024. Three thousand six hundred (3600) notices were mailed. The Notice provided for an increase to the Base Rate, Water Usage, and Capital Debt Reduction Charges of up to 3% for FY 2026-2027 and included the proposed rate schedules and a protest form.

At the time of this agenda report writing (May 28, 2026), 94 protests have been received.

Below are specific comments received with the protest votes:

“Please have pity! There must be another way than to continue punishing the customer.”

“Does anyone even look at these protest. Seems like an increase in rates every year.”

"A small discount for seniors and summer homes would be nice thing for long term summer people."

"Need new leadership???"

"Maybe try to cut cost. Does it require 2 employees to read meters?"

"Definitely Not. Water Quality needs to improve before any rate increase is justified."

Letters received:

There was one letter received but it was regarding purposed Russian River Sanitation sewer rates only. The letter did not mention SSWD proposed rate increase.

Resolution No. 26-03

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SWEETWATER SPRINGS WATER DISTRICT ADOPTING WATER RATES FOR FISCAL YEAR 2026-2027

WHEREAS, the Sweetwater Springs Water District (District) provides domestic water services to its residents; and

WHEREAS, the District collects from customers of this utility rates and charges to fund the operation and maintenance of the District, including rates and charges that are collected for providing water service and for repaying debt service; and

WHEREAS, pursuant to Water Code Section 31007, the District Board of Directors is authorized to establish rates and charges sufficient to pay for operating expenses, provide for repairs and depreciation of works and pay for the principal and interest on debt; and

WHEREAS, pursuant to Water Code Section 31025, the District shall fix and through the General Manager collect water rates; and

WHEREAS, Section 3900 of the Sweetwater Springs Policies and procedures provides for the setting of rates for water services by resolution; and

WHEREAS, the District analyzes the revenue requirements and the recommended rate structure needed to proportionately allocate the costs of providing water service to its customers.

WHEREAS, based on the information provided to the Board of Directors, the Board of Directors has evaluated the anticipated revenues and expenditures necessary to operate the District and cover the costs of providing water services to customers of the District; and

WHEREAS, charges for local agency water service have been held to be "property related fees or charges" subject to the requirements of Article XIID of the California Constitution, also known as Proposition 218, pursuant to the holding in *Bighorn-Desert View Water Agency v. Verjil* (2006) 39 Cal.4th 205; and

WHEREAS, Section 6 of Article XIID of the California Constitution provides that imposing or increasing any property-related fee or charge requires identifying the parcels on which the fee or charge will be imposed and providing notice by mail of the proposed fee or charge to the record owner of each identified parcel indicating the amount of the fee or charge to be imposed on each parcel, the basis on which the amount of the proposed fee or charge was calculated, the reason for the fee or charge, and the date, time, and location of a public hearing on the proposed fee or charge; and

WHEREAS, Section 6 of Article XIID of the California Constitution further provides that hearings on proposed property-related fees or charges must be conducted at least forty-five (45) days after mailed notice to the owners of each identified parcel on which the fee or charge is proposed to be imposed, and that at the hearing, the local agency must consider all protests against the proposed fee or charge, and that if written protests against the proposed fee or charge are presented by a majority of owners of the identified parcels, the agency shall not impose the fee or charge; and

WHEREAS, in April of 2026, District staff sent formal notices of the public hearing on the proposed rate structure for the Fiscal Year 2026-2027 in accordance with the requirements of Article XIII-D, Section 6(a) of the California Constitution, and has included other rate information on the District's website; and

WHEREAS, the formal notices advised property owners of the new proposed rate structure and the process for submitting protests to said rate structure to the District, in accordance with the requirements of Article XIII-D, Section 6(a) of the California Constitution; and

WHEREAS, the District Board of Directors conducted a public hearing on June 4, 2026, to hear public testimony on the proposed water rate structure for FY 2026-2027 and heard all testimony regarding the proposed water rates, and accepted all related comments and protests for FY 2026-2027, including oral testimony, written materials, and written protests; and

WHEREAS, at the conclusion of the public hearing, the District Clerk tabulated the number of protests and reported that there was not a majority protest of the proposed water rate structure for FY 2026-2027; and

WHEREAS, based on the evidence and testimony provided at the time of the public hearing on this matter, the Board of Directors finds as follows:

1. Pursuant to analysis and recommendations the revenues derived from the proposed water rates do not exceed the District's actual cost of providing water service, are not used for any purpose other than that for which the charges were imposed and are not levied for general revenue purposes.
2. The proposed water rates do not exceed the proportional cost of the service attributable to the properties receiving service, and the charges are imposed only on those properties actually receiving service or those for which service is immediately available.
3. Proper notice of the proposed rate structure and notice of a public hearing on the matter has been given to all owners of identified parcels within the District, in accordance with applicable law.
4. The proposed water rates, as described in Exhibit "A," attached, were not protested by a majority of the persons eligible to protest said rate structure; and

WHEREAS, this Resolution shall supersede all other previous resolutions that may conflict with, or be contrary to, this Resolution respecting the water services rates and charges described more particularly herein.

NOW, THEREFORE BE IT RESOLVED that the Board of Directors of the Sweetwater Springs Water District as follows:

Section 1. Recitals. The foregoing recitals are true and correct and made a part of this Resolution.

Section 2. Base Rate, Water Usage, and Capital Debt Reduction Charges. Effective on all bills issued on or after July 1, 2026, the bi-monthly Base Rate, Water Usage Rate, and Capital Debt Reduction Charges shall be as shown in Table 1 of Exhibit "A," attached hereto and incorporated herein.

Section 3. Tiers. Effective on all bills issued on or after July 1, 2026, the Water Usage Rate Tiers remain at two tiers, as reflected in Table 1 of Exhibit "A" attached.

Section 4. CEQA. The Board of Directors hereby finds that the levy of the proposed water service rates is exempt from CEQA review under Public Resources Code section 21080(b)(8) and CEQA Guidelines section 15273 because the proposed water service rates are necessary and reasonable to fund the administration, operation, maintenance, and improvements of the District's water system are necessary to maintain service within the District's existing service area, and will not result in expansion of the system. The Board of Directors further finds that the action entails the creation of a government funding mechanism which is exempt from CEQA as not being a "project" pursuant to CEQA guidelines section 15378.

Section 5. General Authorization. The General Manager is hereby authorized and directed, for and in the name of and on behalf of the District, to execute and deliver any and all documents, to do any and all things and take any and all actions that may be necessary or advisable, in their discretion, in order to effect the purposes of this Resolution. All actions heretofore taken by officers, employees, and agents of the District that are in conformity with the purposes and intent of this resolution are hereby approved, confirmed, and ratified.

Section 6. Severability. If any section, subsection, sentence, clause, or phrase of this Resolution is for any reason held by a court of competent jurisdiction to be invalid or unconstitutional, such decision shall not

affect the validity of the remaining portions of the Resolution. The District Board of Directors hereby declares that it would have passed this Resolution and each section, subsection, sentence, clause, and phrase thereof irrespective of the fact that one or more sections, subsections, sentences, clauses, or phrases may be held invalid or unconstitutional.

Section 7. Supersession and Repeal. Any and all other resolutions or ordinances and parts thereof in conflict with the provisions of this Resolution are superseded and repealed, effective on the effective date of this Resolution.

Section 8. Effective Date. This Resolution shall take effect immediately upon adoption. The water rates set by this Resolution shall become effective on all bills issued on or after July 1, 2026.

PASSED AND ADOPTED this 4th day of June 2026.

Sukey Robb-Wilder
President of the Board of Directors

I hereby certify that the foregoing is a full, true, and correct copy of a Resolution duly and regularly adopted and passed by the Board of Directors of the SWEETWATER SPRINGS WATER DISTRICT, Sonoma County, California, at a meeting held on June 4, 2026, by the following vote.

Director	Aye	No
Sukey Robb-Wilder	_____	_____
Tim Lipinski	_____	_____
Richard Holmer	_____	_____
Gaylord Schaap	_____	_____
Marc Barraza Tran	_____	_____

Attest: Julie Kenny
Clerk of the Board of Directors

Sweetwater Springs Water District Water Service Base Rate, Usage Charges, and Capital Debt Reduction Charge

Effective on all bills issued on or after July 1, 2026

The rates indicated below shall be effective on all bills issued on or after July 1, 2026, and these fees, rates, and charges shall supersede and replace those in Resolution 25-04.

