



**Montara Water
and Sanitary District**
Serving the Community of Montara and Moss Beach

P.O. Box 370131
8888 Cabrillo Hwy
Montara, CA 94037-0131
t: 650.728.3545 • f: 650.728.8556

To sensitively manage the natural resources entrusted to our care, to provide the people of Montara - Moss Beach with reliable, high – quality water, wastewater, and trash disposal at an equitable price, and to ensure the fiscal and environmental vitality of the district for future generations. Be open to providing other services desired by our community.

NOTICE OF SPECIAL MEETING

AGENDA

District Board of Directors

8888 Cabrillo Highway
Montara, California 94037

July 9, 2026 at 7:30 p.m.

The meeting will take place in the District offices located at the above address. Seating is limited and social distancing will be practiced due to ongoing public health and safety concerns. Simultaneous public access and participation is also available remotely, via telephone or the ZOOM application:

ZOOM MEETING

INFORMATION: <https://us02web.zoom.us/j/85806545061?pwd=Tuh1Vtl5onbGOqOJ6VPazsqCafB8zM.1>

MEETING ID: 858 0654 5061

Passcode: 779724

CALL IN PHONE NUMBER: +1 669 900 9128

INSTRUCTIONS for remote access are available at <https://support.zoom.us/hc/en-us/articles/201362193-Joining-a-Meeting>. You also may view video during the meeting via live stream or after the meeting at <https://videoplayer.telvue.com/player/wuZKb9gwEY7sMACllsr7VSJqIB35kNZA/stream/159?fullscreen=true&showtabssearch=false&autostart=false>. If you experience technical difficulties or have technical questions prior to or during the meeting, please contact MWSD's IT support at (650) 728-7843.

Note: Public participation is not permitted during closed session discussion items.

Public Comment

In accordance with the Government Code, members of the public may address the Board on specific agenda items when the matter is announced by the Board President. Any other item of interest that is within the subject matter jurisdiction of the District may be addressed during the Oral Comments portion of the meeting. For participants attending the meeting virtually, a "raise hand" button is available for every Zoom user wishing to speak and should be used to alert the President of the intent to comment. Members of the public attending remotely may be required to enter a display name for administrative and meeting management purposes. The District will not require disclosure of a person's legal name or other identifying information as a condition of attending or commenting at a public meeting.

Upon request, this Agenda and written agenda materials will be made available in appropriate alternative formats to persons with a disability. Request for a disability-related modification or accommodation in order to participate in the public meeting should be emailed to info@mwsd.net or submitted by phone at 650-728-3545 at least two days before the meeting. Requests will be granted whenever possible and resolved in favor of accessibility. Materials related to an item on this Agenda submitted to the Board after distribution of the Agenda Packet are available in the District Clerk's office during normal business hours. Such documents may also be available on the District's web site (www.mwsd.net) subject to staff's ability to post the documents before the meeting.

Due to construction of the District's permanent Boardroom facilities, this meeting is being held at a designated existing location with limited seating capacity and physical access to the Board's meeting room is limited. Thus, members of the public may observe a live stream video and sound broadcast of the meeting in the hallway directly adjacent to the entrance of the meeting room and will have the same opportunity to observe the proceedings and address the Board as those seated in the meeting room. District staff will facilitate public comment from both the meeting room and overflow area to ensure equal access. Speaker cards are available, and public comment is allowed one person at a time, as called into the meeting by the Board President. This above protocol is designed to accommodate all members of the public, to ensure transparency and to preserve the public's right of access and meaningful participation in Board decision-making under the Brown Act.

CALL TO ORDER

ROLL CALL

PRESIDENT'S STATEMENT

ORAL COMMENTS (Items other than those on the agenda)

PUBLIC HEARING

CONSENT AGENDA

1. Approve Minutes for Regular meeting June 4, 2026
2. Approve Financial Statements for May 2026

3. Approve Warrants for July 1, 2026
4. SAM Flow Report
5. Monthly Review of Current Investment Portfolio
6. Connection Permit Applications Received
7. Monthly Water Production Report
8. Rain Report
9. Monthly Solar Energy Report
10. Monthly Public Agency Retirement Service Report for April 2026

OLD BUSINESS

NEW BUSINESS

1. Review and Possible Action Concerning Authorization to Design the Vallemar Utility Relocation Project with Grant Funding and Collaboration with San Mateo RCD.
2. Review and Support for WaterSMART Grant Applications
3. Review of 2015 Strategic Plan and Current Activities

REPORTS

1. Sewer Authority Mid-Coastside Meetings (Boyd/Slater-Carter).
2. Mid-Coast Community Council Meeting
3. CSDA Report (Slater-Carter)
4. LAFCo Report (Slater-Carter)
5. Attorney's Report (Fitzgerald)
6. Directors' Reports
7. General Manager's Report (Heldmaier).

FUTURE AGENDAS

CONVENE IN CLOSED SESSION

CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Government Code §54956.8)

Property: 771 Rivera Rd., Montara, CA

Agency Negotiators: District General Manager; District General Counsel
Negotiating parties: Coast Wholesale Florists, a corporation/Miller-Havice Ranch
Under Negotiation: Price and Terms of Payment.

REPORT OF ACTION TAKEN IN CLOSED SESSION, IF ANY

ADJOURNMENT

The District has a curfew of 10:30 p.m. for all meetings. The meeting may be extended for one hour by vote of the Board.



MONTARA WATER & SANITARY DISTRICT

REGULAR BOARD OF DIRECTORS MEETINGS June 4, 2026

MINUTES

This meeting took place at the district office located at the above address. Simultaneous public access and participation was also available remotely, via telephone or the ZOOM application.

REGULAR SESSION began at 7:30 p.m.

