

# **TWAIN HARTE COMMUNITY SERVICES DISTRICT**

WATER – SEWER – FIRE – PARK  
22912 Vantage Pointe Drive, Twain Harte, CA 95383  
Phone (209) 586-3172

## **SPECIAL MEETING OF THE BOARD OF DIRECTORS THCSD CONFERENCE ROOM 22912 VANTAGE POINTE DR., TWAIN HARTE August 10, 2026 - 12:00 P.M.**

**NOTICE:** This meeting will be accessible via ZOOM for virtual participation.

- Videoconference Link: <https://us02web.zoom.us/j/85091962030>
- Meeting ID: 850 9196 2030
- Telephone: (669) 900-6833

## **AGENDA**

The Board may take action on any item on the agenda.

### **1. Call to Order**

### **2. Pledge of Allegiance & Roll Call**

### **3. Reading of Mission Statement**

### **4. Public Comment**

Our Board values community involvement and encourages public input on matters of District interest. This time is set aside for comment on matters not listed on the agenda.

### **5. Public Hearing**

- A. Open public hearing.
- B. Presentation regarding placing delinquent water and sewer bills on the Tuolumne County property tax roll.
- C. Receive public comment.
- D. Close public hearing.
- E. Discussion/action to adopt Resolution #26-18 – Authorizing District Staff to Place Delinquent Water and Sewer Charges on the 2026/27 Tuolumne County Secured Property Tax Roll.

### **6. Adjourn**

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## **HOW TO VIRTUALLY PARTICIPATE IN THIS MEETING**

The public can virtually observe and participate in a meeting as follows:

- **Computer:** Join the videoconference by clicking the videoconference link located at the top of this agenda or on our website. You may be prompted to enter your name and email. Your email will remain private and you may enter “anonymous” for your name.
- **Smart Phone/Tablet:** Join the videoconference by clicking the videoconference link located at the top of this agenda OR log in through the Zoom mobile app and enter the Meeting ID# and Password found at the top of this agenda. You may be prompted to enter your name and email. Your email will remain private and you may enter “anonymous” for your name.
- **Telephone:** Listen to the meeting by calling Zoom at (4669) 900-6833. Enter the Meeting ID# listed at the top of this agenda, followed by the pound (#) key.

\* NOTE: your personal video will be disabled and your microphone will be automatically muted.

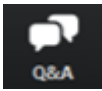
FOR MORE DETAILED INSTRUCTIONS, CLICK [HERE](#)

## **SUBMITTING PUBLIC COMMENT**

The public will have an opportunity to comment before and during the meeting as follows:

- **Before the Meeting:**
  - Email comments to [ksilva@twainhartecsd.com](mailto:ksilva@twainhartecsd.com), write “Public Comment” in the subject line. In the body of the email, include the agenda item number and title, as well as your comments.
  - Mail comments to Board Secretary: 22912 Vantage Pointe Dr., Twain Harte, CA 95383
- **During the Meeting:**
  - Computer/Tablet/Smartphone: Click the “Raise Hand” icon and the host will unmute your audio when it is time to receive public comment. If you would rather make a comment in writing, you may click on the “Q&A” icon and type your comment. You may need to tap your screen or click on “View Participants” to make icons visible.

Raise Hand Icon: 

Q&A Icon: 

- Telephone: Press \*9 if to notify the host that you have a comment. The host will unmute you during the public comment period and invite you to share comments.
- In-Person: Raise your hand and the Board Chairperson will call on you.

## **PUBLIC COMMENT RULES**

- If you wish to speak on an item on the agenda, you are welcome to do so during consideration of the agenda item itself.
- If you wish to speak on a matter that does not appear on the agenda, you may do so during the Public Comment period.

- Persons providing public comment will be limited to five minutes or depending on the number of persons wishing to speak, it may be reduced to allow all members of the public the opportunity to address the Board.
- Except as otherwise provided by law, no action or discussion shall be taken/conducted on any item not appearing on the agenda.
- Public comments must be addressed to the board as a whole through the President. Comments to individuals or staff are not permitted.

### **MEETING ETIQUETTE**

Attendees shall make every effort not to disrupt the meeting. Cell phones must be silenced or set in a mode that will not disturb District business during the meeting.

### **ACCESSIBILITY**

Board meetings are accessible to people with disabilities. In compliance with the Americans with Disabilities Act, those requiring accommodations for this meeting should notify the District office 48 hours prior to the meeting at (209) 586-3172.

### **WRITTEN MEETING MATERIALS**

If written materials relating to items on this Agenda are distributed to Board members prior to the meeting, such materials will be made available for public inspection on the District's website:

[www.twainhartecsd.com](http://www.twainhartecsd.com)



# Board Meeting Agenda Item Summary

August 10, 2026

|                             |                                                                                                                                                                                 |            |                                                                                                              |
|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------------------------------------------------------------------------------------------------------|
| ITEM #:                     | 05E                                                                                                                                                                             | ITEM TYPE: | <input type="checkbox"/> Discussion <input type="checkbox"/> Action <input checked="" type="checkbox"/> Both |
| SUBJECT:                    | Discussion/action to adopt Resolution #26-18 – Authorizing District Staff to Place Delinquent Water and Sewer Charges on the 2026/27 Tuolumne County Secured Property Tax Roll. |            |                                                                                                              |
| RELATION TO STRATEGIC PLAN: | <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Advances Goal/Objective #'s: _____                                                                             |            |                                                                                                              |

## RECOMMENDED ACTION:

Adopt Resolution #26-18 – Authorizing District Staff to Place Delinquent Water and Sewer Charges on the 2026/27 Tuolumne County Secured Property Tax Roll.