Table 1

Proposed Bimonthly Water Rates

	Base Rates	CDRC ¹	1 unit of water = 1 hcf = 748 gallons	
			Volumetric Rates (\$/unit)	
	\$/account	\$/account	Tier 1	Tier 2
Single Family Residential			\$2.51	\$5.35
All Users	\$97.10	\$17.78	(0-8) hcf	9+ hcf
Multi Family (by # Dwelling Units)²				
2 DU's	\$150.50	\$27.55	(0-12.4)	12.5+
3 DU's	\$203.91	\$37.34	(0-16.8)	16.9+
4 DU's	\$257.32	\$47.12	(0-21.2)	21.3+
Commercial (by Meter Size)²				
5/8"	\$97.10	\$17.78	(0-8)	9+
1"	\$242.75	\$44.45	(0-20)	21+
1 1/2"	\$483.97	\$88.90	(0-40)	41+
2"	\$776.81	\$142.24	(0-64)	65+

1 - Capital Debt Reduction Charge
2 - Multi Family unit multiplier = 0.55 for every extra unit; no meter multiplier

The proposed bimonthly water rates represent an overall 3 % increase in rates.

Proposed Fee Changes:

There are no proposed fee changes for FY 2026-2027.

USER CLASSIFICATIONS. For the purposes of assessing water charges provided for in this exhibit; user classifications shall be as follows:

1. Residential Single-Family: Applicable to all accounts serving one detached dwelling unit.
2. Residential Multiple Family: Applicable to all accounts serving two or more living units, as defined by District Policy 3010.70.
3. Commercial and Public: Applicable, without regard to meter size, to all accounts serving mercantile buildings, motels, and other short-term lodging establishments, office buildings, institutional buildings, parks, schools, churches, and other commercial and public agency establishments.

SWEETWATER SPRINGS WATER DISTRICT

TO: Board of Directors

AGENDA NO. V-D

FROM: Eric Schanz, General Manager

Meeting Date: June 4, 2026

SUBJECT: APPROVAL OF THE FISCAL YEAR 2026-2027 OPERATING AND CAPITAL IMPROVEMENT BUDGET

RECOMMENDED ACTION:

- A. Hold a public hearing on the proposed Fiscal Year 2026-2027 Budget.
- B. Approve Resolution 26-04, which approves the FY 2026-2027 Budget.

FISCAL IMPACT: Provides financial direction for FY 2026-2027 budget.

DISCUSSION: The draft FY 2026-2027 Budget was presented at the April and May Board meetings. At the meetings we discussed budget issues, the proposed water rate increases, and the line-item details of the proposed FY 2026-2027 Budget.

FY 2026-2027 Water Rates

During the April and May Board meetings, after reviewing the purposed budget options, the Board approved and directed staff to adopt a 3 percent rate increase for the FY 2026-27 budget. The Board took action to adjust the rate structure to be in line with the Districts operating cost.

Fees: There are no fee changes proposed for FY 2026-2027

FY 2026-2027 Operating Budget

The Draft FY 2026-2027 Budget has been discussed by the Board at the April 2, 2026, and May 7, 2026, meetings and by the *ad hoc* Budget Subcommittee in one meeting in March. Staff have met several times to develop the appropriate line-item amounts for the Budget.

Items discussed were used to develop the Operating section of the Draft FY 2026-2027 Budget include:

- The effects of inflation on operating costs, particularly in utilities charges, chemical costs, parts, materials and service costs.

- Salaries and Benefits will increase due to several factors:
 - In addition to the cost of living, more than half the staff are eligible for merit and/or licensing increases.
 - Health premiums are expected to increase in FY 2026-2027; the budget reflects that additional cost increase and with a conservative projected increase of 5% for 2027.

Capital Improvement Planning

A description of Capital Projects to be all or partially funded in FY 2026-2027 is included in the Budget Report. (It should be noted that grant funding will only be added to capital revenue when received; therefore, there is no grant funding included in the FY 2026-2027 budget.) Grant funding that has been approved but not yet received is provided as an informational item on the spreadsheet.

Table 1 below recaps the FY 2026-2027 Budget calendar:

Table 1. FY 2025-2026 Budget Preparation	
Introduce Budget Process	March 5, 2026
Budget Committee Meeting	March 10, 2026
Draft Budget to Board for Discussion/Action, Including Direction on Water Rates and Fees	April 2, 2026
Prop 218 Mailing for Water Rate/Fees Increase	April 20, 2026
Draft Budget to Board for Discussion/Action	May 7, 2026
Adopt Budget/ Rates and Fees <ul style="list-style-type: none"> • Prop 218 Public Hearing on Rates/Fees 	June 4, 2026

Resolution No. 26-04

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SWEETWATER SPRINGS WATER DISTRICT ADOPTING THE FY 2026-2027 OPERATING AND CAPITAL IMPROVEMENT BUDGET

WHEREAS, the General Manager of the Sweetwater Springs Water District, after consultation with the District Ad Hoc Budget Committee, has submitted to the Board of Directors a Proposed Budget for the Fiscal Year 2026-2027; and

WHEREAS, the Board of Directors has reviewed the Proposed Budget; and

WHEREAS, the Board of Directors desires to adopt the Proposed Budget as submitted by the General Manager subject to any changes or amendments made by the Board of Directors at its June 4, 2026, regular meeting.

BE IT RESOLVED, that the Board of Directors of the Sweetwater Springs Water District hereby adopts the attached FY 2026-2027 Operating and Capital Improvement Budget and all schedules, exhibits, and policies contained therein.

PASSED AND ADOPTED this 4th day of June 2026.

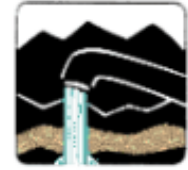
I hereby certify that the foregoing is a full, true, and correct copy of a Resolution duly and regularly adopted and passed by the Board of Directors of the SWEETWATER SPRINGS WATER DISTRICT, Sonoma County, California, at a meeting held on June 4, 2026, by the following vote.

Director	Aye	No
Sukey Robb-Wilder	_____	_____
Tim Lipinski	_____	_____
Richard Holmer	_____	_____
Gaylord Schaap	_____	_____
Marc Barraza Tran	_____	_____

Sukey Robb-Wilder
President of the Board of Directors

Attest: Julie Kenny
Clerk of the Board of Directors

Sweetwater Springs WATER DISTRICT



Eric Schanz, General Manager

FY 2026-2027

Annual Operating & Capital Improvement Budget

Approved June 4, 2026

Resolution 26-04

Board of Directors

Sukey Robb-Wilder, President
Gaylord Schaap, Vice President
Marc Barraza Tran, Financial Coordinator
Richard Holmer
Tim Lipinski

The annual budget of the Sweetwater Springs Water District (SSWD) allows the District to accomplish its mission which is to provide its customers with quality water and service in an open, accountable, and cost-effective manner and to manage District resources for the benefit of the community and environment.

The District begins its mission of producing good quality water by pumping Russian River underflow from five wells – 3 located at the Guerneville El Bonita well site and 2 located at the Monte Rio well site. That water is then treated in two separate treatment facilities at the Highlands site for Guerneville and at the Monte Rio well site for Monte Rio and environs and distributed through approximately 68 miles of distribution pipes and 3500 service laterals of varying lengths and stored in 26 tanks and reservoirs. This system is managed, and its operation administered by the District staff of 11 full-time employees and 1 part-time employee.

In addition to annual ongoing operating costs, the District plans for a Capital Improvement Program aimed at maintaining and improving the capital infrastructure to industry standards to deliver high quality water, reduce system water losses, and maintain adequate system pressure and fire flow. It is expected that the Board will – through the budget process – scrutinize expenses and then approve sufficient revenue to operate the District and fund approved capital projects. Most of the District year-to-year revenue is generated from Water Sales but the District also has an annual assessment on the property tax bill. In addition to ongoing sources of revenue, the District actively seeks out grant funding. Absent adequate revenue sources, in the past capital projects have also been financed through debt.

The Sweetwater Springs Water District is governed by a five-member Board of Directors composed of volunteer district customers elected to serve four-year terms to provide oversight and assist District Management.

FY 2026-2027 Budget Report
Sweetwater Springs Water District

Below is a table summarizing the FY 2026-2027 Combined Operating and Capital Budget. As shown in the table, total revenue is budgeted at \$4.8 million, and total expenses at \$6.1 million. This budget anticipates more expenses than revenues (approximately \$1.3 million). The District has been awarded grant funding which will lower this deficit. If it is not received at year end, District reserves will be used to cover expenses that are more than revenues.

Detailed spreadsheets of the FY 2026-2027 Operating Budget and of the Capital Projects/Capital Debt Budget are included as attachments to this Budget report.

