

Cortina Community Services District  
PO Box 43  
Arbuckle CA 95912

Karl Drexel, General Manager  
(707) 318-7369  
[karl@kdmanagement.us](mailto:karl@kdmanagement.us)



Rod Bradford, Chairman  
Dolores Gomez, Vice Chair  
Kimberly Valles, Director  
Victor Zarate, Director  
Lacey Gimple, Director

## AGENDA

SPECIAL MEETING  
Arbuckle Golf Course

5918 Hillgate Rd, Arbuckle, CA 95912

**JULY 1, 2024**, at 6:00 PM

**Note New Date**

1. CALL TO ORDER AND ESTABLISH QUORUM:

Cortina CSD Board of Directors Roll Call: President: Bradford\_\_\_\_ Members: Gomez \_\_\_\_\_ Valles \_\_\_\_\_  
Zarate \_\_\_\_\_ Gimple\_\_\_\_\_

2. PLEDGE OF ALLEGIANCE:

3. PUBLIC COMMENTS: *(Each speaker is limited to two minutes)*

*Members of the public are appreciated for taking the time to attend this meeting and provide comments on matters of District business. Any member of the public may address the Board relating to any matter within the District's jurisdiction. This need not be related to any item on the agenda; however, the Board cannot act on an item unless it was noticed on the agenda.*

4. CONSENT CALENDAR:

*Items listed on the consent agenda are considered routine and may be enacted in one motion. Any item may be removed for discussion at the request of the Board or the Public.*

- a) Approval of Minutes: Special Meeting May 20, 2024
- b) Ratification of May-June Disbursements
- c) Approval of June Payables
- d) Review YTD Financials

5. ADJOURN BOARD MEETING AND OPEN PUBLIC HEARING:

1. Discuss the Divestiture of Police and Fire Services from the Cortina CSD Services. Review and consider all public comments on Resolution 24-25-01
2. Review correspondence from County and Legal Counsel
3. Review and Adopt Resolution 24-25-01 applying to LAFCO to Divest the Police and Fire Services Infrastructure Financing from the Community Services District.

6. CLOSE PUBLIC HEARING AND RE-OPEN BOARD MEETING:

7. DISCUSSION / REPORTS: ACTION ITEMS:

- a) Discuss District formally abandoning the Hillgate Development from District
- b) Discuss District requesting a Vote to Lower Assessment
- c) Discuss Landscaping Maintenance contract with Botanica
- d) Discuss the Reddington Ranch walking path repavement project.

8. CORRESPONDENCE, STAFF and BOARD MEMBER REPORTS: Updates and New Business

9. ADJOURNMENT:

- The next Cortina CSD Board Meeting is scheduled to be held on July 22, 2024, at 6:00 pm at the Arbuckle Golf Club

# CONSENT CALENDAR

**Cortina Community Services District**  
P.O. Box 43  
Arbuckle, CA 95912

**DIRECTORS**  
Rod Bradford, Chair  
Dolores Gomez, Vice-Chair  
Kimberly Valles, Director  
Victor Zarate, Director  
Lacey Gimple, Director

## **Regular Meeting of the Board of Directors**

May 20, 2024 at 5:30 pm

### **Minutes**

- 1. CALL TO ORDER AND ESTABLISH QUORUM** – Board President Rod Bradford called the meeting to order at 5:30 pm. Roll Call – Present were board members Rod Bradford, Dolores Gomez, Lacey Gimple, Kimberly Valles and Victor Zarate.. Absent: None. Also present, General manager, Karl Drexel of KD Management Services, LLC.
- 2. PLEDGE ALLEGIANCE** – Rod Bradford led the Pledge of Allegiance
- 3. PUBLIC COMMENT** – No Public Comment
- 4. CLOSED SESSION** – Rod closed the open session and opened the Closed session with Caitlin Smith, the District’s counsel, pursuant to Government Code §54956.9 to confer with legal counsel regarding anticipated litigation.
- 5. REPORT OUT OF CLOSED SESSION** – Rod closed the Closed Session at 6:11 pm and re-opened the Open Session. Rod reported that the attorney gave instructions on posting a new notice for a new public hearing and to notice Arbuckle Fire directly.

### **6. CONSENT CALENDAR**

The consent Calendar was presented for the approval of the Minutes of the Special Meeting April 23, 2024, Ratification of April Disbursements, Approve Payables for May 2024, Review YTD Financials.

Motion made by:	Dolores Gomez to Approve the Consent Calendar	Motion seconded by:	Lacey Gimple
Ayes:	Rod Bradford, Dolores Gomez, Kimberly Valles, Victor Zarate and Lacey Gimple	Noes:	None
Abstained:	None	Absent	None

### **7. DISCUSSION / REPORTS: ACTION ITEMS:**

- a) Discuss the Reddington Ranch walking path repavement project** The General Manager reported that John from CEC, Rod, and he had met again at the walking path site to finalize the Engineers scope of work for the repair. The engineers are of the impression that the cracking on the path is due to the amount of water draining down on it from the houses and the greenway irrigation. They are going to try and find a solution to that problem.

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Victor Zarate, Director  
Lacey Gimple, Director

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Motion made by:	Rod Bradford to continue with the contract with CEC	Motion seconded by:	Lacey Gimple
Ayes:	Rod Bradford, Dolores Gomez, Kimberly Valles, Victor Zarate and Lacey Gimple	Noes:	None
Abstained:	None	Absent	None

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**b) Discuss and review LAFCo Application for divestiture of Police and Fire Services in our Latent Powers** The General Manager reported to the Board that after the last meeting where the Board passed the Resolution to apply to LAFCo for divestiture of Police and fire infrastructure financing, the attorney for the Arbuckle Fire Protection District wrote a letter to Rod and the Board (a copy sent to each member) stating they did not believe we went through the proper procedures to vote on that resolution. He has also included a copy of the response by our legal counsel.

**8. ADJOURNMENT:** Adjourn at 7:24 pm – Next meeting will be a Regular Meeting to be held on May 20, 2024 at 6 pm at the Arbuckle Golf Club.

Attest

Approved

\_\_\_\_\_  
Rod Bradford, Chair

\_\_\_\_\_  
Karl Drexel, Secretary

# Cortina Community Services District

## June Disbursements

May 12 through June 27, 2024

Type	Num	Date	Name	Account	Original Amount
Bill Pmt -Check	474146	05/15/2024	Botanica Landscapes	10010 · County Auditor - 03511 Red Ranc	-2,884.00
Bill Pmt -Check	474146	05/15/2024	Botanica Landscapes	10020 · County Auditor - 03512 Riv Glen	-772.50
Bill Pmt -Check	474544	05/22/2024	Arbuckle PUD	10010 · County Auditor - 03511 Red Ranc	-211.76
Bill Pmt -Check	474544	05/22/2024	Arbuckle PUD	10020 · County Auditor - 03512 Riv Glen	-54.60
Bill Pmt -Check	474572	05/22/2024	KD Management	10010 · County Auditor - 03511 Red Ranc	-2,527.80
Bill Pmt -Check	474572	05/22/2024	KD Management	10020 · County Auditor - 03512 Riv Glen	-689.40
Bill Pmt -Check	474572	05/22/2024	KD Management	10030 · County Auditor - 03513 Wildwood	-612.80
Bill Pmt -Check	474582	05/22/2024	Prentice Long	10010 · County Auditor - 03511 Red Ranc	-773.85
Bill Pmt -Check	474582	05/22/2024	Prentice Long	10020 · County Auditor - 03512 Riv Glen	-211.05
Bill Pmt -Check	474582	05/22/2024	Prentice Long	10030 · County Auditor - 03513 Wildwood	-187.60
Bill Pmt -Check	474593	05/22/2024	Streamline	10010 · County Auditor - 03511 Red Ranc	-41.58
Bill Pmt -Check	474593	05/22/2024	Streamline	10020 · County Auditor - 03512 Riv Glen	-11.34
Bill Pmt -Check	474593	05/22/2024	Streamline	10030 · County Auditor - 03513 Wildwood	-10.08
Bill Pmt -Check	475130	06/20/2024	Arbuckle PUD	10010 · County Auditor - 03511 Red Ranc	-211.76
Bill Pmt -Check	475130	06/20/2024	Arbuckle PUD	10020 · County Auditor - 03512 Riv Glen	-54.60
Bill Pmt -Check	475153	06/20/2024	KD Management	10010 · County Auditor - 03511 Red Ranc	-2,458.50
Bill Pmt -Check	475153	06/20/2024	KD Management	10020 · County Auditor - 03512 Riv Glen	-670.50
Bill Pmt -Check	475153	06/20/2024	KD Management	10030 · County Auditor - 03513 Wildwood	-596.00
Bill Pmt -Check	475159	06/19/2024	PGE	10010 · County Auditor - 03511 Red Ranc	-539.55
Bill Pmt -Check	475159	06/19/2024	PGE	10020 · County Auditor - 03512 Riv Glen	-183.81
Bill Pmt -Check	475159	06/19/2024	PGE	10030 · County Auditor - 03513 Wildwood	-105.03
Bill Pmt -Check	475160	06/19/2024	Prentice Long	10010 · County Auditor - 03511 Red Ranc	-3,695.01
Bill Pmt -Check	475160	06/19/2024	Prentice Long	10020 · County Auditor - 03512 Riv Glen	-1,007.73
Bill Pmt -Check	475160	06/19/2024	Prentice Long	10030 · County Auditor - 03513 Wildwood	-895.76
Bill Pmt -Check	475172	06/19/2024	Streamline	10010 · County Auditor - 03511 Red Ranc	-41.58
Bill Pmt -Check	475172	06/19/2024	Streamline	10020 · County Auditor - 03512 Riv Glen	-11.34
Bill Pmt -Check	475172	06/19/2024	Streamline	10030 · County Auditor - 03513 Wildwood	-10.08
Bill Pmt -Check	475180	06/20/2024	Botanica Landscapes	10010 · County Auditor - 03511 Red Ranc	-2,884.00
Bill Pmt -Check	475180	06/20/2024	Botanica Landscapes	10020 · County Auditor - 03512 Riv Glen	-772.50
Bill Pmt -Check	475188	06/20/2024	Pioneer Review	10010 · County Auditor - 03511 Red Ranc	-158.40
Bill Pmt -Check	475188	06/20/2024	Pioneer Review	10020 · County Auditor - 03512 Riv Glen	-43.20
Bill Pmt -Check	475188	06/20/2024	Pioneer Review	10030 · County Auditor - 03513 Wildwood	-38.40
<b>Total</b>					<b>-23,366.11</b>