CALL TO ORDER

ROLL CALL

Directors Present: Boyd, Champion, Slater-Carter, Softky, and Young

Directors Absent: None

Staff Present: Clemens Heldmaier, General Manager
District Clerk, Tracy Beardsley

Others Present: District Counsel Christine Fitzgerald
District Accountant Peter Medina
Kastama Consultants, Alison Kastama

PRESIDENT'S STATEMENT

Director Boyd mentioned a public comment from a community member expressing gratitude for the crew's response to a situation. He commended staff for always being available and for doing an excellent job.

General Manager Clemens Heldmaier underscored how demanding on-call duty can be particularly during emergencies, noting how important family support is during these situations.

Director Young added that the community appreciates the crew's hard work, especially in muddy and wet conditions.

Director Boyd introduced public comment, noting that the board listens and considers them with courtesy and respect. District staff may sometimes be able to respond to comments. However, due to several Seal Cove property owners having filed claims against the District, the Board will receive comments but will not respond to any questions or statements.

ORAL COMMENTS

Alan Moss questioned the accuracy of statements in the April 2025 newsletter about abandoned water and sewer mains on San Lucas Avenue west of the Del Mar Avenue intersection. He requested detailed information on water and sewer service for specific properties and noted that he has not received a response to his May 14th letter/email, urging the board to direct the general manager to reply.

Gregg Dieguez questioned the claims about abandoned water and sewer lines, seeking clarification on the continued provision of services.

General Manager Clemens Heldmaier confirms that all residents receive water and sewer services, except red-tagged houses.

PUBLIC HEARING

1. Review and Possible Action Concerning Adoption of a Revised Master Fee Schedule

General Manager Clemens Heldmaier stated that this is done every year, updating charges and fees. This year there will be a 3% increase in water and sewer charges approved through the 2023 Prop 218 process. The monthly sewer service charge will increase from \$33.43 to \$34.43, and the water service charge for a standard five-eighths meter is going up from \$35.66 to \$36.73. Tier One rates for volumetric water consumption are going up from \$10.29 to \$10.60, and the Water System Reliability Charges are increasing from \$684.20 to \$704.73. Construction related costs are decreasing by 0.51% based on the California Cost of Construction Index. All other fees tied to staff time are increasing 3.8% in accordance with the U.S.

Bureau of Labor Consumer Price Index. Staff recommendation is to open the public hearing, consider relevant public testimony, close the public hearing, and adopt the Ordinance of the Montara Water and Sanitary District Restating and Amending Master Fee Schedule.

Director Boyd opened the public hearing, noting no public testimony or written correspondence.

Director Slater-Carter made a motion to close the public hearing. Director Softky seconded the motion. Roll call vote: Director Champion: Aye, Director Young: Aye, Director Boyd: Aye, Director Slater-Carter: Aye, Director Softky: Aye. The motion passed 5-0.

Director Young asked for clarification on the sewer service minimum charges and how it is calculated.

General Manager Clemens Heldmaier clarified that every customer pays the minimum sewer service charge, and when a household's water use goes above that minimum, the additional water used during the wet-weather months is factored into the calculation of the annual sewer service charge.

Director Boyd added everyone pays the baseline cost. If your water usage is above a certain threshold, then you are charged an additional charge based on how much water is used. If a customer wants to pay less, then use less water to manage costs. The baseline charges cover the costs of maintaining the system.

The board discussed the rationale behind the charges and the impact of weather patterns on water consumption.

Director Young suggested the Water System Reliability charge be a separate line item on the property tax.

General Manager Clemens Heldmaier replied that it would be a significant cost to the District.

Director Slater-Carter made a motion to adopt Ordinance of the Montara Water and Sanitary District Restating and Amending Master Fee Schedule. Director Softky seconded the motion. Roll call vote: Director Champion: Aye, Director Young: Aye, Director Boyd: Aye, Director Slater-Carter: Aye, Director Softky: Aye. The motion passed 5-0.

- 2. Review and Possible Action Confirming Reports on Sewer Service Charges and Water System Reliability Charges for FY 2026-2027, and Delinquent Refuse Collection Charges and Water Service Charges for FY 2025-2026**

General Manager Clemens Heldmaier stated the Health and Safety Code requires a public hearing before sewer service charges, water system reliability charges, and delinquent water service and refuse collection charges can be collected through the tax roll. The tax roll is here for review for the Board but may change if customers pay their delinquent funds. The final version will be transferred to the County before August, to be applied to the property taxes in the Fall. Staff recommendation is to adopt Resolution of the Montara Water and Sanitary District Overruling Protests and Confirming Reports on Sewer Service Charges and Water System Reliability Charges for Fiscal Year 2026-2027 and Delinquent Refuse Collection and Water Service Charges for Fiscal Year 2025-2026, Certifying List of Lots or Parcels of Land and Corresponding Charges Against Said Lots or Parcels and Directing Transmittal of Said Certified List and Charges to County Controller for Entry on the Current Assessment Roll.

Director Boyd opened the public hearing, noting no public testimony or written correspondence.

Director Softky made a motion to close the public hearing. Director Slater-Carter seconded the motion. Roll call vote: Director Champion: Aye, Director Young: Aye, Director Boyd: Aye, Director Slater-Carter: Aye, Director Softky: Aye. Motion passes 5-0.

Director Young asked if it was frequent that they have a lot of delinquent charges on the tax roll.

General Manager Clemens Heldmaier replied yes.

Director Softky made a motion to adopt Resolution of the Montara Water and Sanitary District Overruling Protests and Confirming Reports on Sewer Service Charges and Water System Reliability Charges for Fiscal Year 2026-2027 and Delinquent Refuse Collection and Water Service Charges for Fiscal Year 2025-2026, Certifying List of Lots or Parcels of Land and Corresponding Charges Against Said Lots or Parcels and Directing Transmittal of Said Certified List and Charges to County Controller for Entry on the Current Assessment Roll. Director Slater-Carter seconded the motion. Roll call vote: Director Champion: Aye, Director Young: Aye, Director Boyd: Aye, Director Slater-Carter: Aye, Director Softky: Aye. The motion passed 5-0.