Combined Operating and Capital Budget Summary

	FY 2025-26 (Projected)	FY 2026-27 (Budgeted)
REVENUE		
Operating		
Water Sales	\$3,726,795	\$3,838,599
Other	\$215,400	\$195,332
Total Operating Revenue	\$3,942,195	\$4,033,931
Capital		
Assessments	\$750,000	\$750,000
Grants Received	\$216,687	\$0
Other	\$82,755	\$50,000
Total Capital Revenue	\$1,049,442	\$800,000
Total Operating and Capital Revenue	\$4,991,637	\$4,833,931
 EXPENDITURES		
Operating		
Salary & Benefits	\$1,703,500	\$1,737,243
Services and Supplies	\$822,500	\$903,824
Total Operating Expenses	\$2,526,000	\$2,641,067
Capital		
CIP Projects	\$178,346	\$1,190,000
Other Projects & Equipment	\$929,034	\$1,390,000
Capital Debt/Sinking Fund Contributions	\$885,000	\$885,000
Total Capital Expenses	\$1,992,380	\$3,465,000
Total Operating and Capital Expenditures	\$4,518,380	\$6,106,067
Surplus/Deficit	\$473,257	-\$1,272,136

Operations Budget

The operating budget encompasses the “expenditures related to the operation, maintenance and repair of water facilities,” as well as the billing, collections, accounting,

FY 2026-2027 Budget Report
Sweetwater Springs Water District

fiscal management and other overall administration. The total Operating Budget revenue in FY 2026-2027 is projected to be \$4,033,930. The total Operating Budget expenses are projected to be \$2,641,067. The difference -- \$1,392,932 – will almost all be transferred to the Capital Improvement budget. A water rate increase of 3% was approved to meet increasing Operating expenses and while maintaining allocations to Capital expenses.

District operating expenses are rising. Inflation has hit the cost of services and supplies; the cost of health care saw an increase last year and higher labor costs are expected as staff becomes eligible for merit increases and promotions for Treatment and Distribution Certification.

Capital/Capital Debt Budget

The Capital Fund is projected to have approximately \$1.9 million in reserves available for spending at the beginning of FY 2026-27. Operating transfers of \$1.4 million will assist Capital revenue budgeted at \$800,000 to bring total funds available to about \$4.2 million. Capital expenses including expenditures on capital projects, investments, and annual payments on capital debt are budgeted at about \$3.5 million, which will leave approximately \$699,000 in reserves available for spending by fiscal year end. Reserves will increase if grants approved are received during the year. For FY 2026-2027 the District will start on Phase 1 of the Wright Drive Water Line and Booster Station Replacement Project, in addition to In House projects.

The District is moving forward or in the midst of several projects in FY 2026-2027:

Project	Description	FY 2026-27	FY 2027-28	FY 2028-29
Phase 1: Wright Drive/ Wright Lane Mainline Project	2026-27 Replace and upgrade approx. 1,400' mainline, replace 18 service lines, and replace pump station	\$1,070,000		
Phase 2: Wright Drive Mainline and Pump Station	2026-27 Replace and upgrade approx. 4,400' mainline, replace 46 service lines, and replace booster pump station		\$1,528,638	
Secondary River Crossing Monte Rio	Redundant Water Main River Crossing for Monte Rio			\$500,000
Vehicles and Equipment	2026-27 Dump Truck (\$80,000) New Truck 2027-28, 2028-29	\$110,000	60,000	60,000
Other Capital projects	FY 2026-27 AMR Meter Retrofit FY 2026-27 SCADA (\$100,000) FY 2028-29 Generator Harrison Booster (\$60,000)	\$1,150,000		\$60,000
Total Capital Projects		\$2,330,000	\$1,588,638	\$620,000

* The table above is not intended to reflect all Capital Budget expenses

While the Districts debt load remains a significant capital expense, the annual payments have been stabilized to \$650,000/year. This figure is net of contributions from the Sinking Fund Reserves built up over the last couple of years. (Actual loan and bond debt payments in FY 2026-27 are \$885,000).

FY 2026-2027 Budget Report
Sweetwater Springs Water District

For more information, please refer to the attached detailed FY 2026-2027 Operating Budget spreadsheet and FY 2026-2027 Capital Projects/Capital Debt Budget spreadsheet.

FY 2026-27 Capital Projects and Capital Debt Budget (Cash)

	2024-25 Actual (9% rate incr.)	2025-26 Projectd (6.5% rate incr.)	2026-27 Budget (3% rate incr.)						
Total CIRF Balance Beginning of Year	\$1,177,330	\$1,620,050	\$1,963,286						
REVENUE									
Assessments/New Services	\$752,559	\$750,000	\$750,000						
CDR Transfer from Operations	\$401,984	\$428,113	\$440,956						
Operating Surplus Transfer from Operations	\$570,000	\$831,532	\$960,000						
Interest	\$76,879	\$82,755	\$50,000						
New Construction	\$0	\$26,529	\$0						
Grants Received	\$729,501	\$216,687	\$0						
Total Revenue	\$2,530,923	\$2,335,616	\$2,200,956						
Total Available for Capital Expenses	\$3,708,253	\$3,955,666	\$4,164,242						
EXPENDITURES									
	TOTAL PROJECT COST	PAID (PY)		GRANT INFORMATION					
CIP Projects				GRANTS APPROVED GRANTS RECEIVED CY GRANTS RECEIVED PY GRANTS APPROVED BUT NOT YET REC'D					
Lower Harrison	\$941,775	\$982,922	\$174,224	\$0	\$871,654	\$130,888	\$784,489	\$0	DWR
Wright Dr - Design	\$231,103	\$103,142	\$103,142	\$56,346	\$160,450	\$85,798	\$74,652	\$0	CDBG
Wright Drive - Construction Ph. I	\$1,000,000	\$0	\$0	\$2,000	\$759,183	\$0	\$0	\$759,183	CDBG
Misc. Paving and Valve costs			\$51,425	\$120,000	\$0	\$0	\$0	\$0	
Total CIP Projects			\$328,791	\$178,346	\$1,190,000	\$216,686.63			
Other Capital Expenses									
Annual transfer to Policy Reserves			\$65,708	\$8,381	\$0				
<u>In-House Project:</u>			\$126,029						
Site Improvements				\$9,000	\$30,000				
Well 5 rehab				\$41,415	\$0				
Lower Summit tank liner/standby generator				\$55,000	\$0				
Well 6 rehab				\$80,000	\$0				
Electronic Flow Production Meters				\$0	\$100,000				
AMR Upgrade	\$1,400,000			\$350,000	\$1,050,000				
SCADA system radio replacement	\$200,000			\$100,000	\$100,000				
Villa Grande/School House Roads				\$70,000	\$0				
District Master Plan	\$218,840	\$166,888	\$162,107	\$5,237	\$0				
Vehicle / Equipment			\$207,568	\$210,000	\$110,000				
Total Other Capital Projects/Equipment			\$561,412	\$929,034	\$1,390,000				
Capital Debt Payments (for next FY) + District Investment									
Debt tfer (reduced by Sinking Fund adj.)			\$698,000	\$650,000	\$650,000				
District Investment: (i.e., Sinking Fund; PERS UL; PARS)			\$500,000	\$235,000	\$235,000				
Total Debt			\$1,198,000	\$885,000	\$885,000				
Total CIP/Debt Expenditures			\$2,088,203	\$1,992,380	\$3,465,000				
Total CIRF Balance End of Year (Est.)			\$1,620,050	\$1,963,286	\$699,242				

FY 2024-25 Actuals: ElBo Well4 rehab (\$55,246.93); ElBo Well 5 Rehab (\$65,212.37G); Bathroom/Kitchen remodel (\$2,600)
 FY25-26: Hay/Bay tank liner
 FY 2026-27 Tree trimming; tank liners

FY 2024-25: \$69,000 Vac trailer; \$80,000 truck;
 FY 2025-26: El Bonita generator \$140,000; Mini Excavator \$70,000
 FY 2026-27 Dump Truck \$110,000

FY 2024-25: \$250,000 UL; \$250,000 Sinking Fund
 FY 2025-26: \$235,000 policy reserve loan
 FY 2026-27 \$135,000 sinking fund; \$100,000 PARS