**Cortina Community Services District**  
**July Payables**  
As of June 28, 2024

	<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Due Date</u>	<u>Aging</u>	<u>Open Balance</u>
<b>Current</b>							
	Bill	06/25/2024	56287	Botanica Landscapes	07/05/2024		2,884.00
	Bill	06/25/2024	56288	Botanica Landscapes	07/05/2024		772.50
Total Current							<u>3,656.50</u>
<b>1 - 30</b>							
	Bill	06/05/2024	75634	Special District Risk Management	06/15/2024	13	2,719.86
Total 1 - 30							<u>2,719.86</u>
<b>31 - 60</b>							
Total 31 - 60							
<b>61 - 90</b>							
Total 61 - 90							
<b>&gt; 90</b>							
	Bill	05/25/2023	54005	Botanica Landscapes	06/19/2023	375	750.00
	Bill	05/25/2023	54004	Botanica Landscapes	06/19/2023	375	2,800.00
Total > 90							<u>3,550.00</u>
<b>TOTAL</b>							<u><u>9,926.36</u></u>

# Cortina Community Services District

## Profit & Loss by Class

July 1, 2023 through June 28, 2024

	<u>03511 - Reddington Ranch</u>	<u>03512 - River Glen</u>	<u>03513 - Wildwood</u>	<u>TOTAL</u>
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
410510 · Property Assessment	154,008.00	43,524.00	34,596.00	232,128.00
44190 · Interest	3,034.28	1,007.57	158.40	4,200.25
441901 · Interest Adj. to Mkt Value	-10,659.56	0.00	0.00	-10,659.56
<b>Total Income</b>	<u>146,382.72</u>	<u>44,531.57</u>	<u>34,754.40</u>	<u>225,668.69</u>
<b>Expense</b>				
3170 - Office Expense	9.90	2.70	2.40	15.00
53150 · Dues and Subscriptions	782.10	213.30	189.60	1,185.00
53130 · Maintenance - Bldgs and Grounds	328.23	0.00	0.00	328.23
53175 · Insurance Expense	1,902.65	518.91	461.25	2,882.81
53180 · Professional Services				
53187 · Road Maintenance	4,950.00	1,350.00	1,200.00	7,500.00
53181 · Accounting/Audit	5,144.70	1,403.10	1,247.20	7,795.00
53182 · Consulting	20,085.45	5,477.85	4,869.20	30,432.50
53184 · Legal	8,130.21	2,217.33	1,970.96	12,318.50
53185 · Landscape Maintenance	36,407.94	11,463.42	0.00	47,871.36
<b>Total 53180 · Professional Services</b>	<u>74,718.30</u>	<u>21,911.70</u>	<u>9,287.36</u>	<u>105,917.36</u>
53190 · Publications and Legal Notices	213.84	58.32	51.84	324.00
53260 · Utilities				
53262 · Street Lights	5,367.56	1,946.34	1,112.23	8,426.13
53263 · Irrigation Controller	34.81	34.81	0.00	69.62
53264 · Water Service	2,656.49	720.58	0.00	3,377.07
<b>Total 53260 · Utilities</b>	<u>8,058.86</u>	<u>2,701.73</u>	<u>1,112.23</u>	<u>11,872.82</u>
53265 - Web Hosting	498.96	136.08	120.96	756.00
<b>Total Expense</b>	<u>86,512.84</u>	<u>25,542.74</u>	<u>11,225.64</u>	<u>123,281.22</u>
<b>Net Ordinary Income</b>	<u>59,869.88</u>	<u>18,988.83</u>	<u>23,528.76</u>	<u>102,387.47</u>
<b>Net Income</b>	<u><u>59,869.88</u></u>	<u><u>18,988.83</u></u>	<u><u>23,528.76</u></u>	<u><u>102,387.47</u></u>

**Cortina Community Services District**  
**Balance Sheet**  
As of June 28, 2024

Jun 28, 24

**ASSETS**

**Current Assets**

**Checking/Savings**

10000 · Colusa County Auditor

10010 · County Auditor - 03511 Red Ranc 344,341.47

10020 · County Auditor - 03512 Riv Glen 115,043.82

10030 · County Auditor - 03513 Wildwood 37,573.23

Total 10000 · Colusa County Auditor 496,958.52

Total Checking/Savings 496,958.52

**Accounts Receivable**

11000 · Accounts Receivable 23,620.00

Total Accounts Receivable 23,620.00

Total Current Assets 520,578.52

**TOTAL ASSETS** 520,578.52

**LIABILITIES & EQUITY**

**Liabilities**

**Current Liabilities**

**Accounts Payable**

20000 · Accounts Payable 2,868.26

Total Accounts Payable 2,868.26

Total Current Liabilities 2,868.26

Total Liabilities 2,868.26

**Equity**

3513 · 31960 Fund Balance - Unreserved -1,132.35

3512 · 31960 Fund Balance- Unreserved 3,897.76

3511 · 31960 Fund Balance -Unreserved -2,706.44

30000 · Opening Balance Equity 417,719.00

32000 · Retained Earnings -2,455.18

Net Income 102,387.47

Total Equity 517,710.26

**TOTAL LIABILITIES & EQUITY** 520,578.52



PUBLIC HEARING

RESOLUTIONS

Cortina Community Services District  
PO Box 43  
Arbuckle CA 95912

Karl Drexel, General Manager  
(707) 318-7369  
[karl@kdmanagement.us](mailto:karl@kdmanagement.us)



Rod Bradford, Chairman  
Dolores Gomez, Vice Chair  
Kimberly Valles, Director  
Victor Zarate, Director  
Lacey Gimple, Director

## NOTICE OF PUBLIC HEARING

Regular Meeting  
Arbuckle Golf Course  
5918 Hillgate Rd., Arbuckle, CA 95912  
Monday July 1, 2024, at 6:00 PM

**NOTICE IS HEREBY GIVEN** that the Cortina Community Services District (CSD) will conduct a public hearing in a regular meeting to be held on July 1, 2024, at 6:00 PM in the Arbuckle Golf Course Club House, or as soon thereafter as the matter may be heard, to address a proposed resolution for application for divestiture of police and fire services within the District.

The Cortina Community Services District was established in 2006 to provide certain services to three residential developments (Reddington Ranch, River Glen and Wildwood), including police and fire infrastructure financing. (Resolution of Colusa LAFCo Commission No. 2006-0002, pg. 3, ¶ B.) This Resolution provided that “[t]he district formation is assigned the following distinctive short-term designation: Cortina CSD Formation, Colusa LAFCo File #2005-06.” (Resolution No. 2006-0002, pg. 2, ¶ 4.)

The Colusa County Board of Supervisors declared its intent to establish the Community Facilities District in Resolution 2006-011: “WHEREAS, it is proposed to establish a community facilities district within the County of Colusa (‘the County’) under the terms of the Mello-Roos Community Facilities Act of 1982 (Sections 53311 and following, California Government Code, hereafter referred to as the ‘Act’) . . .” (Resolution No. 2006-011, pg. 1.) In this Resolution, the Board of Supervisors enunciated the following:

The Board hereby finds that any property included within the boundary which is currently in agricultural use will nonetheless be benefited by the proposed services. This is an area anticipated to begin transitioning out of agriculture as the developments now anticipated to be included in the District are built out. Having a community facilities district in place *during this transitioning period* will be a benefit to the residential development which follows.

(Pg. 1, ¶ 1) (emphasis added).

The Board further explained in Resolution No. 2006-011:

Except where funds are otherwise available, a special tax to pay a portion of the cost of such services and related expenses will be annually levied within CFD No. 2006-1. Upon recordation of a notice of special tax lien pursuant to Section 3114.5 of the California Streets and Highways Code, a continuing lien to secure each levy of the special tax shall attach to all nonexempt real property within CFD No. 2006-1, and this lien shall continue in force and effect in perpetuity *unless, by subsequent action, the County provides that levy and collection of the tax shall cease*. The rate and method of apportionment of the special tax is set forth in Exhibit C hereto.

(Pg. 1-2, ¶ 4) (emphasis added).

The Board specifically addressed the duration of the special tax:

Duration of the Special Tax: Parcels in the CFD will remain subject to the Special Tax in perpetuity *or until the services financed by the Special Tax are no longer necessary*, as determined by the County, *or eventually the CSD*. If the Special Tax ceases to be levied, the County, or eventually the CSD, shall direct the County Recorder to record a Notice of Cessation of Special Tax. Such notice will state that the obligation to pay the Special Tax has ceased and that the lien imposed by the Notice of Special Tax Lien is extinguished.

Resolution No. 2006-011, Ex. C, ¶ 4) (emphasis added).

At this time, the residential developments within the Community Services District are virtually complete with minimal construction remaining to be finished. Fire protection services are provided to the District by the Arbuckle-College City Fire Protection District. The Colusa County Sheriff's Office provides Sheriff services to the District. The Cortina Community Services District therefore intends to remove the police and fire infrastructure financing from its latent powers as its residents are being taxed for these services in a higher amount than residents of other areas of Colusa County, paying both the Special Tax and county property taxes. The District therefore wishes to divest of police and fire infrastructure financing so that its residents will pay the same amount for fire and police protection services as residents outside the district but within Colusa County. The District proposes to apply to the Local Area Formation Commission ("LAFCo") to divest of its latent powers to finance police and fire infrastructure.

The proposed resolution of application is available for review at the Cortina CSD website at <https://cortinacsd.specialdistrict.org/notices>. To request a paper copy, please contact the Cortina CSD General Manager or any Board Member. GM Karl Drexel can be reached at (707) 318-7369, [karl@kdmanagement.us](mailto:karl@kdmanagement.us), or [cortinacsd@sonic.net](mailto:cortinacsd@sonic.net). A reasonable cost may be charged by the Cortina CSD for

providing copies of any requested information.

Members of the public may provide public comment during the public hearing and may submit written comments on this matter by email at [cortinacsd@sonic.net](mailto:cortinacsd@sonic.net). The Cortina CSD will consider all written comments received prior to the posted hearing date.