CONSENT AGENDA

1. Approve Minutes for Regular meeting May 7, 2026, and Finance Committee meeting May 27, 2026

2. Approve Financial Statements for April 2026
3. Approve Warrants for June 1, 2026
4. SAM Flow Report
5. Monthly Review of Current Investment Portfolio
6. Connection Permit Applications Received
7. Monthly Water Production Report
8. Rain Report
9. Monthly Solar Energy Report
3. 10. Monthly Public Agency Retirement Service Report for March 2026

Director Softky made a motion to approve the Consent agenda 1-10. Director Champion seconded the motion. Roll call vote: Director Young: Aye, Director Boyd: Aye, Director Slater-Carter: Aye, Director Softky: Aye, Director Champion: Aye. The motion passed 5-0.

OLD BUSINESS - none

NEW BUSINESS

1. Review and Possible Action Concerning Approval of 2026 - 27 Water and Sewer Budget and Capital Improvement Programs

Peter Medina presented the FY 2026–2027 budget, noting that the major elements are outlined in the staff report. The budget includes a 3.8% Cost of Living Adjustment (COLA) for staff and an additional \$2.4 million for the Sewer Authority Mid-Coastside for the Montara force main project. Water and sewer rates are increasing 3%. Water sales are projected to remain flat, as conservation reduces revenue while still being encouraged. Actuals through April have been incorporated, and the document is updated monthly. He added that staff met with the Finance Committee for input and that this represents their best projection for the year.

During board discussion, Director Young expressed concern about the limited time available to review the budget materials and noted she did not see funding allocated for the strategic plan or for district office improvements.

Peter Medina said funds for Strategic Planning are in the Professional services line item, Consulting GL code 5630 for Sewer and Water the anticipated expenditures. Additionally, in the Capital Improvement Program (CIP), non-project, there is \$150,000 dollars allocated in Water and Sewer for a total of \$300,000 dollars for items that are not in the 5-year plan.

Director Young asked whether solar panels could power the District's wells during an emergency.

General Manager Clemens Heldmaier explained that the wells require far more energy than solar can provide. He noted that the District has generators capable of supplying the necessary power to the pumps and facilities if the electrical system goes down.

Bill Softky commended Peter Medina for putting all the information in a comprehensive format.

General Manager clarified that the Board is to Approve and Authorize a 3.80% Cost of Living increase for all non-exempt employees, a 3.80% Cost of Living increase for the District Clerk/Administrative Services Manager, effective July1, 2026 and a motion to adopt the resolution of the Montara Water and Sanitary District approving budget for the Fiscal Year 2026-2027.

Director Softky made a motion to Approve and Authorize a 3.80% Cost of Living increase for all non-exempt employees, a 3.80% Cost of Living increase for the District Clerk/Administrative Services Manager, effective July1, 2026. Director Champion seconded the motion. Roll call vote: Director Young: Aye, Director Boyd: Aye, Director Slater-Carter: Aye, Director Softky: Aye, Director Champion: Aye. The motion passed 5-0.

Director Champion made a Motion to Adopt the resolution of the Montara Water and Sanitary District approving budget for the Fiscal Year 2026-2027. Director Softky seconded the motion. Roll call vote: Director Young: Aye, Director Boyd: Aye, Director Slater-Carter: Aye, Director Softky: Aye, Director Champion: Aye. The motion passed 5-0.

2. Review and Action Concerning Receipt of Funding for the Federal Emergency Management Agency (FEMA) Declared Disasters on Behalf of Sewer Authority Mid-Coastside

General Manager Clemens Heldmaier reported the receipt of \$14,886 dollars from FEMA for the Sewer Authority Mid-Coastside (SAM) electrical building relocation project, and the Montara Water and Sanitary District (MWSD) will be directing the funds to SAM.

Director Boyd thanks the staff for their efforts in securing the funds and their benefit to the Coastside.

The board moved to receive the report and acknowledged the importance of the funds for the project.

REPORTS

1. Sewer Authority Mid-Coastside Meeting (SAM) (Slater-Carter)

Director Slater-Carter reported that the Finance Committee recently reviewed the solar project. She explained that, under the original agreement establishing SAM, Half Moon Bay retained ownership of the land beneath the SAM plant. That agreement expired about four years ago. Instead of simply renewing the easement, the City is attempting to add new conditions to gain leverage. She noted that the next SAM Board meeting is scheduled for Monday.

Director Boyd added that the easement was essential to protect the agencies' investment and should be permanent. All three member agencies share responsibility for keeping SAM operational. He stated that Half Moon Bay has indicated it will grant SAM the easement if the agencies agree to the City's proposed terms. Half Moon Bay is seeking to relocate a sewer pipeline in the Kehoe neighborhood and address environmental concerns related to the Kehoe watercourse. He believes both efforts should move forward to support SAM's needs.

Director Boyd also provided an update on the first-flush report, emphasizing the importance of monitoring water quality in local creeks and the influence of upstream activities. He encouraged the public to watch the SAM meeting May 11th video for more detail.

Director Softky expressed surprise that the JPA agreement omitted the real estate under the treatment plant, calling it a significant structural oversight that could create an untenable situation.

2. Mid-Coast Community Council (MCC) Meeting

Director Young reported on San Mateo County Planning's presentation regarding proposed changes to the 40-unit cap policy. She explained that the MCC did not like the County's plan to use a historical "look-back" method, counting past building permits, noting that any future influx would be allocated immediately once the cap opens. Only in 2026 did issued permits exceed the 40-unit limit. The County now proposes using a three-year look-back rather than a forward-looking cap. The County identified roughly 180 unrealized building permits dating back to the start of the permit gap. As a result, no new permits will be issued until 2028 while the County works with the Coastal Commission. Their recommendation is to amend the LCP to average excess affordable-unit allocations across prior years, allowing the County to capture unused development potential without restricting future capacity. She noted that, if approved by the Board of Supervisors, the change would affect all residents.