SWEETWATER SPRINGS WATER DISTRICT
OPERATING BUDGET

FY 2026-27
FINAL

	YEAR END ACTUAL (CASH)	APPROVED BUDGET 6.5% rate incr	ESTIMATED YEAR END ACTUAL	PROPOSED BUDGET 3% rate increase	+/- Change (from last year)
REVENUE	FY 2024-25	FY 2025-26	FY 2025-26	FY 2026-27	
OPERATING REVENUE					
Water Sales					
Base Rate	2,209,736	2,358,975	2,358,975	2,429,744	70,769
Current Charges	847,801	875,707	875,707	901,978	26,271
Capital Debt Reduction Charges	403,840	428,113	428,113	440,956	12,843
Water Bill Delinquency Fees	30,688	63,900	32,000	65,920	2,020
Service Charges / Outside Sales	29,782	-	32,000	0	-
TOTAL WATER SALES	3,521,847	3,726,695	3,726,795	3,838,598	111,903
Total OPERATING REVENUE	3,521,847	3,726,695	3,726,795	3,838,598	111,903
NON-OPERATING REVENUE					
1700 Interest	46,231	40,000	55,000	50,000	10,000
3600 Construction New Services	1,000	2,000	16,500	5,000	3,000
3601 Construction Service Upgrades	1,677	1,000	7,400	3,000	2,000
4032 Rent	140,578	135,000	130,000	136,332	1,332
4040 Miscellaneous Income	63,524	1,000	6,500	1,000	-
Total NON-OPERATING REVENUE	253,010	179,000	215,400	195,332	16,332
Total OPERATING INCOME	3,774,857	3,905,695	3,942,195	4,033,930	128,235
EXPENSES					
OPERATING EXPENSES					
SALARY & BENEFITS					
Salary					
5910 Wages	1,045,348	1,160,000	1,100,000	1,132,000	(28,000)
5912 Overtime	45,549	52,000	52,000	54,000	2,000
5916 On-Call Pay	39,655	44,000	40,000	40,000	(4,000)
Total Salary	1,130,552	1,256,000	1,192,000	1,226,000	(30,000)
Benefits					
5920.0 Retirement (District + EE portion)	169,032	184,000	196,000	184,837	837
5920.2 Retirement (EE deferrals)	-76,940	-87,000	-91,000	-85,784	1,216
5920.4 Retirement - UL	16,476	24,000	24,000	0	(24,000)
5920 TOTAL RETIREMENT	108,568	121,000	129,000	99,053	(21,947)
5930.0 Health/Dental/Vision	359,922	377,000	336,000	368,490	(8,510)
5930.0 Health - EE Deferrals	-17,480	-18,000	-16,000	(17,000)	1,000
5930.2 Retiree Health	12,608	14,500	14,500	14,700	200
5930.4 Workers Comp Insurance	27,032	30,000	29,000	25,000	(5,000)
5930 TOTAL HEALTH	382,082	403,500	363,500	391,190	(12,310)
5922 Payroll Taxes (District share)	19,919	20,000	18,000	20,000	-
5941 Life Insurance (GM)	0	1,000	1,000	1,000	-
Total Benefits	510,569	545,500	511,500	511,243	(34,257)
TOTAL SALARY & BENEFITS	1,641,121	1,801,500	1,703,500	1,737,243	(64,257)
SERVICES & SUPPLIES					
Communications					
6040-I Internet service	4,055	4,500	4,500	4,044	(456)
6040-C Cell Phones/Radios	12,512	6,500	9,000	7,000	500
6040-T Telephones	41,980	43,000	43,000	20,000	(23,000)
Total Communications	58,547	54,000	56,500	31,044	(22,956)
Insurances					
6101 Liability & Auto Ins.	59,559	60,000	64,000	70,000	10,000
Total Insurances	59,559	60,000	64,000	70,000	10,000
Maintenance - Office & Vehicles					
6140 Vehicle Maintenance	35,851	25,000	30,000	30,000	5,000

SWEETWATER SPRINGS WATER DISTRICT
OPERATING BUDGET

FY 2026-27
FINAL

		YEAR END ACTUAL (CASH)	APPROVED BUDGET 6.5% rate incr	ESTIMATED YEAR END ACTUAL	PROPOSED BUDGET 3% rate increase	+/- Change (from last year)
6151	Office Maintenance	6,594	8,400	10,000	8,460	60
	Total Maintenance - Office & Vehicles	42,445	33,400	40,000	38,460	5,060
	Maintenance - Facilities					
6085	Janitorial Services	11,255	12,000	13,000	11,600	(400)
6100	SCADA System	3,401	8,000	8,000	8,000	-
6180	Distribution System Repairs	106,903	70,000	70,000	75,000	5,000
6235	Treatment Sys/Well Repairs	7,171	30,000	30,000	45,000	15,000
6143	Generator Maintenance	2,682	2,700	6,000	7,000	4,300
	Total Maintenance - Facilities	131,412	122,700	127,000	146,600	23,900
	Miscellaneous Expenses					
6280	Memberships	12,041	13,000	13,000	13,300	300
6303	Claims	7,000	1,000	1,000	5,000	4,000
6593	Governmental Fees	25,432	25,000	25,000	25,000	-
	Total Miscellaneous Expenses	44,473	39,000	39,000	43,300	4,300
	Office Expense					
6410	Postage	15,696	20,000	20,000	20,000	-
6430	Printing Expense	7,063	5,000	4,000	5,000	-
6461	Office Supplies	8,309	8,500	8,500	9,200	700
6800	Subscriptions/Legal Notices	1,253	1,500	1,500	1,000	(500)
6890	Computers/Software	8,710	4,000	4,000	3,800	(200)
6895	Billing System	16,493	17,000	19,000	18,000	1,000
6897	Website	3,474	4,000	4,000	4,200	200
	Total Office Expense	60,998	60,000	61,000	61,200	1,200
	Operating Supplies					
6300	Chemicals	18,450	18,000	18,000	19,000	1,000
6880	Tools and Equipment	7,031	7,500	8,000	8,000	500
6881	Safety Equipment	3,631	3,500	3,500	3,500	-
	Total Operating Supplies	29,112	29,000	29,500	30,500	1,500
	Professional Services					
6514	Lab/Testing Fees	17,435	18,000	18,000	18,000	-
6570	Consultant Fees	24,086	25,000	20,000	84,000	59,000
6590	Engineering	5,738	8,000	4,000	6,000	(2,000)
6610	Legal	21,072	20,000	23,000	25,000	5,000
6630	Audit/Accounting	46,870	51,000	56,000	54,500	3,500
	Total Professional Services	115,201	122,000	121,000	187,500	65,500
	Rents & Leases & Loans					
6820	Equipment	1,673	2,000	2,000	1,700	(300)
6840	Building & Warehouse	32,832	33,000	33,000	33,820	820
	Total Rents, Leases & Loans	34,505	35,000	35,000	35,520	520
	Transportation & Travel					
7120	Seminars & related travel	449	2,000	2,000	2,000	-
7201	Vehicle Gas	36,237	49,000	45,000	45,000	(4,000)
7300	Travel Reimbursements	4,173	4,200	4,200	4,400	200
	Total Transportation & Travel	40,859	55,200	51,200	51,400	(3,800)
	Uniforms					
6021.1	Boots	1,780	2,300	2,300	2,300	-
6021.3	T-shirts	1,440	1,500	1,500	1,500	-
6021.4	Jackets	1,005	1,000	500	500	(500)
	Total Uniforms	4,225	4,800	4,300	4,300	(500)
	Utilities					
7320	Electricity	174,880	200,000	190,000	200,000	-
7321	Propane	2,404	4,000	4,000	4,000	-
	Total Utilities	177,284	204,000	194,000	204,000	-
	Total SERVICES & SUPPLIES	798,620	819,100	822,500	903,824	84,724

SWEETWATER SPRINGS WATER DISTRICT
 OPERATING BUDGET
 FY 2026-27
 FINAL

		YEAR END ACTUAL (CASH)	APPROVED BUDGET 6.5% rate incr	ESTIMATED YEAR END ACTUAL	PROPOSED BUDGET 3% rate increase	+/- Change (from last year)
Total OPERATING EXPENSES		2,439,741	2,620,600	2,526,000	2,641,067	20,467
TRANSFERS TO OTHER FUNDS						
8620.7	Tfers to CIRF for CDR Revenue	401,984	428,113	428,113	440,956	12,843
8620.3	Tfers to CIRF	570,000	831,532	831,532	930,000	98,468
8620.5	Tfers to Building Fund	15,000	15,000	15,000	15,000	-
Total TRANSFERS TO OTHER FUNDS		986,984	1,274,645	1,274,645	1,385,956	111,311
OPERATING SURPLUS/DEFICIT AFTI		348,132	10,450	141,550	6,907	-3,543

SWEETWATER SPRINGS WATER DISTRICT

TO: Board of Directors

AGENDA NO. V-E

FROM: Eric Schanz, General Manager

Meeting Date: June 4, 2026

SUBJECT: Discussion/Action re West Sonoma County Enhanced Infrastructure Financing District (EIFD)

RECOMMENDED ACTION: Informational only.