## CORTINA COMMUNITY SERVICES DISTRICT

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**TO: CORTINA BOARD OF DIRECTORS**

**MEETING DATE: JULY 1, 2024**

**FROM: KARL DREXEL, GENERAL MANAGER**

**SUBJECT: PUBLIC HEARING ON APPLYING TO LAFCO TO REMOVE THE POLICE AND FIRE INFRASTRUCTURE FINANCING SERVICE FROM THE DISTRICT'S FORMATION**

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### **BACKGROUND:**

When I started looking into the CFD and the documents establishing it, it appeared that the CSD Board has the option of eliminating the Special Tax for Fire and Police and disbanding the Community Facilities District. Our attorneys have been working on a Resolution to apply to LAFCo in order to remove the Latent power or service of Police and Fire infrastructure financing from the District's formation. Since the Notice of this Public hearing, the County has submitted a letter of objection. That letter and subsequent discussion with our attorney are included in this Board packet to review. There seems to be a number of issues that we need to address before we can unilaterally move forward and dissolve the Community Facilities District, even though the County Administrator and the BOS Chair said we could.

One of the major issues discussed in the County Letter to the Board from Greg Plucker, Community Development Director, was the fact that the Cortina Community services District still has a fourth development within our District that hasn't been built. That fourth District was projected to have 134 new houses with a projected population of 402 people. This development was used in the original study of projected costs for Police and Fire services and the assessment on the houses since that time have included those projections. However, according to the County there are no plans or projections that the Hillgate Development is in the works because there is no water or sewer service out there. It is outside the Arbuckle PUD boundaries, so if they ever did build that development, the Cortina CSD would be responsible to provide water and sewer services to that development.

One of the possible scenarios surrounding the development of that property is for the District to abandon the Hillgate development from our formation documents. That would require a separate Public Hearing, notices, and a new Resolution and a different application to LAFCo. That option is on the agenda to discuss at the close of this Public Hearing.

### **RECOMMENDATION:**

Staff recommends that the Board review the correspondence in this Board Packet, table the Resolution 24-25-01, discuss the option of abandoning the Hillgate development and schedule a public Hearing to vote to abandon the Hillgate Development.

**From:** [Greg Plucker](#)  
**To:** [rodbradfordphotos@gmail.com](mailto:rodbradfordphotos@gmail.com); [lolita6363@outlook.com](mailto:lolita6363@outlook.com); [kjlaplante@yahoo.com](mailto:kjlaplante@yahoo.com); [zarate3135@gmail.com](mailto:zarate3135@gmail.com); [lacelit2001@yahoo.com](mailto:lacelit2001@yahoo.com); [karl@kdmanagement.us](mailto:karl@kdmanagement.us)  
**Subject:** July 1, 2024 Public Hearing - Divesting in Police and Fire Services  
**Date:** Monday, June 24, 2024 10:57:34 AM  
**Attachments:** [2024 06 21 Comment Letter to Cortina CSD Resolution FINAL.pdf](#)

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Dear Board Members and Manager Drexel,

Please find attached a comment letter submitted for the CSD's public hearing on July 1, 2024 to consider divesting of Police and Fire Services.

The purpose of the letter is to correct information contained in the public hearing notice and the proposed resolution.

In summary, the public safety fees charged to residents within the CSD was never intended to be a temporary charge. The letter details that if the original property owners had not agreed to the public safety charge, the CSD would not have been formed and the 3 residential projects would not have been constructed. The basic reason is that the 4 residential projects contained within the CSD would have exceeded the County's public safety services and in order to mitigate this impact, the future property owners were required to pay for their public safety service demands.

I understand the concern that the residents have in the CSD for paying for services that other residents in Arbuttle are not paying for. This issue is not uncommon throughout the State with new development. Given the limitations on the ability to generate tax revenue to cover public services, the use of Mello-Roos districts have been used throughout the State for years to generate the revenue to pay for the public service demands from new residents. The approval of the CSD and residential projects were specifically conditioned on paying for their public services, including public safety services. When those residents purchased their homes, this requirement was disclosed. This issue has been briefly discussed with LAFCo's Executive Officer, and he is aware that the formation of the CSD and the approval of the residential projects was contingent upon the payment for their public safety service demands.

Should you have any questions of me, please do not hesitate to contact me.

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Greg Plucker  
Community Development Director  
County of Colusa  
1213 Market Street  
Colusa, CA 95932  
(530) 458-0483 (direct)  
(530) 458-0480 (office)  
[gplucker@countyofcolusa.com](mailto:gplucker@countyofcolusa.com)



COUNTY OF COLUSA  
COMMUNITY DEVELOPMENT DEPARTMENT  
1213 Market Street, Colusa, CA 95932  
(530) 458-0480

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June 21, 2024

Rod Bradford  
President Cortina CSD  
PO Box 43  
Arbuckle, CA 95912

RE: Comment Letter, Public Hearing Notice and Proposed Resolution  
Divestiture of Police and Fire Services  
July 1, 2024 Cortina CSD Board Meeting

Dear Mr. Bradford,

The public hearing notice for the CSD Board's July 1, 2024 meeting and accompanying resolution for the divestiture of police and fire services contain numerous factually incorrect statements that should be corrected before any action on this matter is taken. The purpose of this letter is to correct the record and introduce important facts that must be considered by the CSD Board with respect to the proposed action.

The Notice of Public Hearing states, "*At this time, the residential developments within the Community Services District are virtually complete with minimal construction remaining to be finished*". The proposed resolution states, "*...in order to provide certain services, including police and fire services, to three residential developments (Reddington Ranch, River Glen and Wildwood)*". As detailed in LAFCo Resolution No. 2006-0002, the Colusa County Board of Supervisors' Resolution 2006-11, the Preliminary Hearing Report for Community Facilities District No. 2006-001 (prepared by Economic & Planning Systems of March 21, 2006), and numerous other Board and LAFCo resolutions and documents there are actually four different zones in the CSD. Omitted from the public hearing notice and the proposed resolution is Zone 1 (Hillgate Estates) of the CSD. To date, only 3 (Zones 2-4) of the 4 zones have been constructed. In terms of area, only a 55.9 acres or 32.5 percent of the 171.9 acres of the CSD have been developed. In terms of dwelling units, only 208 (60.8%) of the 342 dwelling units projected in the CSD have been constructed. Based on the documents involved with the formation of the CSD, statements pertaining to the develop being virtually complete or that there are only 3 developments in the CSD are incorrect and are misleading the public and the CSD Board as to the status of the completion of development within the CSD.

The Notice of Public Hearing implies that the Board of Supervisors intended that the duration of the payment of police and fire services was only temporary and the proposed resolution specifically states "*a temporary Community Facilities District was formed...*". The documentation provided to the CSD Board omitted reference to the Board of Supervisors' document that actually levied the special tax within the Community Facilities District No. 2006-1 (Cortina Community Services District Services Mitigation). Board of Supervisors' Ordinance No. 699 adopted March 21, 2006 was the actual mechanism that levied the CSD's special

taxes, including those for police and fire. This Ordinance states, *" a special tax is hereby levied on all taxable parcels within the Community Facilities District No. 2006-1 (Cortina Community Services District Mitigation) ("CFD No. 2006-1") for the 2005-2006 fiscal year and for all subsequent years in the amount of the maximum authorized tax...)*. Within this enabling Ordinance of the special tax for the CSD there is no clause that allows the Board of Supervisors or the CSD Board to eliminate the tax, only to increase the tax up to the maximum authorized amount.

By way of additional background, when the Board of Supervisors adopted Resolution No. 05-78 (the Board of Supervisors Resolution which actually directed the formation of the Mello-Roos Community Facilities District) it specifically detailed the cost of providing public safety (police and fire) to the new development within what would become the Cortina Community Services District. This resolution also specified that all residential and non-residential projects would be required to join the Cortina CSD as a condition of project approval and that through the implementation of a special tax the necessary funding for public safety (police and fire) services would be provided. The resolution directed the formation of a Mello-Roos Community Facilities District for the purpose of levying a Public Services Mitigation Tax on new development in the proposed Cortina Community Services District.

Within the County records there are other documents that clearly detail that the additional tax for public safety was not a temporary requirement but was actually a requirement to fund the demand that the new development would have on public safety services. In addition, when the Colusa County Local Agency Formation Commission (LAFCo) approved the formation of the district, it was specifically conditioned on the approval of the special tax, and if the special tax was not approved by the property owners, then the CSD would not have been formed. Without the formation of the CSD, the Reddington Ranch, River Glen and Wildwood development would not have been approved nor constructed. The LAFCo staff report of February 2, 2006 was prepared for the formation of the Cortina CSD and the establishment of its Sphere of Influence. Within that LAFCo staff report and LAFCo Resolution, there are numerous specific findings concerning the need for the new development to fund the required public services including:

- *"The present adequacy of governmental services in the area will not be adequate for the residential development approved by Colusa County. The cost of the governmental services provided by the proposed Cortina Community Services District will be paid by the landowners.";*
- *"The effect of the proposed formation will be that the approved residential subdivisions will have the means to pay for the services required and will not depend on the County for those services.";*
- *"The effect of the proposed CSD formation on the local governmental structure of Colusa County will be beneficial because there will be a way to pay for the services required for residential development. With a Community Services District, the residents receiving the services will pay for the services.";* and
- *"The purpose of the Cortina CSD formation is to assure that the County and the residents of the Arbuckle PUD will not be responsible for expenses that should and will*



*be paid by the residents of the four subdivisions involved in this District."*

These findings directly led to LAFCo's approval of the formation of the Cortina CSD being conditioned on the future residents paying for their public service demand including Public Safety. The Public Hearing Notice for the July 1, 2024 meeting references LAFCo's approval Resolution 2006-02. Condition "O" of this resolution specifically states, "*This approval is conditioned upon on the concurrent approval of special taxes or benefit assessments that will generate those sufficient revenues as determined in the Public Services Delivery and Financing Plan. If the voters (and) or property owners do not approve the special taxes or benefit assessments, as applicable, the proposed district shall not be formed. Satisfactory proof of approval of the applicable financing mechanisms shall be submitted to LAFCO prior to recordation of the Certificate of Completion.*" As underlined, the approval of the formation of the CSD was specifically conditioned on the approval of the special taxes to pay for public services, including police and fire. Without the approval of the CSD, the Reddington Ranch, River Glen, and Wildwood developments would not have been constructed.

I understand the concern that the residents have in the CSD for paying for services that other residents in Arbuckle are not paying for. This issue is not uncommon throughout the State with new development. Given the limitations on the ability to generate tax revenue to cover public services, the use of Mello-Roos districts have been used throughout the State for years to generate the revenue to pay for the public service demands from new residents. Again, the approval of the Reddington Ranch, River Glen and Wildwood projects, and the future Hillgate Estates development, were specifically conditioned on paying for their public services, including public safety services. When those residents purchased their homes, this requirement was disclosed.