Gregg Dieguez added that the Planning Commission had already approved this proposal the day before presenting it to the MCC. He spoke with Supervisor Mueller, who subsequently pulled the item from the Board of Supervisors' agenda, where it had been scheduled for approval. Supervisor Mueller intends

to arrange hearings on the Coastside. He noted that the proposed look-back period would extend all the way to 2013 to accumulate enough units. He is working with a number of residents to prepare a report outlining his concerns, including inadequate evacuations, and is exploring possible recommendations. He invited MWSD to provide any comments so they can be incorporated into his report.

Director Softky expressed concerns about emergency evacuation on the Coastside, noting that there are only two points of road access and a choke point in each direction. He emphasized the need to understand capacity limits, asking how many people can realistically live on the Coastside and how long it would take to drive from Montara to Half Moon Bay during rush hour if additional stoplights and a whole bunch of people living on the Coastside. He cautioned that two-lane roads are inherently unstable and once traffic exceeds a certain threshold, movement can come to a standstill. He also raised concerns about self-driving cars, including the risk of collisions that could injure or kill someone and the possibility to block evacuation routes. He said he would welcome the opportunity to discuss these issues further with other first responder adjacent and technologically knowledgeable community members.

3. California Special Districts Associations (CSDA) Report (Slater-Carter)

Director Slater-Carter stated there is a state meeting tomorrow in Sacramento and quarterly San Mateo County meeting on Monday.

4. Local Agency Formation Commission (LAFCo) Report (Slater-Carter)

Director Slater-Carter reported that she attended the meeting in place of Virginia Chang Kiraly, who was out of town. The Commission reviewed two Municipal Service Reviews, both of which were thorough and well prepared. Some Seal Cove residents spoke and asked that a special Municipal Service Review for MWSD be conducted next year due to concerns about the condition of the mains serving their neighborhood. They claimed that sewer water was flowing into streets and the Marine Reserve, and alleged that water and sewer service had been cut off to some residents. She noted that it was ultimately determined that every Coastside district will be required to undergo a Municipal Service Review. She also expressed concern about the spread of inaccurate statements and stressed the importance of ensuring the public receives correct information.

Director Young addressed some misinformation regarding the Districts' responses to public comments.

District Counsel reminded the Board that Director Young is recused from all Seal Cove matters and may not speak or participate on those topics in her capacity as a Board member during this meeting.

Director Softky noted that the situation appears confusing, particularly regarding claims about the District's response time to letters in a week and allegations about failure to provide sewer service. He asked how much it will cost to advance the Municipal Service Review and stated that he wants to understand the financial impact these falsehoods are having on the community.

5. Attorney's Report (Fitzgerald)-none

6. Directors' Report

Director Young attended the Fire Board meeting, and they are at the temporary building for about two years, while they are remodeling the original station.

7. General Manager's Report (Heldmaier)

General Manager Clemens Heldmaier asked about the possibility of having the regularly scheduled meeting July 2nd and the Board's availability.

Director Boyd said he is uncertain, and Director Slater-Carter said she may be out-of-town.

FUTURE AGENDAS

Director Young suggested adding a flag to the meeting room, incorporating the recitation of the Pledge of Allegiance, and considering the need for a sewer-theft ordinance.

Director Slater-Carter proposed including a brief item to explain to the public how their sewer and water fees are calculated.

BREAK

CONVENE IN CLOSED SESSION

ADJOURNMENT at 8:55

The district has a curfew of 10:30 pm for all meetings. The meeting may be extended for one hour by vote of the Board.

Respectfully Submitted,

Signed _____
Secretary

Approved on the 9th, July 2026

Signed _____
President



MONTARA WATER AND SANITARY DISTRICT AGENDA

Prepared for the Meeting Of: July 9, 2026

TO: BOARD OF DIRECTORS

FROM: Clemens H. Heldmaier, General Manager 

**SUBJECT: Unaudited Financial Statements – Executive
Summary**

**Budget vs. Actual – Sewer July 1, 2025 through May 31, 2026 - Variances
over \$2,000:**

- 4220 Cell Tower Lease, \$2,461 above budget – Due to the updated lease agreement with Crown Castle.
- 4400 Fees, \$27,126 above budget – one (1) connection admin fee collected for a large project which contains twenty-five (25) fixtures.
- 4510 Grants, \$490,908 above Budget – No budget established for Grants. Receipt is from FEMA and CalOES as a part of the Local Hazard Mitigation Plan. In August & November, MWSD received a grant from San Mateo RCD as part of the Vallemar Rehab project.
- 4610 Property Tax Receipts, \$168,503 above budget – Additional receipts expected in June and July (to be accrued back).
- 4710 Sewer Service charges, \$426,256 below budget – Additional checks to be received in June & July (July to be accrued back to FY 25-26).
- 4720 Sewer Service Refunds, \$12,840 below budget – Refunds issued as needed.
- 4990 Other Revenue – No budget established - \$54,066 revenue collected from SAM. These funds represent a repayment from SAM from FY 21-22 when SAM asked all member agencies to provide funding to replenish reserves which had become depleted due to payment for various contractors because of winter storm damage. MWSD recognized the original transaction as an additional assessment (expense) and did not expect to receive repayment.
- **Overall Total Operating Revenue for the period ending May 31, 2026, was \$343,206 above budget. Total operating revenue received to date is \$5,360,420.**
- 5200 Board of Directors, \$4,001 below budget – Director fees less than expected due to meeting cancellations and occasional director absences.
- 5250 Conference attendance, \$6,778 below budget – Conference attendance did not take place as much as was anticipated in FY 25-26.
- 5270 Information Systems, \$2,492 above budget – Additional assistance from Tech Solutions for various District computer issues.
- 5350 LAFCO Assessment, \$3,850 below budget – Payment is not typically made until June.
- 5400 Legal, \$119,896 above Budget – Active legal disputes.