FISCAL IMPACT: None.

DISCUSSION: This staff report summarizes information contained on the Sonoma County website. A copy of the information on the website is attached, but it is indeed hard to read. You may find it easier to read the detail online: [West Sonoma County Enhanced Infrastructure Financing District | Strategic Initiatives | County Executive's Office](#). Also attached is a summary prepared by Director Robb-Wilder of an informational meeting she and Director Lipinski attended on May 27.

The County of Sonoma has adopted a Resolution of Intention to establish the West Sonoma County Enhanced Infrastructure Financing District (West Sonoma County EIFD). An EIFD is a special financing district that uses increases in property tax revenue to finance public infrastructure and economic development projects. A baseline property value would be established for West Sonoma County EIFD properties the year the West Sonoma EIFD is established. Thereafter, a pre-designated percent of the difference between increased appraised values compared to the original baseline property values would serve as the revenue source for the West Sonoma County EIFD. Approval of the West County EIFD by the County Board of Supervisors is scheduled for August 2026 after a public hearing in July.

Eligible projects for this new District specifically include "water facilities".

Several years ago the District received significant grant funding from the now disbanded Russian River Redevelopment Oversight Committee (RRROC). Staff will be monitoring this new District and hopefully will be ready to "meet the moment" when they are considering projects to fund.

West Sonoma County Enhanced Infrastructure Financing District

On October 14, 2025, the Board adopted a Resolution of Intention to establish the West Sonoma County Enhanced Infrastructure Financing District and directed the creation of its governing body, the Public Financing Authority (PFA). Consistent with State law, the PFA is responsible for developing and approving the Infrastructure Financing Plan, conducting required public hearings, and overseeing the EIFD's financing activities.

What is an EIFD?

An Enhanced Infrastructure Financing District, or EIFD, is a type of special financing district that uses a portion of property tax increment revenues generated by community growth from a specifically defined area to finance public infrastructure and economic development projects of community-wide significance. EIFDs impose no new taxes, nor does it result in any new taxes or fees to property owners. EIFD legislation was codified by the State of California in 2014 as an improved replacement to Redevelopment Agencies, which were disbanded in 2012.

Property tax increment revenues are derived by using a portion of the tax increment generated by the existing 1% ad valorem property tax. EIFDs are prohibited from using increments from educational agencies.

What is a Public Financing Authority?

The Public Financing Authority (PFA) authorizes, develops, and eventually implements the Infrastructure Finance Plan (IFP), which is the investment plan of the EIFD. In essence, the PFA oversees EIFD finances and activities.

The composition of the PFA includes three members of the Board of Supervisors and two public members, all appointed by the Board. Members serve at the pleasure of the Board until a successor is appointed.

How does an EIFD finance projects?

EIFDs do not create a new tax, nor do they result in any additional taxes or fees to the property owners. Once a District is formed, the EIFD allows for a reallocation of a portion of future property taxes (the tax increment) to a separate account to be used to pay for infrastructure improvements that benefit a designated area.

When an EIFD is established, the "baseline property value" for all properties within the District is set, or frozen, at that year's appraised value. Tax increment revenue is generated from the "captured appraised value" (the difference between the baseline value and the annually updated appraised value). A pre-designated percentage of this revenue establishes the fund that is administered by the PFA to be used for public infrastructure and community benefiting projects.

The PFA may decide to sell bonds when sufficient property tax increment has accrued to support the debt service. In this way, bonds are secured only by the tax increment generated within the District, NOT by the cities or County's General Funds. Bonds may not be sold until after some development has occurred and tax increment is generated, hence EIFDs are often used as a reimbursement mechanism. EIFDs have a lifespan of up to 45 years after the first bond is issued.

What types of projects are eligible for financing?

Infrastructure projects that provide community-wide benefit and have a useful life of at least 15 years. Examples of eligible projects include:

- Roads, highways, streets/streetscapes, parking facilities, and transit facilities
- Affordable housing
- Internet access services
- Childcare facilities
- Libraries
- Parks, open space, and recreational facilities
- Improvements related to fighting climate change
- Brownfield restoration and other environmental mitigation
- Transit priority facilities
- Sewer, reclamation, and water facilities
- Solid waste facilities
- Flood control facilities, retention bases, and drainage channels

Proposed West Sonoma County EIFD Boundaries map



Approximate West County EIFD Formation Timeline (revised May 2026)

Timeframe	Activities
October 2025	a) Board of Supervisors adopts a Resolution of Intention (ROI) and formally establishes Public Financing Authority (PFA) entity

Timeframe	Activities
Nov 2025 Jan 2026	b) Procurement of necessary consultants for EIFD formation c) Appointment of three (3) Supervisors and two (2) members of the public to the PFA
February 2026	d) PFA meets to direct the drafting of the Infrastructure Financing Plan (IFP)
March 2026	e) Distribution of the draft IFP to property owners, residents, affected taxing entities, Board of Supervisors
April 2026	f) Preview of draft IFP with Board of Supervisors
May 2026	g) PFA holds an initial public meeting to present the draft IFP to residents, property owners, general public (no action taken)
July 2026	h) PFA holds first public hearing to hear additional comments and takes action to modify or reject IFP
August 2026	i) Board of Supervisors considers a resolution approving IFP and County allocation of property tax increment to IFP
August 2026	j) PFA holds second public hearing to consider oral and written protests and takes action to terminate proceedings or adopt IFP and formally establish the EIFD by resolution

Resolution of Intention and PFA Formation Documents

- [April 17, 2026: Notice of Intention to Establish an Enhanced Infrastructure Financing District, Public Meeting & Public Hearings, and Availability of Draft Infrastructure Financing Plan for Public Review »](#)
- [April 14, 2026: Sonoma County Board of Supervisors Staff Report »](#)
- [April 14, 2026: Resolution for Authorizing Budgetary Adjustments to the Fiscal Year 2025-2026 Adopted Budget For Mailing and Board of Equalization Filing Services »](#)
- [April 14, 2026: Draft Infrastructure Financing Plan Presentation »](#)
- [March 2026: Draft Infrastructure Financing Plan »](#)
- [October 14, 2025: Sonoma County Board of Supervisors Staff Report »](#)
- [October 14, 2025: Resolution of Intention to Establish the West Sonoma County Enhanced Infrastructure Financing District and Establishing the Public Financing »](#)
- [October 14, 2025: EIFD Presentation »](#)
- [December 16, 2025 Sonoma County Board of Supervisors staff report to Appoint Chair »](#)
- [January 27, 2026 Sonoma County Board of Supervisors staff report to Appoint Public Members »](#)

Page Links

1. April 17, 2026: Notice of Intention to Establish an Enhanced Infrastructure Financing District, Public Meeting & Public Hearings, and Availability of Draft Infrastructure Financing Plan for Public Review » - [Main%20County%20Site/Administrative%20Support%20%26%20Fiscal%20Services/CAO/Documents/Strategic%20Initiatives/EIFD/West-Sonoma-County-EIFD-First-Public-Notice.docx](#)
2. April 14, 2026: Sonoma County Board of Supervisors Staff Report » - [Main%20County%20Site/Administrative%20Support%20%26%20Fiscal%20Services/CAO/Documents/Strategic%20Initiatives/EIFD/April-14-2026-Sonoma-County-BOS-Staff-Report.pdf](#)
3. April 14, 2026: Resolution for Authorizing Budgetary Adjustments to the Fiscal Year 2025-2026 Adopted Budget For Mailing and Board of Equalization Filing Services » - [Main%20County%20Site/Administrative%20Support%20%26%20Fiscal%20Services/CAO/Documents/Strategic%20Initiatives/EIFD/April-14-2026-Budget-Resolution.pdf](#)
4. April 14, 2026: Draft Infrastructure Financing Plan Presentation » - [Main%20County%20Site/Administrative%20Support%20%26%20Fiscal%20Services/CAO/Documents/Strategic%20Initiatives/EIFD/April-14-2026-Presentation.pdf](#)
5. March 2026: Draft Infrastructure Financing Plan » - [Main%20County%20Site/Administrative%20Support%20%26%20Fiscal%20Services/CAO/Documents/Strategic%20Initiatives/EIFD/WSC-EIFD-Draft-Infrastructure-Financing-Plan-March-2026.pdf](#)
6. October 14, 2025: Sonoma County Board of Supervisors Staff Report » - [Main%20County%20Site/Administrative%20Support%20%26%20Fiscal%20Services/CAO/Documents/Strategic%20Initiatives/EIFD/October%2014%2C%202025%20Sonoma%20County%20Board%20of%20S](#)
7. October 14, 2025: Resolution of Intention to Establish the West Sonoma County Enhanced Infrastructure Financing District and Establishing the Public Financing » - [Main%20County%20Site/Administrative%20Support%20%26%20Fiscal%20Services/CAO/Documents/Strategic%20Initiatives/EIFD/Resolution-EIFD.pdf](#)
8. October 14, 2025: EIFD Presentation » - [Main%20County%20Site/Administrative%20Support%20%26%20Fiscal%20Services/CAO/Documents/Strategic%20Initiatives/EIFD/EIFD%20Presentation.pdf](#)
9. December 16, 2025 Sonoma County Board of Supervisors staff report to Appoint Chair » - [Main%20County%20Site/Administrative%20Support%20%26%20Fiscal%20Services/CAO/Documents/Strategic%20Initiatives/EIFD/12162025SonomaCountyBoS-StaffReportAppointChair.pdf](#)
10. January 27, 2026 Sonoma County Board of Supervisors staff report to Appoint Public Members » - [Main%20County%20Site/Administrative%20Support%20%26%20Fiscal%20Services/CAO/Documents/Strategic%20Initiatives/EIFD/01272026-Sonoma-County-BoS-StaffReportAppointpublicmembers.pdf](#)