I respectfully request that before the Cortina Board take action on the proposed resolution that you obtain the complete record on the formation of the CSD in order to make an informed decision based on the facts after considering the totality of the record. Should you have any questions of me, please do not hesitate to contact me a (530) 458-0483 or [gplucker@countyofcolusa.com](mailto:gplucker@countyofcolusa.com).

Sincerely,



Greg Plucker  
Community Development Director

CC: Cortina CSD Board of Directors  
Colusa County Board of Supervisors  
Wendy G. Tyler, County Administrative Officer  
Richard Stout, County Counsel  
Joe Garofalo, Colusa County Sheriff  
Casey Cox, Arbuckle College City Fire Chief  
Karl Drexel, Cortina CSD General Manager  
John Benoit, Colusa County LAFCo

**From:** [Caitlin Smith](#)  
**To:** [karl@kdmanagement.us](mailto:karl@kdmanagement.us)  
**Cc:** [Margaret Long](#); [Kelsey Walsh](#)  
**Subject:** Cortina CSD- Divestitures Matters  
**Date:** Tuesday, June 25, 2024 8:50:16 AM

---

Hi Karl,

Thank you for providing the County Board's letter to the District. The new information that there is another subdivision that is in the earlier stages of development changes things significantly; the information this office has relied upon was that development was almost entirely complete throughout the District. Given this changed circumstance, the District's efforts to divest from police and fire infrastructure financing is premature as development is ongoing and the formation documents establish that the purpose of the special tax is to finance such development within the District. While there was an argument to be made that the finalized development of the subdivisions warranted moving away from the special tax, no such argument can be made when a fourth subdivision is still in the early stages of development. We therefore recommend the District table this plan until such time as all development is finalized (or is very close to finalization). The District cannot divest of the latent police and fire infrastructure financing powers before the purpose of creating the District and special tax is complete.

If the District does not intend to develop the fourth subdivision, it would need to take official action (via the Board) to establish that the subdivision will not be developed and that the District is officially abandoning such development plans. If the District would like to someday develop that area, it must continue to consider it relative to the police and fire services that are covered under the formation documents. If this is the case, efforts to divest of the latent powers are premature and the District needs to wait until development is actually complete before proceeding with the LAFCo divestiture process.

As for lowering the tax, that is something that would have to be approved by the voters of the county and should be approached in cooperation with the county, as it would effectively have to take over funding these services and would likely need to adjust the tax rate for all residents of the county to make up the difference. The foundation documents reference a Public Service Delivery and Financing Plan and Engineer's Report that were prepared in 2005 for purposes of establishing the special tax assessed on the District to ensure appropriate budgeting and expenditures for the creation of the new developments. The District cannot unilaterally alter the tax rate its residents pay for fire and police services and would need to get a District Board vote to require a county election ballot measure to reduce the tax. That process would involve studies to

ascertain the appropriate amount of the tax.

We understand that residents are tired of paying more than other county residents for fire and police services. This is the chief complaint about Mello Roos Districts; future residents absorb the costs of development on an ongoing basis. Unfortunately, that is the obligation that was entered into when the District was formed in order to enable the development to occur. While the process that we have discussed for divestiture of the infrastructure financing powers is a way to eventually get away from the tax, given the recent information that development is ongoing for the fourth subdivision, we do not recommend that the District proceed with its divestiture application. The District will have a much better chance of succeeding with divestiture once development is actually complete. We understand that this is not the answer that the District would like, but it is the result that the circumstances compel.

Thank you,

Caitlin Smith

**From:** [Caitlin Smith](#)  
**To:** [karl@kdmanagement.us](mailto:karl@kdmanagement.us)  
**Cc:** [Margaret Long](#); [Kelsey Walsh](#)  
**Subject:** Re: Cortina CSD- Divestitures Matters  
**Date:** Wednesday, June 26, 2024 7:29:36 AM

---

Hi Karl,

We understand the District's concerns regarding paying more than its fair share of taxes. We recommend the following:

1. If the District wants to continue with divestiture, it should first formally abandon plans for the fourth development and notify the other entities of this action;
2. If the District wants to instead lower the tax in light of it having been established for a higher number of homes in the District than were actually built, the board should vote to place a ballot measure on the next county election to lower the tax to reflect the actual number of homes to ensure the tax properly reflects the cost of the services.

Depending on which route the board chooses, it will need to respond to the Board's letter explaining that the fourth area will not be developed (if that is what the board decides to do), that the tax is not representative of the actual level of services needed given the difference in how many homes were accounted for when it was established versus how many homes were actually built, and addressing the board's other concerns it noted in the letter and inviting a cooperative effort to remedy the fact that residents are paying more than their fair share of taxes for these services given these circumstances.

Thank you,  
Caitlin Smith

---

**From:** Karl Drexel <[karl@kdmanagement.us](mailto:karl@kdmanagement.us)>  
**Sent:** Tuesday, June 25, 2024 1:41 PM  
**To:** Caitlin Smith <[Caitlin@prenticelongpc.com](mailto:Caitlin@prenticelongpc.com)>  
**Cc:** Margaret Long <[Margaret@prenticelongpc.com](mailto:Margaret@prenticelongpc.com)>; Kelsey Walsh <[Kelseyw@prenticelongpc.com](mailto:Kelseyw@prenticelongpc.com)>  
**Subject:** RE: Cortina CSD- Divestitures Matters

Caitlin,

I am getting ready to get on the road for meetings in Arbuckle ( a 3 hour trip), so can't get into your letter right now, but will when I get up there. As for the Hillgate Development, the 4<sup>th</sup> development that they talk about, has not broken ground and will not since there is no water or sewer capacity. That development was supposed to have 134 units, and a population of 402, or 40% of the District. It was not built and never started. The District Board would be more than happy to remove it from our

District. However, when the calculations of Police and Fire Costs were being developed, they were based on 342 Single family units. There were only 209 units built and the last 27 were only completed in 2020, 2021 and 2023. The costs in the study were based on full development by 2009 of 342 units. The reality was River Glen was probably built out with 39 units, Reddington Ranch was probably half built out with maybe 69, and Wildwood only had the first 5 model homes, for a total of 113, NOT 342. Police and fire costs are predicated on population. This study used totally bogus numbers to get to the service fee the residents have been paying since 2006.

I'll get into it later, but suffice it to say, the residents of the Cortina Community Services District have been getting screwed by the County of Colusa for over 18 years and it has to stop. Thanks

Karl

***KD Management Services LLC***  
***Consultant to Special Districts, Towns and Cities***

Karl Drexel, CSDM  
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Santa Rosa CA 95403  
(707) 318-7369  
fax (530) 331-0809  
[karl@kdmanagement.us](mailto:karl@kdmanagement.us)

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**From:** [Caitlin Smith](#)  
**To:** [karl@kdmanagement.us](mailto:karl@kdmanagement.us)  
**Cc:** [Margaret Long](#); [Kelsey Walsh](#)  
**Subject:** Re: Cortina CSD- Divestitures Matters  
**Date:** Friday, June 28, 2024 3:21:39 PM  
**Attachments:** [Outlook-dh5peexj.png](#)  
[Outlook-e0eyyneh.png](#)

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To clarify- these are two approaches toward the ultimate goal of either 1) eliminating the tax and ultimately the District, or 2) getting the tax simply lowered to reflect the actual number of homes being serviced in the district. The latter seems less likely to spurn legal challenges since it's just asking that the tax more accurately/fairly reflect how many residences are being serviced, whereas divestiture has already garnered extensive opposition and threats of legal challenges. But both are options that the District can pursue.

As we previously discussed, the District would need to formally abandon plans for the fourth development before proceeding with divestiture since the County currently has a strong argument that development is not close to being finished per the original plans.

## Caitlin Smith

**ATTORNEY**

t: 530.691.0800 f: 530.691.0700  
2240 Court St, Redding, CA 96001

[WWW.PRENTICELONGPC.COM](http://WWW.PRENTICELONGPC.COM)

*prentice* | **LONG**<sub>pc</sub>

---

**From:** Caitlin Smith <Caitlin@prenticelongpc.com>  
**Sent:** Friday, June 28, 2024 4:15 PM  
**To:** karl@kdmanagement.us <karl@kdmanagement.us>  
**Cc:** Margaret Long <Margaret@prenticelongpc.com>; Kelsey Walsh <Kelseyw@prenticelongpc.com>  
**Subject:** Re: Cortina CSD- Divestitures Matters

Lowering the tax and dissolving the CSD are two different things requiring different procedures. The manner we have discussed for petitioning LAFCo to remove the latent powers and ultimately dissolve the CSD is separate from the process for lowering the special tax. The way Mello Roos districts work is by passing on the costs of providing services to new developments to future landowners. The formation documents set the tax and all future buyers of property within the district are bound by that, with the caveats of dissolving the district or changing the tax in the two manners we have discussed. It's basically a contract that requires landowners and future purchasers of those lots to pay for the additional costs of providing services to the development, where

no residences existed previously and services weren't needed. This set-up frustrates a lot of people who reside in Mello Roos districts because the costs of development get passed on to them. But it's not illegal, that's how these districts are set up by statute.

## Caitlin Smith

**ATTORNEY**

---

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2240 Court St, Redding, CA 96001  
[WWW.PRENTICELONGPC.COM](http://WWW.PRENTICELONGPC.COM)

---

*prentice* | **LONG**<sub>PC</sub>

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**From:** Karl Drexel <karl@kdmanagement.us>

**Sent:** Friday, June 28, 2024 3:59 PM

**To:** Caitlin Smith <Caitlin@prenticelongpc.com>

**Cc:** Margaret Long <Margaret@prenticelongpc.com>; Kelsey Walsh <Kelseyw@prenticelongpc.com>

**Subject:** RE: Cortina CSD- Divestitures Matters

So you are telling me, four wealthy landowners and the County Board of Supervisors can conspire to establish a usurious property assessment for a population of 627 people, but in order to correct their mistake in establishing the assessments on these 209 residences the entire county of 2,560 people need to make the decision to lower their assessments? What is their incentive to do so? And there is precedent established for this? And nobody has sued to dissolve a Mello Roos District because of this? I find that difficult to believe. In fact the County Administrator told our Board there was nothing they could do if we wanted to dissolve the Mello Roos District. The Chair of the BOS said the same thing, and the Executive Director of LAFCO said they do not get involved with Mello Roos Districts. If I were an attorney I would be all over this. Maybe even a Class Action suit.