MONTARA WATER AND SANITARY DISTRICT AGENDA

Prepared for the Meeting Of: July 9, 2026

TO: BOARD OF DIRECTORS

FROM: Clemens H. Heldmaier, General Manager

- 5510 Maintenance, Office, \$7,669 below budget – Activity related to monthly services for office maintenance.
- 5540 Office Supplies, \$2,972 below budget – costs are incurred as necessary.
- 5610 Accounting, \$9,525 above budget – Increased costs associated with audit & budget prep as well as additional office support.
- 5630 Consulting, \$12,329 below budget – Foster & Foster completed their FY 26-27 contribution rate actuarial. Rate study from Bartle Wells expected to begin next fiscal year.
- 5720 Telephone & Internet, \$3,097 above budget – Rates have increased for services.
- 5800 Labor, \$14,782 below budget – See specific line items for variances.
- 6170 Claims, property damage, \$8,862 below budget – Minimal activity to date.
- 6195 Education & Training, \$4,539 above budget – Leadership coaching for staff.
- 6200 Engineering, \$8,230 above budget – General engineering matters.
- 6330 Facilities, \$2,483 above budget – Installation of new alarm components at District offices.
- 6400 Pumping, \$4,573 below budget – Due to decreased need for generator maintenance.
- 6600 Collection/Transmission, \$7,360 below budget – Costs related to splitting meter expense 50/50 with water fund.
- 6900 SAM Expenses, \$167,226 above budget – MWSD is up-to-date with SAM assessments. Differences due to pass through costs & grant revenue remittance.
- **Overall Total Operating Expenses for the period ending May 31, 2026, were \$159,945 above budget.**
- **Total Overall Expenses for the period ending May 31, 2026, were \$251,104 above budget. For a net ordinary gain of \$92,102 above budget. Actual net ordinary gain is \$1,687,932.**
- 7100 Connection Fees, \$1,154,136 above budget – Large connection fee payment received in December 2025 for a major project which is expected to begin in the near future.
- 7200 Interest Income, \$122,336 above budget – Due to the increased balance held in CAMP accounts.
- 8000 CIP, \$3,360,733 below budget – \$12,888 of CIP invoices paid in May 2026.
- 9200 IBank Loan, \$7,135 below budget – Due to timing.



MONTARA WATER AND SANITARY DISTRICT AGENDA

Prepared for the Meeting Of: July 9, 2026

TO: BOARD OF DIRECTORS

FROM: Clemens H. Heldmaier, General Manager

Budget vs. Actual – Water July 1, 2025 through May 31, 2026 - Variances over \$2,000:

- 4400 Fees, \$11,754 below budget – Administration fees are not keeping up with expectations.
- 4510 Grants, \$67,983 above budget – No budget established. Grants received in April from San Mateo RCD for the Vallemar Rehab Project.
- 4610 Property Tax Receipts, \$168,503 above budget – Additional receipts expected in June and July (to be accrued back).
- 4740 Testing, backflow, \$15,664 above budget – Mainly due to timing.
- 4810 Water Sales, Domestic, \$99,181 above budget – Difference due to timing of water service receipts as well as variability of usage.
- 4850 Water Sales Refunds, \$3,242 below budget – Refunds issued on an as needed basis.
- **Overall Total Operating Revenue for the period ending May 31, 2026, was \$347,558 above budget. Total operating revenue received to date is \$2,692,817.**
- 5200 Board of Directors, \$4,001 below budget – Director fees less than expected due to meeting cancellations and occasional director absence.
- 5240 CDPH Fees, \$2,233 below budget – Assessment paid in December.
- 5250 Conference Attendance, \$7,545 below budget – Additional conferences expected to be attended in Spring.
- 5270 Information Systems, \$2,492 above budget - Additional assistance from Tech Solutions for various District computer issues.
- 5300 Insurance, \$4,186 below budget – CSRMA annual insurance costs paid in July for the full fiscal year premiums. Premiums are less than prior year.
- 5400 Legal, \$56,163 above budget – Due to timing of billing.
- 5540 Office Supplies, \$2,938 below budget - costs are incurred as necessary.
- 5610 Accounting, \$9,525 above budget – Increased costs associated with audit & budget prep as well as additional office support.
- 5630 Consulting, \$4,862 below budget – Rate study scheduled for FY 25-26 will not take place until FY 26-27.
- 5640 Data Services, \$10,717 below budget – Payment for services occurs in the spring as it relates to calculation of service charges.
- 5720 Telephone & Internet, \$8,749 above budget – Rate increases related to continued service.
- 5800 Labor & Wages, \$79,635 below budget – See specific line items for variances.