Public Financing Authority (PFA) meeting of the West County EIFD

May 27, 2026

Prepared by Director Robb-Wilder

On Wednesday, May 27, 2026 President Sukey Robb-Wilder and Director Tim Lipinski attended the Public Financing Authority (PFA) meeting of the West Sonoma County Enhanced Infrastructure Financing District (EIFD) in the Guerneville, where the draft Infrastructure Financing Plan (IFP) for the EIFD was introduced and discussed. We gave public comment asking that freshwater infrastructure be included in the list of projects eligible for funding through the EIFD. Our request was granted and freshwater infrastructure will be added to the Infrastructure Financing Plan, on the same terms as wastewater infrastructure (eligible for no more than 10% of total revenues).

The West Sonoma County EIFD is a public financing district that uses future property tax increment—the growth in tax revenue from rising property values—to fund community-benefit infrastructure, without increasing taxes. EIFD financing has been used successfully in California for around ten years, and there are more than 30 districts in progress around the state. To fund an EIFD, 25% of the tax increment growth generated within the district boundary is captured and invested. However, because tax-increment revenue grows gradually over time, the EIFD will not have funding available for projects for several years after adoption of the IFP.

The EIFD is governed by the Public Financing Authority (PFA), which includes three County Supervisors and two public members.

The following project types will be eligible for funding, as described in the draft Infrastructure Financing Plan (IFP). The IFP outlines general funding categories only and does not identify or approve specific projects. Project-level evaluation and approval will occur after the IFP is adopted and only once tax increment revenue has accrued.

Projects must provide broad community or regional benefits. Eligible categories include:

- Public safety infrastructure (e.g., sheriff substation)
- Emergency access and evacuation improvements
- Dock and coastal infrastructure at risk of sea level rise
- Community gathering spaces
- Roadway, sidewalk, and bike improvements
- Affordable and workforce housing (development or preservation for low-, very low-, and extremely low-income households)
- Recreation and community amenities
- Freshwater and Wastewater infrastructure (EIFD funding for freshwater and wastewater projects is capped at 10% each of total EIFD revenues and intended as local match for grants)

Next steps include two PFA public hearings, separate County Board of Supervisors approval – completion targeted in August 2026

For more information, documents and next steps, visit West Sonoma County EIFD at:
<https://sonoma-county.com/administrative-support-and-fiscal-services/county-executives-office/strategic-initiatives/west-sonoma-county-enhanced-infrastructure-financing-district>

West Sonoma County Enhanced Infrastructure Financing District
(areas in the district are named and outlined)



SWEETWATER SPRINGS WATER DISTRICT

TO: Board of Directors

AGENDA NO. V-F

FROM: Eric Schanz, General Manager

Meeting Date: June 4, 2026

SUBJECT: Discussion/Action regarding SB 827: Ethics and Fiscal and Financial Training for Local Agency Officials

RECOMMENDED ACTION:

Discussion and provide staff with direction on whether to offer a group webinar satisfying new training requirements on fiscal and financial responsibilities.

FISCAL IMPACT: None.

DISCUSSION: Local Agency officials have long been required to attend two hours of ethics training every two years. **SB 827 expands required training to include fiscal and financial training every two years** as well. The new training requirement became effective on January 1, 2026. Training content would cover areas such as budgeting, capital finance, debt management, pensions, cash management, investments, procurement and contracting, and related reporting requirements. Legal counsel Erika Gonzalez sent you a memo with more detail.

CSDA is offering a webinar that would satisfy the new training requirement on Wednesday, June 17, 2026, from 1 p.m. – 3 p.m. The webinar is free to CSDA members:

17 Jun Webinar: SB 827 Required Fiscal & Financial Training

17
Jun

Jun 17, 01:00 PM - 03:00 PM (PT)

Presenter: Josh Byerrum, Platinum Strategies, Inc. This webinar provides a comprehensive overview of the new mandates under Senate Bill 827, which require local agency officials to complete fiscal and financial training. Attendees will satisfy the new compliance requirement while gaining practical understanding of municipal budgeting, financial reporting, capital financing, debt management, and ethical stewardship of public resources. For officials commencing service on or after January 1, 2026, this training must be completed by no later than six months from the first day of service with the local agency. Every local agency official in a local agency's service as of January 1, 2026, and commenced that service prior to January 1, 2026, must receive this training before January 1, 2028. This webinar fulfills the new SB 827 Fiscal and Financial Training requirements. 1:00 - 3:00 pm Free CSDA Member \$125 Non-member CSDA webinars are offered at no charge to all Members in part through the generous support of the Special District Risk Management Authority (SDRMA).

[Register](#)

If you wish to attend, you will need to log in and register for the seminar. Director Lipinski suggested that the District could have a group webinar viewing in the conference room. If the Board is interested in viewing the webinar as a group, note that each of you will still have to separately register for the webinar so you can get the certificate that satisfies the SB 827 training requirement.

SWEETWATER SPRINGS WATER DISTRICT

TO: Board of Directors

AGENDA NO. V-G

FROM: Eric Schanz, General Manager

Meeting Date : June 4, 2026

Subject: District Election – November 3, 2026

RECOMMENDED ACTION:

Approve Resolution 26-05, Ordering an Election to be Held and Requesting Consolidation with the November 3, 2026, General Election, and limiting the Statement of Qualifications to no more than 200 words with the costs to be paid by the candidate in advance to the District Secretary.

FISCAL IMPACT:

The estimated cost to the District is not yet known as it has been many years since the District has actually had any elections costs. That is because there is no election cost if the District has the same number of candidates filing as there are open seats.

Candidates will be required to pay for their own (optional) Statement of Qualifications. As of this writing the County does not have an estimated cost, but in past years the cost has been \$400 or more. based on a 200-word, English-only statement. This cost is refundable if it is not necessary to be part of the election ballot.

DISCUSSION:

The terms of Directors Holmer, Schaap, Robb-Wilder and Barraza Tran will expire in December. The filing period for interested candidates in these open Board seats -- including incumbents -- is July 13 – August 7, 2026. Attached is the general informational letter from the County. Information about the filing process and forms required can be found at <https://sonomacounty.ca.gov/CRA/Registrar-of-Voters/Candidate-Filing/>

Candidates have the option of including a **Statement of Qualifications** at their own expense when they file their other candidacy papers at the County. The District has these forms, and payment for the Statement must be paid in the form of a "not-to-exceed" check to the District in as sum still to be determined. You will need the District's receipt as part of your filing paperwork.

The recommended action is consistent with past Board policy on the election.