Karl

### ***Cortina Community Services District***

#### ***Gateway to Colusa County***

Karl Drexel, CSDM, General Manager  
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Arbuckle, CA 95912  
Direct (707) 318-7369  
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[karl@kdmanagement.us](mailto:karl@kdmanagement.us)

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## RESOLUTION 24-25-01

July 1, 2024

### **A RESOLUTION OF THE CORTINA COMMUNITY SERVICES DISTRICT OF APPLICATION FOR DIVESTITURE OF POLICE AND FIRE FINANCING INFRASTRUCTURE PURSUANT TO GOV. CODE §§ 56700 AND 56824.10.**

**WHEREAS**, the Cortina Community Services District was established in 2006 to provide certain services to three residential developments (Reddington Ranch, River Glen and Wildwood), including police and fire infrastructure financing. (Resolution of Colusa LAFCo Commission No. 2006-0002, pg. 3, ¶ B.) This Resolution provided that “[t]he district formation is assigned the following distinctive short-term designation: Cortina CSD Formation, Colusa LAFCo File #2005-06.” (Resolution No. 2006-0002, pg. 2, ¶ 4.)

**WHEREAS**, the Colusa County Board of Supervisors clarified its position that “having a community facilities district in place *during this transitioning period* will be a benefit to the residential development which follows.” (Colusa County Board of Supervisors Resolution No. 2006-011, Pg. 1, ¶ 1) (emphasis added).

**WHEREAS**, Colusa County Board of Supervisors specifically addressed the duration of the special tax to finance police and fire infrastructure:

Duration of the Special Tax: Parcels in the CFD will remain subject to the Special Tax in perpetuity *or until the services financed by the Special Tax are no longer necessary*, as determined by the County, *or eventually the CSD*. If the



Special Tax ceases to be levied, the County, or eventually the CSD, shall direct the County Recorder to record a Notice of Cessation of Special Tax. Such notice will state that the obligation to pay the Special Tax has ceased and that the lien imposed by the Notice of Special Tax Lien is extinguished.

Resolution No. 2006-011, Ex. C, ¶ 4) (emphasis added).

**WHEREAS**, all three residential developments are virtually complete as of 2023 and the county is receiving dedicated property taxes from said developments;

**WHEREAS**, the Cortina Community Services District seeks the divestiture of police and fire infrastructure financing following the finalized construction of the residential developments and the dedication of property taxes to the county to provide for police and fire protection services.

**NOW, THEREFORE, THE CORTINA COMMUNITY SERVICES DISTRICT RESOLVES AS FOLLOWS:**

Section 1. The Cortina Community Services District makes a proposal for a change pursuant to Gov. Code §§ 56700 and 56824.10;

Section 2. The nature of the proposal seeks to divest the Cortina Community Services District of police and fire infrastructure financing. Police and Fire Services are provided to all residents in Colusa County outside incorporated cities within the county. In order to eliminate the Community Facilities District, the Cortina Community Services District needs to divest itself of financing the police and fire infrastructure;

Section 3. The unincorporated area of the Cortina Community Services District; include three residential developments in Arbuckle CA, known as Reddington Ranch off of Hillgate Rd and Almond Ave, River Glen off of Wildwood Drive, and Wildwood off Wildwood Rd and Hillgate Rd;

Section 4. The Cortina Community Services District will apply to the LAFCo for divestiture of police and fire infrastructure financing by the

Cortina Community Services District after the passage of this Resolution by the Cortina Community Services District Board of Directors at a duly noticed and agendized Public Hearing. It is the District's intent that its residents no longer pay both a Special Tax and property taxes to finance the provision of police and fire protection services, while residents of other area of Colusa County are not required to pay a Special Tax in addition to property taxes for these services;

Section 5. The Cortina Community Services District hereby requests that proceedings be taken for the proposal pursuant to Gov. Code § 56700;

Section 6. This proposal is consistent with the sphere of influence of any affected city or affected district; and

Section 7. This Resolution shall take effect immediately upon its adoption, and the Cortina Community Services District will file an application for divestiture of police and fire infrastructure financing before the LAFCo.

**PASSED, APPROVED, and ADOPTED**, by the Board of Directors of the Cortina Community Services District, on this 1<sup>st</sup> day of July 2024, by the following vote:

Ayes:

Noes:

Abstained:

Absent:

ATTESTED:

APPROVED :

---

Karl Drexel, Secretary

---

Rod Bradford, President

APPROVED AS TO FORM:

---

Kelsey Walsh, District Counsel

DISCUSSION / REPORTS

ACTION ITEMS



## CORTINA COMMUNITY SERVICES DISTRICT

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**TO: CORTINA BOARD OF DIRECTORS**

**MEETING DATE: JULY 1, 2024**

**FROM: KARL DREXEL, GENERAL MANAGER**

**SUBJECT: DISCUSS ABANDONING HILLGATE DEVELOPMENT**

---

### **BACKGROUND:**

As was discussed in the previous agenda Item Staff Report, the Hillgate development never got off the ground and there are no current plans in the works to build it out. It is not in the Arbuckle PUD boundary or even Sphere of Influence with LAFCo, so if it were ever built out it would require the District to provide water and sewer. Additionally the 134 units and 402 population were used in establishing the costs for police and fire services, and thus the assessments being charged on the residents from 2006. The assessment needs to be recalculated and then possibly reapply to LAFCO to abandon the Police and Fire Infrastructure Funding in our formation.

### **RECOMMENDATION:**

Staff recommends that the Board discuss and decide the direction to have the GM take with regard to Hillgate Development.

**From:** [Greg Plucker](mailto:Greg.Plucker)  
**To:** [karl@kdmanagement.us](mailto:karl@kdmanagement.us)  
**Subject:** RE: new residents  
**Date:** Monday, June 10, 2024 11:54:46 AM

---

Hi Karl,

You are correct that there are 4 areas that are part of the CSD. Hillgate Estates was planned for 134 units, or about 40% of the CSD.

I have not heard anything about Hillgate Estates moving forward. Also, with respect to the other properties you mentioned, I have not heard anything about those properties developing.

One significant issue is the lack of capacity for the Arbuckle PUD. In addition, the properties that you mention are outside the Arbuckle PUD service area. The Hillgate Estates property is also outside of the PUD sphere of influence.


Hope this helps and let me know if you have any other questions.

---

Greg Plucker  
(530) 458-0480 (office)  
[gplucker@countyofcolusa.com](mailto:gplucker@countyofcolusa.com)

---

**From:** Karl Drexel <[karl@kdmanagement.us](mailto:karl@kdmanagement.us)>  
**Sent:** Monday, June 10, 2024 10:45 AM  
**To:** Greg Plucker <[gplucker@countyofcolusa.com](mailto:gplucker@countyofcolusa.com)>  
**Subject:** RE: new residents

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Hi Greg,

Thanks again for the response. I am part of the Colusa County Hazard Mitigation Plan Planning Committee and need to answer some questions that have come up. One has to do with future growth. Currently, the 3 existing developments are built out, so NO growth is anticipated. However, when the District was formed there were four sections listed for development. Do you know the status of Hillgate, section 1 of the District? Is there a possibility that it will in fact be developed in the foreseeable future? Also, there have been rumors that the property to the north of Reddington Ranch is going to be developed and the property to the south of River Glen is going to be developed.

Also the property between River Glen and Wildwood is going to be developed. I don't know how this might affect the Cortina CSD, but my guess is the Board would not accept additional properties into the District. Do you have any information on any of these expansions, and have you seen any proposals come across your desk? Thanks

Karl

***Cortina Community Services District***  
***Gateway to Colusa County***

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Arbuckle, CA 95912  
Direct (707) 318-7369  
Fax (530) 331-0809  
[karl@kdmanagement.us](mailto:karl@kdmanagement.us)

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**From:** Greg Plucker <[gplucker@countyofcolusa.com](mailto:gplucker@countyofcolusa.com)>  
**Sent:** Monday, June 10, 2024 9:05 AM  
**To:** [karl@kdmanagement.us](mailto:karl@kdmanagement.us); Brittany M. Wheeler <[bwheeler@countyofcolusa.com](mailto:bwheeler@countyofcolusa.com)>  
**Subject:** RE: new residents

Hi Karl,

The property owner information we obtain is through the assessor office and they will update their roll at the end of July. As such, we currently do not have an updated list.


The Wildwood project is complete.

I did receive the hearing announcement and will be sending a letter on behalf of the County in advance of the hearing.

-----  
Greg Plucker  
(530) 458-0480 (office)  
[gplucker@countyofcolusa.com](mailto:gplucker@countyofcolusa.com)

---

**From:** Karl Drexel <[karl@kdmanagement.us](mailto:karl@kdmanagement.us)>  
**Sent:** Friday, June 7, 2024 4:18 PM  
**To:** Brittany M. Wheeler <[bwheeler@countyofcolusa.com](mailto:bwheeler@countyofcolusa.com)>; Greg Plucker <[gplucker@countyofcolusa.com](mailto:gplucker@countyofcolusa.com)>  
**Subject:** new residents

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Can I get an updated list of all residents in all three subdivisions? Are all of the new properties in Wildwood now on the books? Thanks

Karl

***Cortina Community Services District***  
***Gateway to Colusa County***

Karl Drexel, CSDM, General Manager  
PO Box 43  
Arbuckle, CA 95912  
Direct (707) 318-7369  
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## CORTINA COMMUNITY SERVICES DISTRICT

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**TO: CORTINA BOARD OF DIRECTORS**

**MEETING DATE: JULY 1, 2024**

**FROM: KARL DREXEL, GENERAL MANAGER**

**SUBJECT: DISCUSS LANDSCAPING MAINTENANCE CONTRACT WITH BOTANICA**

---

**BACKGROUND:**

As you are aware, Jennifer Chaplin, CEO of Botanica Landscaping unceremoniously canceled our maintenance contract, apparently because she did not like us calling her company out for not doing their job. I have sent out Requests for Proposals to several landscaping companies that we did not send to previously. We have had great response and have met with three of them on site, a fourth who did his own site visit and a fifth contractor that I still have to schedule with for a site visit.

One company has already submitted a proposal, which was very thorough, but quite a bit more than we have been paying. I set a July 10<sup>th</sup> deadline in the RFPs so we have to wait until we see what the others are going to come in at before we make a decision. However, in my conversations with the contractors who will be bidding I feel the price will be quite a bit less than the single one we received, but probably more than Botanica, but much better service.