## SUMMARY:

California Government Code Section 61115(b), along with District Water Ordinance #31 and Sewer Ordinance #32, authorizes the District to collect delinquent water and sewer service charges by placing qualifying unpaid balances on the Tuolumne County secured property tax roll. Prior to doing so, the District is required to prepare a report of delinquent accounts, provide notice to affected property owners, publish notice of a public hearing, and conduct a public hearing to consider any objections or protests.

At its July 8, 2026 meeting, the Board directed staff to initiate the tax roll process after determining that the estimated administrative cost was less than 10% of the total delinquent balances. In accordance with Government Code Section 61115(b), notice of the public hearing was mailed to all affected property owners and published twice in the Union Democrat on July 28 and August 4, 2026.

One property owner paid its delinquent balance after receiving notice and no written protests were received. The final report of delinquent accounts is attached, totaling \$14,653.56. Staff recommend that the Board authorizes District staff to submit the delinquent charges to the Tuolumne County Auditor for placement on the fiscal year 2026/27 Tuolumne County secured property tax roll.

## FINANCIAL IMPACT:

Placement of delinquent water and sewer charges on the 2026/27 Tuolumne County secured property tax roll is expected to result in the collection of approximately \$14,653.56 in outstanding customer accounts.

## ATTACHMENTS:

- Resolution #26-18 – Authorizing District Staff to Place Delinquent Water and Sewer Charges on the 2026/27 Tuolumne County Secured Property Tax Roll
- Report of Delinquent Accounts as of June 30, 2026
- Notice of Public Hearing

**TWAIN HARTE COMMUNITY SERVICES DISTRICT  
RESOLUTION NO. 26-18**

**AUTHORIZING DISTRICT STAFF TO PLACE DELINQUENT WATER AND SEWER  
CHARGES ON THE 2026/27 TUOLUMNE COUNTY SECURED PROPERTY TAX ROLL**

**WHEREAS**, section 61115(b) of California Government Code states that a special district's board of directors may provide that any charges and penalties can be collected on the tax roll in the same manner as property taxes; and

**WHEREAS**, the General Manager has prepared and filed with Twain Harte Community Services District's (District) Board of Directors (Board) the attached report that describes each affected parcel of real property and the amount of delinquencies for each parcel for the fiscal year ending June 30, 2026; and

**WHEREAS**, the District Board called a public hearing for August 10, 2026, to hear and consider any objections or protests to said report and proposal to collect delinquent water and sewer charges on the tax roll; and

**WHEREAS**, the General Manager provided advanced notice of said report and public hearing by mail to each property owner on the report and by published notice in the Union Democrat on July 28, 2026, and August 4, 2026; and

**WHEREAS**, the District Board held said public hearing at a special meeting on August 10, 2026, and considered all objections and protests to the delinquency report and proposal to collect delinquent water and sewer charges on the 2026/27 Tuolumne County secured property tax roll.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Directors of the Twain Harte Community Services District that:

1. The attached report of delinquent water and sewer charges is approved to be collected on the tax roll in the same manner as property taxes; and
2. District staff is authorized and directed to place said reported delinquencies on the 2026/27 Tuolumne County secured property tax roll.

**PASSED AND ADOPTED**, by the Board of Directors of Twain Harte Community Services District at their Special Meeting held on August 10, 2026, by the following roll call vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

ATTEST:

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Mary Dearborn, Board President

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Kimberly Silva, Board Secretary

**Delinquent Water/Sewer Accounts  
for Consideration of Tax Roll Placement  
As of June 30, 2026**

| APN             | Property Address     | Delinquent Amount  |
|-----------------|----------------------|--------------------|
| 049-232-039-000 | 22725 BLACK HAWK DR  | \$5,022.16         |
| 050-101-016-000 | 22402 RIDGE RD       | \$1,910.41         |
| 049-320-006-000 | 18853 MANZANITA DR F | \$3,249.77         |
| 041-105-004-000 | 18929 SYCAMORE CIR.  | \$888.64           |
| 049-030-022-000 | 23240 CRESTA DR      | \$684.67           |
| 049-152-002-000 | 22944 SIERRA DR      | \$2,897.91         |
| <b>TOTAL</b>    |                      | <b>\$14,653.56</b> |

## NOTICE OF PUBLIC HEARING

The Board of Directors for the Twain Harte Community Services District (District) will hold a Public Hearing to consider adding the below list of delinquent water/sewer charges to the annual taxes levied upon the property in accordance with California Govt Code 61115.b. At the public hearing, the Board shall hear and consider any objections or protests to the list. The hearing will be held on August 10, 2026 at 12:00 p.m. at 22912 Vantage Pointe Dr, Twain Harte, CA.

|                          |             |
|--------------------------|-------------|
| APN 049-232-039-000..... | \$ 5,022.16 |
| APN 050-101-016-000..... | \$ 1,910.41 |
| APN 049-320-006-000..... | \$ 3,249.77 |
| APN 041-105-004-000..... | \$ 888.64   |
| APN 049-030-022-000..... | \$ 684.67   |
| APN 049-152-002-000..... | \$ 2,897.91 |
| APN 049-232-010-000..... | \$ 1,198.37 |

Publication Dates: July 28, & August 4, 2026  
The Union Democrat, Sonora, CA