MONTARA WATER AND SANITARY DISTRICT AGENDA

Prepared for the Meeting Of: July 9, 2026

TO: BOARD OF DIRECTORS

FROM: Clemens H. Heldmaier, General Manager

- 6170 Claims, property damage, \$9,167 below budget – No activity to date.
- 6180 Communications, \$11,379 below budget – Cost of our SCADA system is less than anticipated.
- 6195 Education & Training, \$11,892 above budget – Leadership coaching provided to select staff.
- 6200 Engineering, \$262,713 above budget – Non capitalizable expenses incurred for Engineering support.
- 6320 Equipment & tools, expensed, \$2,958 below budget – Costs are incurred and paid for as needed.
- 6330 Facilities, \$5,234 above budget – Installation of new alarm components at District offices.
- 6370 Lab Supplies & Equipment, \$7,882 below budget – additional equipment expected to be paid for later in the fiscal year.
- 6400 Pumping – \$41,396 below budget – Cost related to generator maintenance are less than expected.
- 6500 Supply, \$2,074 above budget – Q3 water purchase payment expected to be made in April.
- 6600 Collection/Transmission, \$21,997 below budget – Water main line maintenance is less than expected.
- 6700 Treatment, \$39,897 below budget – Chemical expenses have been less than expected.
- 6800 Vehicles, \$7,065 below budget – Repair costs are less than anticipated through the current FY.
- **Overall Total Operating Expenses for the period ending May 31, 2026, were \$139,149 above budget.**
- **Total Overall Expenses for the period ending May 31, 2026, were \$98,122 above budget. For a net ordinary gain of \$249,436 budgeted vs. actual. The actual net ordinary gain was \$291,772.**
- 7100 Connection Fees, \$1,304,351 above budget – No new connections sold in May 2026. Large over budget due to payment of PFP connections for the Big Wave project & AHMC Seton Medical Coastsides project.
- 7250 CAMP interest, \$14,669 above budget – Due to the increased balance held in reserve accounts.
- 7600 GO Bond Revenue, 113,448 below budget – Additional receipts from the County received in May.
- 7650 Water System Reliability, \$118,306 below budget – Additional remittances received in May & June.
- 8100 CIP, \$1,809,366 below budget – \$67,807 of CIP invoices paid in May.



MONTARA WATER AND SANITARY DISTRICT AGENDA

Prepared for the Meeting Of: July 9, 2026

TO: BOARD OF DIRECTORS

FROM: Clemens H. Heldmaier, General Manager

- 9100 GO Bond interest expense, \$15,985 below budget – Difference due to timing.
- 9210 Conservation program rebates, \$2,550 below budget – two rebates issued during fiscal year.

RECOMMENDATION:

This is for Board information only

Montara Water & Sanitary District Revenue & Expenditures Budget vs. Actual - Sewer

July 2025 through May 2026

	Jul '25 - May 26	Sewer Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
4220 · Cell Tower Lease	88,628.10	86,166.63	2,461.47
4400 · Fees			
4410 · Administrative Fee (New Constr)	37,785.00	5,500.00	32,285.00
4420 · Administrative Fee (Remodel)	1,308.00	91.63	1,216.37
4430 · Inspection Fee (New Constr)	1,238.00	5,500.00	-4,262.00
4440 · Inspection Fee (Remodel)	1,857.00	1,008.37	848.63
4460 · Remodel Fees	6,205.00	9,166.63	-2,961.63
Total 4400 · Fees	48,393.00	21,266.63	27,126.37
4510 · Grants	490,907.91		
4610 · Property Tax Receipts	568,503.42	400,000.00	168,503.42
4710 · Sewer Service Charges	4,086,275.22	4,512,531.00	-426,255.78
4720 · Sewer Service Refunds, Customer	-19,243.61	-32,083.37	12,839.76
4760 · Waste Collection Revenues	27,615.28	29,333.37	-1,718.09
4990 · Other Revenue	69,340.48		
Total Income	5,360,419.80	5,017,214.26	343,205.54
Gross Profit	5,360,419.80	5,017,214.26	343,205.54
Expense			
5000 · Administrative			
5190 · Bank Fees	5,519.26	5,500.00	19.26
5200 · Board of Directors			
5210 · Board Meetings	4,182.68	3,666.63	516.05
5220 · Director Fees	4,650.00	9,166.63	-4,516.63
5230 · Election Expenses	0.00	0.00	0.00
Total 5200 · Board of Directors	8,832.68	12,833.26	-4,000.58
5250 · Conference Attendance	2,389.03	9,166.63	-6,777.60
5270 · Information Systems	11,659.08	9,166.63	2,492.45
5300 · Insurance			
5310 · Fidelity Bond	0.00	458.37	-458.37
5320 · Property & Liability Insurance	14,488.01	14,325.00	163.01
Total 5300 · Insurance	14,488.01	14,783.37	-295.36
5350 · LAFCO Assessment	0.00	3,850.00	-3,850.00
5400 · Legal			
5430 · General Legal	114,425.15	183,333.37	-68,908.22
5440 · Litigation	188,804.48		
Total 5400 · Legal	303,229.63	183,333.37	119,896.26
5510 · Maintenance, Office	1,497.50	9,166.63	-7,669.13
5530 · Memberships	4,832.99	4,583.37	249.62
5540 · Office Supplies	4,820.06	7,791.63	-2,971.57
5550 · Postage	2,339.04	2,750.00	-410.96
5560 · Printing & Publishing	4,269.11	4,125.00	144.11

Montara Water & Sanitary District Revenue & Expenditures Budget vs. Actual - Sewer