**RECOMMENDATION:**

Staff recommends that the Board review the proposals at their next meeting and choose a new Landscape Maintenance company.



**From:** [Jennifer Chaplin](#)  
**To:** [karl@kdmanagement.us](mailto:karl@kdmanagement.us)  
**Cc:** [Bill Lucich](#)  
**Subject:** Cortina Contracts  
**Date:** Wednesday, June 5, 2024 11:42:15 AM

---

Good Morning Karl.

In accordance with our contract, this email serves as notice that we are terminating our contract with Cortina CSD as of July 5, 2024. The last day of service will be Tuesday, July 2, 2024. We are open to terminating earlier than July 5<sup>th</sup> if you wish.

*Jennifer Chaplin*

CEO

Botanica Landscapes

530-415-5284

[jchaplin@botanica.net](mailto:jchaplin@botanica.net)

**From:** [Karl Drexel](#)  
**To:** "Jennifer Chaplin"  
**Cc:** [Dolores Gomez \(lolita6363@outlook.com\)](mailto:Dolores_Gomez_(lolita6363@outlook.com)); [Kim Valles<kjlaplante@yahoo.com>](mailto:Kim_Valles<kjlaplante@yahoo.com>); [Lacey Gimple<lacit2001@yahoo.com>](mailto:Lacey_Gimple<lacit2001@yahoo.com>); [Rod Badford \(rodbradfordphotos@gmail.com\)](mailto:Rod_Badford_(rodbradfordphotos@gmail.com)); [Victor Zarate <zarate3135@gmail.com>](mailto:Victor_Zarate<zarate3135@gmail.com>)  
**Subject:** Contract cancelation  
**Date:** Tuesday, June 11, 2024 3:45:00 PM

---

Dear Jennifer,

I have to say, I am sorry you take offense to us advising you when your staff does not do the job we are paying them to do, and frankly disappointed. My last comments to you were that we needed to get together on site to walk the property and come to an understanding as to what each of us needs out of this working relationship in order for it to work, and you pack up your crayons and go home. The only Botanica Employee since Ed to do that was Peter and he understood what we needed. His crew, not always on the same page. To be honest, Botanica has not done the job since Peter left, and it was marginal at best before that, but at least he tried. It's funny, but I was looking back on my archived emails and re-read some emails between my board members and your Ed at Botanica from years ago, and they were the same subject as we have been having recently – mowers breaking sprinklers, not always showing up, and Botanica not getting the job done. I am sorry you want to quit, because I believe Botanica could be a very good maintenance contractor. Unfortunately when you don't listen to your customers, or make an effort to satisfy their needs, then things go down hill, employees leave, and the job doesn't get done. I am sorry.

Please give us a detailed list of what your crew does over the next month on a daily basis. Also, please repair all sprinklers on the walking path that need to be repaired, since we can't identify at this point which ones your employers broke from any others. Also, if you have not done it yet, please remove all trash your people have stashed along the creek next to the walking trail, and make sure all grass is mowed in all areas in all developments before you leave. Thank you and good luck.

Karl

***Cortina Community Services District***  
***Gateway to Colusa County***

Karl Drexel, CSDM, General Manager  
PO Box 43  
Arbuckle, CA 95912  
Direct (707) 318-7369  
Fax (530) 331-0809  
[karl@kdmanagement.us](mailto:karl@kdmanagement.us)

REMEMBER: WASH YOUR HANDS AND STAY HEALTHY

 Please consider the environment before you print

**From:** [Karl Drexel](#)  
**To:** ["Jennifer Chaplin"](#)  
**Cc:** ["Bill Lucich"](#)  
**Subject:** RE: Cortina Contracts  
**Date:** Friday, June 28, 2024 4:51:00 PM

---

Dear Ms. Chaplin,

The Cortina Community Services District is in receipt of your invoice 56287 for the Landscape Maintenance of Reddington Ranch for June, 2024. Please be advised that the District will not be paying that Invoice until all of the pruning, branches, lawn clippings and any other debris that has not been picked up and hauled off site, has been dealt with to our satisfaction. Additionally since you have not been watering in Reddington Ranch or River Glen for some time now, the cost of all dead and dying shrubbery and trees will be deducted from your final invoice.

It is amazing to me that we are still repeating emails and complaints ten years later to the administration of Botanica. We will be reporting our experience through social media to the extent we are able.

Karl

***Cortina Community Services District***  
***Gateway to Colusa County***

Karl Drexel, CSDM, General Manager  
PO Box 43  
Arbuckle, CA 95912  
Direct (707) 318-7369  
Fax (530) 331-0809  
[karl@kdmanagement.us](mailto:karl@kdmanagement.us)

REMEMBER: WASH YOUR HANDS AND STAY HEALTHY

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Name	Tuesday 6-25	Wednesday 6-26	
Rodriguez Landscape Services PO Box 952 Yuba City CA 95992 <a href="mailto:sgarcia@rodriguezlandscapeservices.com">sgarcia@rodriguezlandscapeservices.com</a> 530-301-5403 - Sandra Garcia <a href="https://rodriguezlandscapeservices.com/">https://rodriguezlandscapeservices.com/</a>			10:00 AM
<del>Morales Gardening and Landscape Const</del> Colusa CA <a href="mailto:Fernando@moralesgardening.com">Fernando@moralesgardening.com</a> 530-902-4666 <a href="http://www.moralesgardening.com">www.moralesgardening.com</a> Fernando Morales			
Inside Out Landscaping 2234 Park Ave. Chico, CA 95928, USA <a href="mailto:sales@insideoutchico.com">sales@insideoutchico.com</a> (530) 783-0567 <a href="https://insideoutlandscapingandjanitorial.com/">https://insideoutlandscapingandjanitorial.com/</a>		Too Far Away	
Cagwin Dorward			
Barrows Landscape			
TR Restore			
CA Landscaping, Inc Elk Grove CA <a href="mailto:randeep@CALandscapingInc.com">randeep@CALandscapingInc.com</a> 916-647-3786 <a href="https://calandscapinginc.com/">https://calandscapinginc.com/</a>			1:30 PM
			Didn't Show
Barmann Landscape and Irrigation P O Box 846 Colusa, CA 95932 <a href="mailto:srbarmann@gmail.com">srbarmann@gmail.com</a> 530-870-2473 <a href="https://www.facebook.com/BarmannLandscape/">https://www.facebook.com/BarmannLandscape/</a> Sam Barmann			11:30 AM
Boxwood Landscaping			

1212 Lemen Ave  
Woodland CA 95776  
[boxwoodlandscape@gmail.com](mailto:boxwoodlandscape@gmail.com)  
530 666 5045

Roughcut Lawncare  
Yuba City CA  
[carter@roughcutlawncare.com](mailto:carter@roughcutlawncare.com)  
530-649-4740  
<https://www.roughcutlawncare.com/>

5:00 PM

Turf Maintenance	As Needed	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Mow		4	4	4	4	4	4	4	4	4	4	4	4	48
Edge		3	3	3	3	3	3	3	3	3	3	3	3	36
Pre-emergent weed control														0
Post-emergent weed control		1			1			1			1			4
Disease Control														0
Backpack blowing	Weekly													0
Insect Control														0
Fertilizer		1		1		1		1		1		1		6
<b>TOTAL</b>														

Cost
\$ 9,600.00
\$ 3,780.00
\$ -
\$ 500.00
\$ -
\$ 9,360.00
\$ -
\$ 1,500.00
<b>\$ 24,745.00</b>

Shrub & Bed Maintenance	As Needed	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Trim			1		1			1			1			4
Weed	Weekly													52
Fertilization				1			1			1				3
Pre-emergent weed control				1		1								2
Post-emergent weed control									1		1			2
Disease Control														0
Insect Control														0
<b>TOTAL</b>														

Cost
\$ 11,440.00
\$ 9,620.00
\$ 855.00
\$ 1,190.00
\$ 1,190.00
\$ -
\$ -
<b>\$ 24,295.00</b>

Tree Maintenance	As Needed	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Insect Control up to 6' high														0
Trimming				1							1			2
<b>TOTAL</b>														

Cost
\$ -
\$ 1,150.00
<b>\$ 1,150.00</b>

Misc. Maintenance	As Needed	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Aeration / Overseed														
Core Samples (Soil Samples)														
Leaf Removal	X													
Mulch (Annual Beds)														
<b>TOTAL</b>														

Cost
\$ 2,000.00
<b>\$ 2,000.00</b>

Irrigation	As Needed	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Check and Adjust		1	1	1	1	1	1	1	1	1	1	1	1	12
Spring Start-Up					1									1
Winterization											1			1
<b>TOTAL</b>														

Cost
\$ 3,600.00
\$ 240.00
\$ 240.00
<b>\$ 4,080.00</b>

Seasonal Color	As Needed	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Change Out														0
Bed Preparation														0
Fertilization														0
<b>TOTAL</b>														

Cost
\$ -
\$ -
\$ -
<b>\$ -</b>

Additional Services (see attachment "A" for Pricing)	As Needed	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Sprinkler Irrigation Repair	X													
Tree & Shrub Replacment	X													
Resodding greater than 25 sq. ft.	X													
Pest Control	X													
Drainage Channel - Spring & Fall														
Clean-up / On going clean-up	X													
Trash Clean-up	weekly													52
<b>TOTAL</b>														

Cost
\$ 3,380.00
<b>\$ 3,380.00</b>

<b>YEARLY TOTAL:</b>	<b>\$ 59,650.00</b>
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Turf Maintenance	As Needed	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Mow		4	4	4	4	4	4	4	4	4	4	4	4	48
Edge		3	3	3	3	3	3	3	3	3	3	3	3	36
Pre-emergent weed control														0
Post-emergent weed control		1			1			1			1			4
Disease Control														0
Backpack blowing	Weekly													0
Insect Control														0
Fertilizer		1		1		1		1		1		1		6
<b>TOTAL</b>														

Cost
\$ 6,960.00
\$ 3,060.00
\$ -
\$ 340.00
\$ -
\$ 6,240.00
\$ -
\$ 390.00
<b>\$ 16,995.00</b>

Shrub & Bed Maintenance	As Needed	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Trim			1		1			1			1			4
Weed	Weekly													52
Fertilization				1			1			1				3
Pre-emergent weed control				1		1								2
Post-emergent weed control									1		1			2
Disease Control														0
Insect Control														0
<b>TOTAL</b>														