SONOMA COUNTY REGISTRAR OF VOTERS

3880 Brickway Blvd | PO Box 11485
Santa Rosa, CA 95403 | Santa Rosa, CA 95406
p: (707) 565-6800 f: (707) 565-6843
Rov-info@sonomacounty.gov

Evelyn Mendez
Registrar of Voters
Wendy Hudson
Chief Deputy Registrar of Voters

TO: DISTRICT ADMINISTRATOR/SECRETARY
FROM: SONOMA COUNTY REGISTRAR OF VOTERS
DATE: May 4, 2026
SUBJ: INFORMATION ON UPCOMING CONSOLIDATED ELECTIONS

The regular biennial election of your District Board Directors will take place on November 3, 2026. Nominations for offices in your district open on July 13, and close on August 7, 2026. If any incumbent fails to file during the nomination period, there will be a five-day extension through 5 p.m. on August 12, 2026, for anyone other than the incumbent officer. The Registrar of Voters Office would like to assist you in any way possible in meeting all of your filing deadlines. Enclosed is a sample Resolution form to request consolidation, a Notice of Offices to Be Filled and Statement of Responsibility for the Statement of Qualifications and a Notice of District Boundaries.

If your district requires payment in advance for printing statements, candidates must secure a receipt from your office as proof of payment before a statement will be accepted for filing by our office. We will send out cost estimates via email as soon as they are available.

Statements of Qualifications must be filed at the same time all other nomination documents are filed in the office of the Registrar of Voters. Statements may be withdrawn but not changed during the nomination period or extended nomination period if applicable.

If you have any questions regarding this or any other election related matters, you may call our office at (707) 565-6800 or write us at P.O. Box 11485, Santa Rosa, CA 95406. Your continued cooperation and assistance in the conduct of elections is greatly appreciated.

Thank you,
Troy Kennedy

RESOLUTION NO. 26-05

DATED JUNE 4, 2026

RESOLUTION OF THE BOARD OF DIRECTORS OF THE
SWEETWATER SPRINGS WATER DISTRICT, COUNTY OF SONOMA
STATE OF CALIFORNIA, ORDERING AN ELECTION TO
BE HELD AND REQUESTING CONSOLIDATION
WITH THE NOVEMBER 3, 2026,
GENERAL ELECTION

WHEREAS, an election will be held on NOVEMBER 3, 2026, in the
SWEETWATER SPRINGS WATER DISTRICT for the purpose of electing
District Directors to fill positions that will expire in 2030;

BE IT RESOLVED THAT, the District Directors of said district hereby request consolidation with any
election that may be held on the same day, in the same territory or in territory that is in part the same.

THE FOREGOING RESOLUTION was introduced by Director _____,
who moved its adoption, seconded by Director _____ and then adopted on
roll call by the following vote:

- Director LIPINSKI Aye _____ No _____ Abstain _____
- Director HOLMER Aye _____ No _____ Abstain _____
- Director SCHAAP Aye _____ No _____ Abstain _____
- Director ROBB-WILDER Aye _____ No _____ Abstain _____
- Director BARRAZA TRAN Aye _____ No _____ Abstain _____

AYES _____ NOES _____ ABSTAIN _____ ABSENT _____

WHEREUPON, the Chairperson declared the foregoing resolution adopted and SO ORDERED

District Administrator/Secretary

SWEETWATER SPRINGS WATER DISTRICT

TO: Board of Directors

AGENDA NO. V-H

FROM: Eric Schanz, General Manager

Meeting Date: June 4, 2026

Subject: Board Committee Reports

RECOMMENDED ACTION:

Receive updates from active Board committees.

FISCAL IMPACT:

Varies.

DISCUSSION:

This item is a standing placeholder for any Board committee updates that have not been addressed in a separate item.

Ad Hoc Committees:

FY 2026-27 Budget Committee- *(Dir. Schaap/Tran)*

This committee is responsible for assisting staff with the budget and rates development for the FY 2026-27 Budget. Make recommendations to the Board.

District Policies Review- *(Dir. Robb-Wilder/Schaap)*

This committee is charged with reviewing and updating the necessary sections of the Policies and Procedures Manual.

SWEETWATER SPRINGS WATER DISTRICT

TO: Board of Directors

AGENDA NO. VI

FROM: Eric Schanz, General Manager

Meeting Date: June 4, 2026

Subject: GENERAL MANAGER'S REPORT

RECOMMENDED ACTION: Receive report from the General Manager.

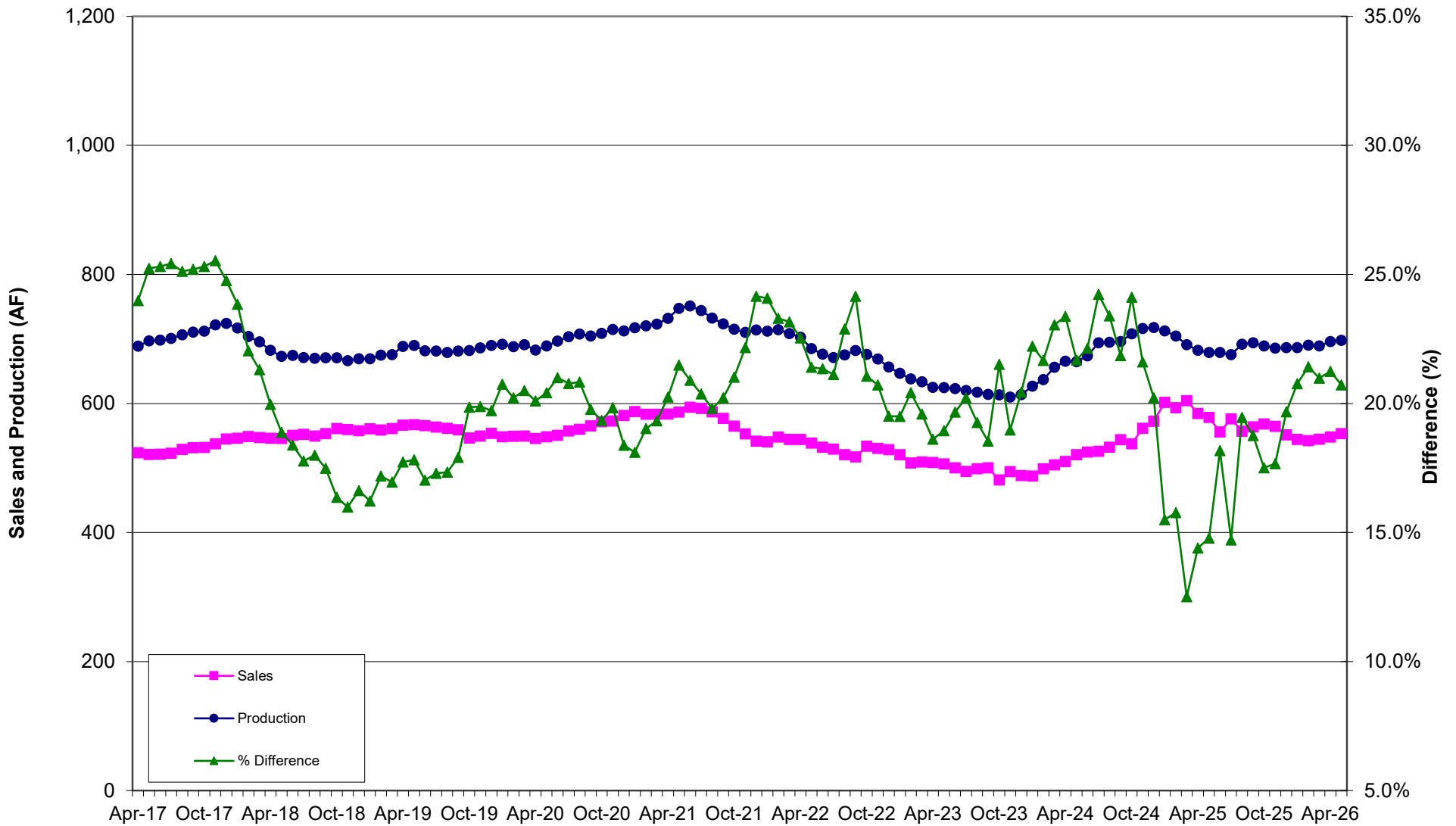
FISCAL IMPACT: None

DISCUSSION:

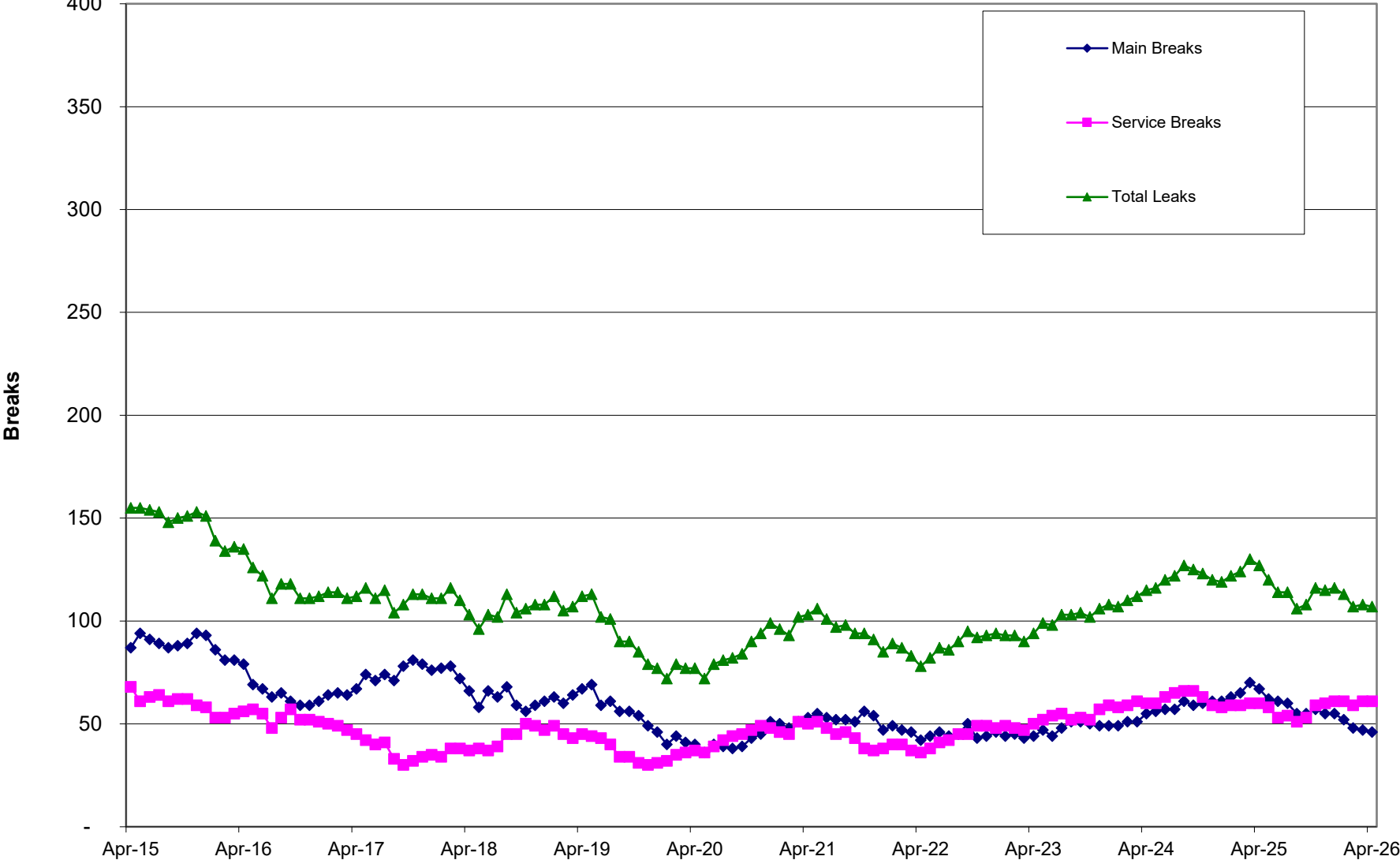
- 1. Laboratory Testing/ Regulatory Compliance:** Water quality tests confirm that all SSWD water meets all known State and Federal water quality standards.
- 2. Water Production and Sales:** Water sales in April were 16,706 units (Guerneville cycle). Water sales are slightly higher than last year. Total combined Monte Rio and Guerneville water production for April was 42.07AF (Figure 1).
- 2. Leaks:** There were a total of 3 water main repairs in April requiring 12 work hours and 4 Service line repairs requiring 12 hours in total (Figure 2). There were 3 water main repairs in Guerneville. There were 3 service line repairs in Guerneville and 1 in Rio Nido.
- 4. Guerneville Rainfall:** Total cumulative rainfall to the end of April was 36.15 inches (Figure 3). Last year cumulative rainfall was 52.58 inches by the end of April.
- 5. In-House Construction Projects:** April projects included:
 - Replaced Ballards on fire hydrant at 14800 Old Cazadero Road.
 - Flow tested Hydrant at The Stavrand Hotel.
 - Metron Meter change outs.
- 6. Gantt Chart:** The Gantt Chart is updated for April 2026 (Figure 4).
- 7. Grants:** CDBG grant funding for Wright Drive Phase I in the amount of \$759,183 is approved and the agreement was approved during the April Board meeting.

- 8. Wright Drive:** Coastland has completed the 100% design plans for Phase 1 and Phase 2 of the project. Coastland is now working on encroachment permits and paving plan with the County of Sonoma. Additionally, a pre-construction bird survey is required to meet the terms of the grant.
- 9. School House and Villa Grande Driveway Repair:** Due to the recent rains and job commitments Bohan and Canelis has moved the start of the repair projects to the first week of June.
- 10. Metron Meter Register Installation:** The installation of meter registers has good progress since starting April 9th. As of the end of May about **800**-meter registers have been installed.

**Figure 1. Water Production and Sales 12 Month Moving Averages
Sweetwater Springs Water District Since April 2017**



**Figure 2. Sweetwater Springs Water District Main and Service Pipeline Breaks
Moving Annual Average Since April 2015**



NUMBER OF WATER UNITS SOLD FY 25 - 26

	FY01-02	FY02-03	FY03-04	FY04-05	FY05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	FY 10-11	FY 11-12	FY 12-13	FY 13-14	FY 14-15	FY 15-16	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26
JULY	34,371	26,447	26,355	33,578	22,195	27,469	27,147	28,091	21,035	17,808	20,061	22,850	25,890	22,074	16,377	19,044	19,608	20,255	19,273	22,297	21,558	20,306	17,833	18,396	18,687
AUGUS	39,803	37,750	42,080	41,615	37,799	41,863	37,202	37,907	34,878	32,328	28,486	33,190	29,163	32,208	26,070	26,811	29,485	28,325	27,419	28,582	26,302	22,555	24,231	26,990	29,876
SEPTEN	33,723	34,532	36,056	35,309	29,823	35,984	31,721	32,753	30,320	29,673	26,091	29,829	26,157	24,091	21,678	22,893	24,037	25,805	24,886	27,175	22,746	21,271	21,933	20,858	22,884
OCTOBI	40,672	34,063	37,008	38,553	38,707	37,900	36,493	34,938	32,282	32,334	32,091	33,727	31,628	27,724	24,606	29,333	29,495	32,827	27,310	30,099	24,731	31,859	23,693	32,581	30,868
NOVEM	28,272	28,729	26,973	27,839	26,680	24,076	24,444	25,746	23,111	24,160	21,350	22,218	20,729	19,489	20,101	19,462	21,884	21,351	22,640	23,173	17,984	16,472	15,777	22,606	16,931
DECEMI	25,380	27,758	27,283	25,508	23,925	25,550	21,556	24,762	21,116	20,802	20,299	22,818	23,452	21,256	20,873	18,070	21,297	20,468	22,288	25,982	21,110	20,372	17,713	24,034	20,806
JANUAI	16,091	19,287	16,799	15,416	16,127	15,862	13,309	14,631	14,764	13,734	14,645	16,242	16,316	11,914	12,727	13,676	14,146	15,335	12,925	15,529	15,062	11,588	11,270	14,449	13,703
FEBRU/	21,697	23,010	20,689	19,695	22,716	20,963	18,647	21,199	19,233	18,386	16,641	18,372	20,967	17,770	17,189	16,504	17,693	16,950	17,284	15,506	18,727	13,139	18,122	19,340	20,354
MARCH	17,207	15,092	17,374	14,985	15,456	16,693	14,556	14,417	14,414	12,387	12,569	13,884	13,772	12,351	13,058	12,315	11,657	12,653	12,827	12,846	11,236	11,980	14,557	10,173	11,613
APRIL	17,728	19,527	21,406	21,089	18,825	21,047	19,227	18,414	17,611	17,129	17,936	17,914	17,053	16,636	17,748	16,809	16,279	18,547	16,886	17,038	17,024	16,685	18,958	14,442	16,706
MAY	19,118	16,237	19,793	16,372	13,921	15,402	15,721	15,861	14,273	14,134	14,880	15,075	14,514	16,120	14,217	13,083	13,011	13,319	14,602	15,866	13,375	12,354	12,750	11,250	0
JUNE	29,799	27,074	28,882	22,512	24,108	25,457	29,211	26,259	19,143	20,871	23,765	26,850	22,092	20,436	19,020	19,198	21,220	20,612	21,453	24,720	21,975	19,426	21,153	27,306	0