July 2025 through May 2026

	Jul '25 - May 26	Sewer Budget	\$ Over Budget
5600 · Professional Services			
5610 · Accounting	64,525.00	55,000.00	9,525.00
5620 · Audit	14,987.50	15,388.00	-400.50
5630 · Consulting	47,254.41	59,583.37	-12,328.96
5640 · Data Services	10,850.17	11,000.00	-149.83
5650 · Labor & HR Support	2,348.50	2,750.00	-401.50
5660 · Payroll Services	1,295.55	1,191.63	103.92
Total 5600 · Professional Services	141,261.13	144,913.00	-3,651.87
5710 · San Mateo Co. Tax Roll Charges	119.00	137.50	-18.50
5720 · Telephone & Internet	35,179.87	32,083.37	3,096.50
5730 · Mileage Reimbursement	760.35	1,833.37	-1,073.02
5740 · Reference Materials	79.44	183.37	-103.93
5790 · Other Administrative	10,865.08		
5800 · Labor			
5810 · CalPERS 457 Deferred Plan	24,833.32	22,589.38	2,243.94
5820 · Employee Benefits	68,343.08	70,721.75	-2,378.67
5830 · Disability Insurance	1,789.04	2,122.12	-333.08
5840 · Payroll Taxes	20,258.72	25,131.37	-4,872.65
5850 · PARS	20,204.66	26,099.37	-5,894.71
5900 · Wages			
5910 · Management	124,534.99	125,535.63	-1,000.64
5920 · Staff	187,643.24	181,645.75	5,997.49
5930 · Staff Certification	8,850.00	19,800.00	-10,950.00
5940 · Staff Overtime	4,910.91	1,410.75	3,500.16
5950 · Staff Standby	0.00	117.37	-117.37
Total 5900 · Wages	325,939.14	328,509.50	-2,570.36
5960 · Worker's Comp Insurance	3,618.47	4,595.25	-976.78
Total 5800 · Labor	464,986.43	479,768.74	-14,782.31
Total 5000 · Administrative	1,017,127.69	925,969.24	91,158.45
6000 · Operations			
6170 · Claims, Property Damage	305.10	9,166.63	-8,861.53
6195 · Education & Training	9,122.86	4,583.37	4,539.49
6200 · Engineering			
6220 · General Engineering	67,813.75	59,583.37	8,230.38
Total 6200 · Engineering	67,813.75	59,583.37	8,230.38
6330 · Facilities			
6335 · Alarm Services	9,292.02	5,958.37	3,333.65
6337 · Landscaping	4,650.00	5,500.00	-850.00
Total 6330 · Facilities	13,942.02	11,458.37	2,483.65
6400 · Pumping			
6410 · Pumping Fuel & Electricity	57,405.46	57,750.00	-344.54
6420 · Pumping Maintenance, Generators	4,938.00	9,166.63	-4,228.63
Total 6400 · Pumping	62,343.46	66,916.63	-4,573.17

Montara Water & Sanitary District Revenue & Expenditures Budget vs. Actual - Sewer

July 2025 through May 2026

	Sewer		
	Jul '25 - May 26	Budget	\$ Over Budget
6600 · Collection/Transmission			
6660 · Maintenance, Collection System	0.00	9,166.63	-9,166.63
6665 · Meters - Sewer	6,119.78	4,583.37	1,536.41
Total 6600 · Collection/Transmission	6,119.78	13,750.00	-7,630.22
6770 · Uniforms	0.00	183.37	-183.37
6800 · Vehicles			
6810 · Fuel	2,874.50	3,208.37	-333.87
6820 · Truck Equipment, Expensed	447.52	458.37	-10.85
6830 · Truck Repairs	434.26	1,375.00	-940.74
Total 6800 · Vehicles	3,756.28	5,041.74	-1,285.46
6900 · Sewer Authority Midcoastside			
6910 · SAM Collections	239,392.12	239,392.12	0.00
6920 · SAM Operations	1,906,588.75	1,906,588.75	0.00
6930 · SAM Prior Year Adjustment	239,454.60		
6940 · SAM Maintenance, Collection Sys	20,857.41	41,250.00	-20,392.59
6950 · SAM Maintenance, Pumping	76,391.64	119,166.63	-42,774.99
6960 · SAM NDWSCP	9,272.00	18,333.37	-9,061.37
Total 6900 · Sewer Authority Midcoastside	2,491,956.52	2,324,730.87	167,225.65
Total 6000 · Operations	2,655,359.77	2,495,414.35	159,945.42
Total Expense	3,672,487.46	3,421,383.59	251,103.87
Net Ordinary Income	1,687,932.34	1,595,830.67	92,101.67
Other Income/Expense			
Other Income			
7000 · Capital Account Revenues			
7100 · Connection Fees			
7110 · Connection Fees (New Constr)	1,398,053.00	192,500.00	1,205,553.00
7120 · Connection Fees (Remodel)	30,680.00	55,000.00	-24,320.00
7152 · Connection Fee Refunds	0.00	-18,333.37	18,333.37
7153 · Add'l Fixture Units (New Const)	39,682.00	45,833.37	-6,151.37
7155 · Add'l Fixture Units (Remodel)	65,766.50	105,416.63	-39,650.13
7157 · Fixture Fee Refunds	-4,628.75		
7170 · Mainline Ext. Pass Thru	5,000.00		
Total 7100 · Connection Fees	1,534,552.75	380,416.63	1,154,136.12
7200 · Interest Income			
7205 · CAMP Interest Earnings	351,502.28	229,166.63	122,335.65
7210 · LAIF Interest Earnings	3,845.78	3,000.00	845.78
7200 · Interest Income - Other	0.00	0.00	0.00
Total 7200 · Interest Income	355,348.06	232,166.63	123,181.43
Total 7000 · Capital Account Revenues	1,889,900.81	612,583.26	1,277,317.55
Total Other Income	1,889,900.81	612,583.26	1,277,317.55

Montara Water & Sanitary District
Revenue & Expenditures Budget vs. Actual - Sewer
 July 2025 through May 2026

	Jul '25 - May 26	Sewer Budget	\$ Over Budget
Other Expense			
8000 · Capital Improvement Program			
8075 · Sewer	370,567.68	3,731,300.87	-3,360,733.19
Total 8000 · Capital Improvement Program	370,567.68	3,731,300.87	-3,360,733.19
9000 · Capital Account Expenses			
9125 · PNC Equipment Lease Interest	2,020.36	2,162.69	-142.33
9200 · I-Bank Loan	9,443.60	16,579.00	-7,135.40
Total 9000 · Capital Account Expenses	11,463.96	18,741.69	-7,277.73
Total Other Expense	382,031.64	3,750,042.56	-3,368,010.92
Net Other Income	1,507,869.17	-3,137,459.30	4,645,328.47
Net Income	3,195,801.51	-1,541,628.63	4,737,430.14

Montara Water & Sanitary District Revenue & Expenditures Budget vs. Actual - Water