Cost
\$ 3,120.00
\$ 3,380.00
\$ 195.00
\$ 240.00
\$ 240.00
\$ -
\$ -
<b>\$ 7,175.00</b>

Tree Maintenance	As Needed	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Insect Control up to 6' high														0
Trimming				1							1			2
<b>TOTAL</b>														

Cost
\$ -
\$ 750.00
<b>\$ 750.00</b>

Misc. Maintenance	As Needed	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Aeration / Overseed														
Core Samples (Soil Samples)														
Leaf Removal	X													
Mulch (Annual Beds)														
<b>TOTAL</b>														

Cost
\$ -
\$ 1,000.00
<b>\$ 1,000.00</b>

Irrigation	As Needed	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Check and Adjust		1	1	1	1	1	1	1	1	1	1	1	1	12
Spring Start-Up					1									1
Winterization											1			1
<b>TOTAL</b>														

Cost
\$ 1,440.00
\$ 120.00
\$ 120.00
<b>\$ 1,680.00</b>

Seasonal Color	As Needed	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Change Out														0
Bed Preparation														0
Fertilization														0
<b>TOTAL</b>														

Cost
\$ -
\$ -
\$ -
<b>\$ -</b>

Additional Services (see attachment "A" for Pricing)	As Needed	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Sprinkler Irrigation Repair	X													
Tree & Shrub Replacment	X													
Resodding greater than 25 sq. ft.	X													
Pest Control	X													
Drainage Channel - Spring & Fall														
Clean-up / On going clean-up	X													
Trash Clean-up	weekly													52
<b>TOTAL</b>														

Cost
\$ -
\$ -
\$ -
\$ -
\$ -
\$ -
\$ 2,340.00
<b>\$ 2,340.00</b>

**YEARLY TOTAL: \$ 29,940.00**



## *CORTINA COMMUNITY SERVICES DISTRICT*

---

**TO: CORTINA BOARD OF DIRECTORS**

**MEETING DATE: JULY 1, 2024**

**FROM: KARL DREXEL, GENERAL MANAGER**

**SUBJECT: DISCUSS WALKING PATH AT REDDINGTON RANCH**

---

**BACKGROUND:**

Nothing new to report. CEC has provided the plans. Next step is whether the Board wants to move forward with RFPs for the path.

**RECOMMENDATION:**

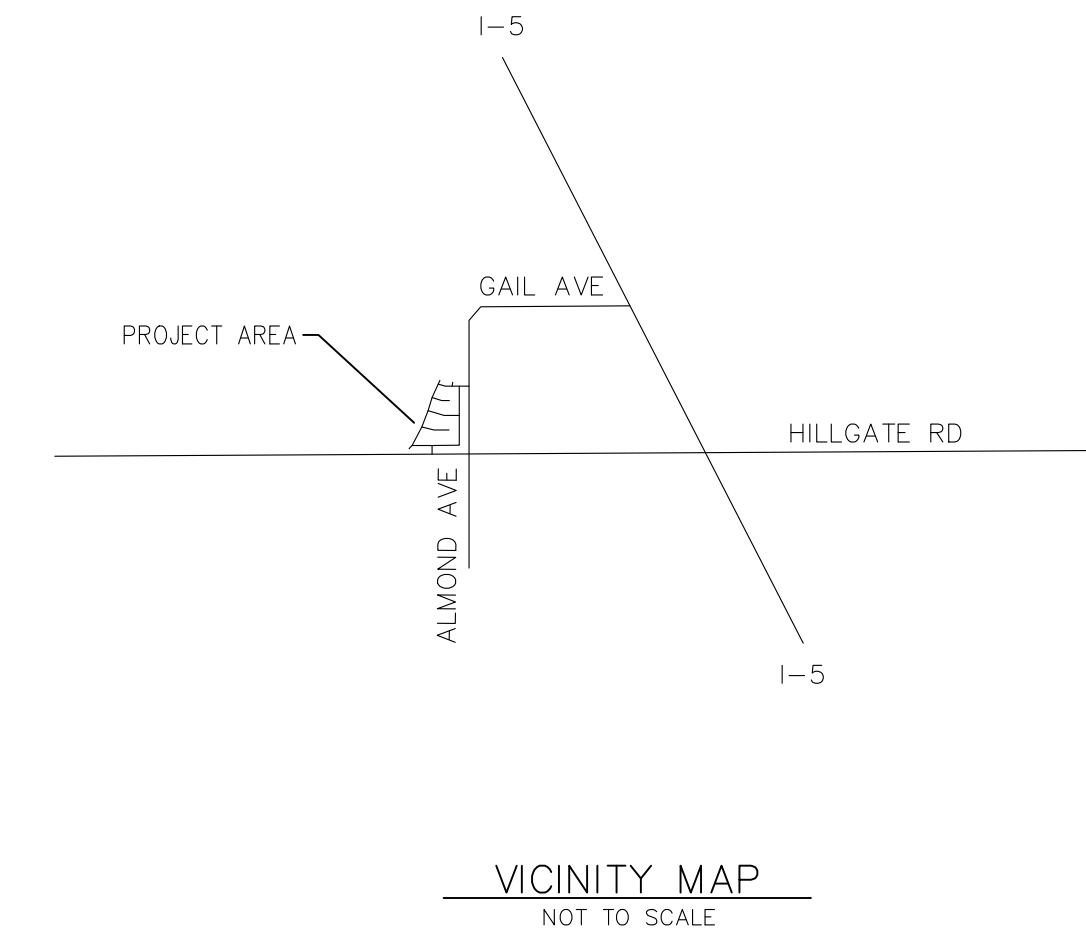
Staff recommends that the Board review the plans and the old cost list and decide whether or not they want to move forward with RFP



# CORTINA COMMUNITY SERVICE DISTRICT PATHWAY REHABILITATION PLANS

ARBUCKLE, COLUSA COUNTY, CALIFORNIA

JUNE 2024



**SHEET INDEX:**

- 1 COVER
- 2 NOTES
- 3 SITE
- 4 DETAIL

**ABBREVIATIONS:**

AC - ASPHALT CONCRETE	JT - JOINT TRENCH
AB - AGGREGATE BASE	LIP - LIP OF GUTTER
APPROX. - APPROXIMATELY	L.S. - LONG SWEEP
AVE. - AVENUE	
BC - BEGIN CURVE	MH - MANHOLE
B/O - BLOW OFF VALVE	MON. - MONUMENT
C&G - CURB AND GUTTER	OG - ORIGINAL GROUND
CL - CENTER LINE	
C.O.T.G. - CLEAN OUT TO GRADE	P. - PROPOSED
CR - CURB RETURN	PC - POINT OF CURVATURE
CULV. - CULVERT	PL - PROPERTY LINE
DI - DRAIN INLET	PP - POWER POLE
DTL - DETAIL	PT - POINT OF TANGENCY
D\W - DRIVEWAY	PUE - PUBLIC UTILITY ESMT.
EC - END CURVE	R/W - RIGHT-OF-WAY
EL - ELEVATION	
EP - EDGE OF PAVEMENT	SCH - SCHEDULE
ESMT. - EASEMENT	SD - STORM SEWER
EX. - EXISTING	SHT - SHEET
EXP. - EXPIRES	SS - SANITARY SEWER
	ST. - STREET
F.E.S. - FLARED END SECTION	STA. - STATION
FDC - FIRE DEPT. CONNECTION	STD. - STANDARD
FH - FIRE HYDRANT	S/W - SIDEWALK
FL - FLOW LINE	
FM - SEWER FORCE MAIN	TBC - TOP BACK OF CURB
FND. - FOUND	TBW - TOP BACK OF WALK
	TOE - TOE OF SLOPE
GB - GRADE BREAK	TOP - TOP OF SLOPE
	TP - TELEPHONE POLE
HORIZ. - HORIZONTAL	
HP - HIGH POINT	VERT. - VERTICAL
INTX. - INTERSECTION	w/ - WITH
INV. - INVERT	W - WATER
I.P. - IRON PIPE	WM - WATER METER
	WV - WATER VALVE
JP - JOINT POLE	

**LEGEND**

- SEWER MANHOLE
- WATER METER
- SEWER CLEAN OUT
- ⊗ WATER VALVE
- PROPERTY LINE
- RIGHT OF WAY LINE
- (P) SEWER MANHOLE
- (P) SANITARY SEWER
- (E) EP
- (E) WATER
- (E) SANITARY SEWER
- (E) STORM DRAIN
- ⊗ (E) FIRE HYDRANT
- ⊕ SURVEY MONUMENT

**UTILITY REPRESENTATIVES**

UTILITY	COMPANY	CONTACT	PHONE
SEWER	COLUSA COUNTY WATER DISTRICT	STAFF	(530) 476-2669
DRAINAGE	COLUSA COUNTY PUBLIC WORKS	STAFF	(530) 458-0466
WATER	COLUSA COUNTY WATER DISTRICT	STAFF	(530) 476-2669
IRRIG. WATER	COLUSA COUNTY WATER DISTRICT	STAFF	(530) 476-2669
FIRE	ARBUCKLE FIRE DEPARTMENT	STAFF	(530) 476-2231
CABLE TV	COMCAST	AGENT	(800) 934-6489
ELECTRICAL	PACIFIC GAS & ELECTRIC (PG&E)	STAFF	(877) 743-7782
GAS	PACIFIC GAS & ELECTRIC (PG&E)	STAFF	(877) 743-7782
PHONE	AT&T	STAFF	(800) 288-2020
USA	UNDERGROUND SERVICE ALERT	STAFF	(800) 227-2600

NO.	DATE	DESCRIPTION
DATE: 6/18/2024	SCALE: N/A	DRAWN BY: IDC
		DESIGNED BY: IDC
		CHECKED BY: DLS
<b>DRAFT</b>		
CIVIL ENGINEERING LAND SURVEYING FUNDING PROCUREMENT CONSTRUCTION ADMINISTRATION <b>CALIFORNIA ENGINEERING COMPANY, INC.</b> ESTD. 1966 1110 Civic Center Blvd., Suite 404   Yuba City, CA 95993   (530) 751-0952 Office www.cecausa.net		
ARBUCKLE, COLUSA COUNTY	COVER	PATHWAY REHABILITATION PLAN
PROJECT NUMBER <b>24-214</b>	SHEET <b>1 OF 3</b>	

**CORTINA COMMUNITY SERVICES DISTRICT**  
APPROVED BY:

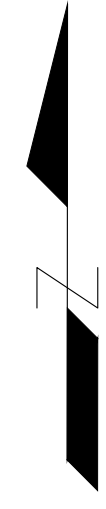
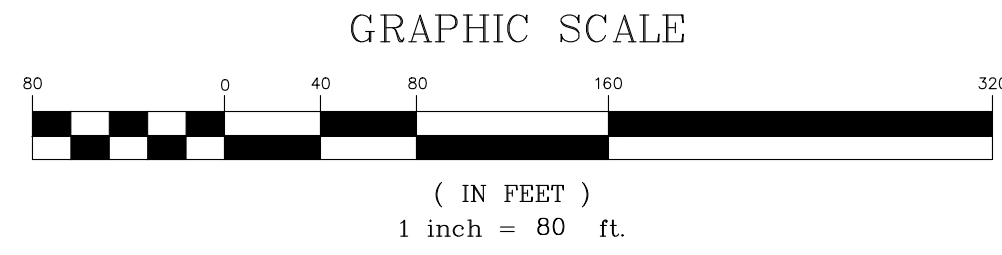
KARL DREXEL  
GENERAL MANAGER

**CALIFORNIA ENGINEERING COMPANY, INC.**  
APPROVED BY:

DAVID L. SWARTZ, P.E. # C52840 - P.L.S. # 8401  
OFFICER IN CHARGE  
P.E. EXP. 12/31/24 - P.L.S. EXP. 06/30/26



Y:\CEC\Jobs\Projects\24-214 Cortina CSD Pathway Resurface\Eng\Main\Drawgs\Cortina.dwg Jun 18, 2024 4:17 pm tcheaney



INSTALL APPROX. 50' LF OF 12" HDPE TYPE S PIPE  
TO DISCHARGE TO SALT CREEK

INSTALL DRAIN INLET  
AT LOW POINT  
(APPROXIMATE LOCATION)

GEOTEXTILE FABRIC  
AND 1.5" AC OVERLAY

APPROX. 1400 LF AC DIKE ALONG  
EASTERN EDGE OF PAVEMENT

WORK END

WORK START

SALT CREEK

HILLGATE RD

DUKE DR

ASA LN

GARRY CT

DOLBOW WAY

ELMER DR

KIMBERLY CT

HALL ST

MARY WY

WILLIAMS ST

WILLIAMS ST

ALMOND AVE

PROJECT NUMBER  
**24-214**

SHEET **2 OF 3**

ARRBUCKLE, COLUSA COUNTY

CORTINA CSD

PATHWAY REHABILITATION PLAN



**CALIFORNIA ENGINEERING COMPANY INC**  
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CIVIL ENGINEERING  
LAND SURVEYING  
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CONSTRUCTION ADMINISTRATION  
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1110 Civic Center Blvd., Suite 404 | Yuba City, CA 95993 | (530) 751-0952 Office

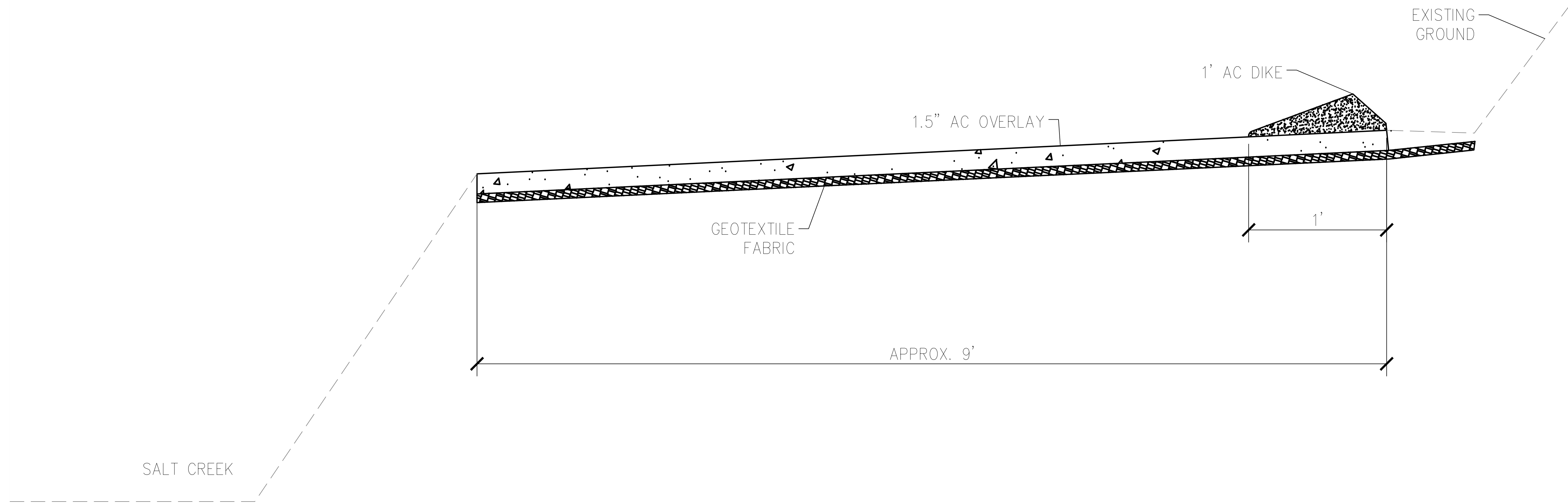
DRAFT

DATE: 6/18/2024  
SCALE: 1" = 80'  
DRAWN BY: IDC  
DESIGNED BY: IDC  
CHECKED BY: DLS

NO.	DATE	DESCRIPTION

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Y:\CEC\Jobs\Projects\24-214\Corrina\_CSD\_Pathway\_Resurfacing\Fig\MatDwg\Corrina.dwg Jun 18, 2024 04:18 pm tcheaney



PATHWAY DETAIL  
NOT TO SCALE

PROJECT NUMBER  
**24-214**

SHEET  
**3 OF 3**

ARBUCKLE, COLUSA COUNTY

PATHWAY DETAIL

PATHWAY REHABILITATION PLAN



**CALIFORNIA ENGINEERING COMPANY INC**  
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CIVIL ENGINEERING  
LAND SURVEYING  
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CONSTRUCTION ADMINISTRATION  
www.cecusa.net

1110 Civic Center Blvd., Suite 404 | Yuba City, CA 95993 | (530) 751-0952 Office

**DRAFT**

DATE: 6/18/2024  
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CIVIL ENGINEERING  
LAND SURVEYING  
FUNDING PROCUREMENT  
CONSTRUCTION ADMINISTRATION  
[www.cecusa.net](http://www.cecusa.net)

Main Office  
1110 Civic Center Blvd.,  
Suite 404  
Yuba City, CA 95993  
(530) 751-0952

April 5, 2024

Cortina CSD  
PO Box 43  
Arbuckle CA 95912

Attention: Karl Drexel, General Manager

Subject: 24-913 Pathway Rehabilitation and Flood Mitigation

Dear Karl:

Pursuant to your request and subsequent site visit, it's our understanding that the District desires to perform proactive maintenance/repair of the asphalt walking pathway just west of Elmer Drive. The pathway is approximately 1630 ft long and varies between 8-12 ft wide. It's also our understanding that the northerly 250' +/- experiences flooding, and the district would also like to mitigate this situation.

As discussed via our telephone conversation we would propose the following work scope:

- 1) Plan proposal and cost estimate for crack sealing and slurry sealing the pathway and installing the culvert pipe.
- 2) Research with county on discharge of stormwater to Salt Creek
- 3) Draft design and estimate on pathway repair and installing approximately 40 ft of 12" dia. CMP to mitigate flooding. This pipe will need a flap gate to prevent backwater.

Assuming Budget is within districts CIP:

- 4.) Prepare final bid plans and technical specifications for repairs noted above.
- 5.) Bid Support and Contract Award
- 6.) Construction Inspection and Administration and Project Closeout.

All work would include engineering, and surveying (for CMP installation).

Please see the attached budget spreadsheet for a breakdown.

Kind Regards,

A handwritten signature in blue ink, appearing to read 'David Swartz', is written over a light blue circular stamp.

David Swartz, PE, PLS, QSD/P

**California Engineering Company, Inc.**

Main Office  
1110 Civic Center Blvd., Suite 404  
Yuba City, CA 95993  
(530) 751-0952 Office  
(530) 751-0953 Fax

Willows Office  
510 W Wood St.  
Willows, CA 95988  
Office (530) 934-7055  
Fax (530) 934-4158

[www.CECusa.net](http://www.CECusa.net)

Task Number	Work Scope Task-Budget Work Sheet	
		<b>BUDGET</b>
	<b>Cortina CSD Pathway Repair</b>	<b>Budget</b>
1	Plan proposal and cost estimate for crack sealing and slurry sealing and culvert installation	<b>\$1,360.00</b>
2	Research with county on dischare of storm water to Salt Creek	<b>\$751.00</b>
3	Draft Design and Cost Estimate of pathway project.	<b>\$3,115.00</b>
4	Final PS&E Including Topo Surveying	<b>\$4,797.00</b>
5	Bid Support	<b>\$1,262.00</b>
6	Construction Inspection and Adminstration	<b>\$5,294.50</b>
7	QA/QC	<b>\$1,877.50</b>
	<b>Subtotal</b>	<b>\$18,457.00</b>



**Pathway Rehabilitation and Flood Mitigation Project**

**Engineer's Estimate  
Updated 6/19/24**

<b>Item No.</b>	<b>Item Description</b>	<b>Estimated Quantity</b>	<b>Unit of Measure</b>	<b>Unit Cost</b>	<b>Item Total</b>
1	1.5" AC Overlay	150	TON	\$135.00	\$20,250.00
2	Geotextile Fabric	1,660	SY	\$4.50	\$7,470.00
3	Drain Inlet	1	EA	\$6,500.00	\$6,500.00
4	12" HDPE Type S	50	LF	\$100.00	\$5,000.00
5	AC Dike	1,400	LF	\$5.00	\$7,000.00
6					\$0.00
7					\$0.00
8					\$0.00
<b>Subtotal</b>					<b>\$46,220.00</b>
Construction Administration - 8%					\$3,700.00
Contingency - 10%					\$4,600.00
<b>Total Cost</b>					<b>\$54,520.00</b>

Prepared by Tyler Chesney EIT: Reviewed by: David Swartz, PE, PLS