July 2025 through May 2026

	Jul '25 - May 26	Water Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
4400 · Fees			
4410 · Administrative Fee (New Constr)	1,308.00	6,875.00	-5,567.00
4420 · Administrative Fee (Remodel)	0.00	550.00	-550.00
4430 · Inspection Fee (New Constr)	1,238.00	6,875.00	-5,637.00
4440 · Inspection Fee (Remodel)	0.00		
Total 4400 · Fees	2,546.00	14,300.00	-11,754.00
4510 · Grants	67,982.98		
4610 · Property Tax Receipts	568,503.35	400,000.00	168,503.35
4740 · Testing, Backflow	36,289.00	20,625.00	15,664.00
4810 · Water Sales, Domestic	2,024,180.57	1,925,000.00	99,180.57
4850 · Water Sales Refunds, Customer	-11,424.28	-14,666.63	3,242.35
4990 · Other Revenue	4,738.94		
Total Income	2,692,816.56	2,345,258.37	347,558.19
Gross Profit	2,692,816.56	2,345,258.37	347,558.19
Expense			
5000 · Administrative			
5190 · Bank Fees	5,519.29	5,500.00	19.29
5200 · Board of Directors			
5210 · Board Meetings	4,182.68	3,666.63	516.05
5220 · Director Fees	4,650.00	9,166.63	-4,516.63
5230 · Election Expenses	0.00	0.00	0.00
Total 5200 · Board of Directors	8,832.68	12,833.26	-4,000.58
5240 · CDPH Fees	20,766.76	23,000.00	-2,233.24
5250 · Conference Attendance	6,205.03	13,750.00	-7,544.97
5270 · Information Systems	11,659.07	9,166.63	2,492.44
5300 · Insurance			
5310 · Fidelity Bond	0.00	458.37	-458.37
5320 · Property & Liability Insurance	12,622.01	16,350.00	-3,727.99
Total 5300 · Insurance	12,622.01	16,808.37	-4,186.36
5350 · LAFCO Assessment	0.00	0.00	0.00
5400 · Legal			
5430 · General Legal	124,913.11	68,750.00	56,163.11
Total 5400 · Legal	124,913.11	68,750.00	56,163.11
5510 · Maintenance, Office	8,044.07	9,166.63	-1,122.56
5530 · Memberships	27,720.00	28,500.00	-780.00
5540 · Office Supplies	4,853.44	7,791.63	-2,938.19
5550 · Postage	22,115.17	22,916.63	-801.46
5560 · Printing & Publishing	6,256.56	6,416.63	-160.07

Montara Water & Sanitary District Revenue & Expenditures Budget vs. Actual - Water

July 2025 through May 2026

	Water		
	Jul '25 - May 26	Budget	\$ Over Budget
5600 · Professional Services			
5610 · Accounting	64,525.00	55,000.00	9,525.00
5620 · Audit	14,987.50	15,388.00	-400.50
5630 · Consulting	54,721.43	59,583.37	-4,861.94
5640 · Data Services	1,199.50	11,916.63	-10,717.13
5650 · Labor & HR Support	2,348.50	2,750.00	-401.50
5660 · Payroll Services	1,295.58	1,191.63	103.95
Total 5600 · Professional Services	139,077.51	145,829.63	-6,752.12
5710 · San Mateo Co. Tax Roll Charges	119.00	137.50	-18.50
5720 · Telephone & Internet	48,166.12	39,416.63	8,749.49
5730 · Mileage Reimbursement	2,125.94	3,208.37	-1,082.43
5740 · Reference Materials	79.44	458.37	-378.93
5790 · Other Administrative	3,182.97		
5800 · Labor			
5810 · CalPERS 457 Deferred Plan	53,149.01	85,570.87	-32,421.86
5820 · Employee Benefits	164,620.30	173,776.13	-9,155.83
5830 · Disability Insurance	3,823.44	4,983.00	-1,159.56
5840 · Payroll Taxes	52,662.98	59,010.38	-6,347.40
5850 · PARS	44,619.16	52,430.62	-7,811.46
5900 · Wages			
5910 · Management	124,534.99	125,535.63	-1,000.64
5920 · Staff	508,050.37	522,470.63	-14,420.26
5930 · Staff Certification	32,450.00	50,600.00	-18,150.00
5940 · Staff Overtime	50,847.02	54,209.87	-3,362.85
5950 · Staff Standby	33,637.55	18,565.25	15,072.30
Total 5900 · Wages	749,519.93	771,381.38	-21,861.45
5960 · Worker's Comp Insurance	19,275.78	20,153.25	-877.47
Total 5800 · Labor	1,087,670.60	1,167,305.63	-79,635.03
Total 5000 · Administrative	1,539,928.77	1,580,955.91	-41,027.14
6000 · Operations			
6160 · Backflow Prevention	38.30	1,008.37	-970.07
6170 · Claims, Property Damage	0.00	9,166.63	-9,166.63
6180 · Communications			
6185 · SCADA Maintenance	11,537.34	22,916.63	-11,379.29
6180 · Communications - Other	0.00	0.00	0.00
Total 6180 · Communications	11,537.34	22,916.63	-11,379.29
6195 · Education & Training	26,558.69	14,666.63	11,892.06
6200 · Engineering			
6220 · General Engineering	404.78	9,166.63	-8,761.85
6230 · Water Quality Engineering	454,808.60	183,333.37	271,475.23
Total 6200 · Engineering	455,213.38	192,500.00	262,713.38
6320 · Equipment & Tools, Expensed	7,125.07	10,083.37	-2,958.30

Montara Water & Sanitary District Revenue & Expenditures Budget vs. Actual - Water

July 2025 through May 2026

	Jul '25 - May 26	Water Budget	\$ Over Budget
6330 · Facilities			
6335 · Alarm Services	5,421.31	1,833.37	3,587.94
6337 · Landscaping	19,979.00	18,333.37	1,645.63
Total 6330 · Facilities	25,400.31	20,166.74	5,233.57
6370 · Lab Supplies & Equipment	1,284.44	9,166.63	-7,882.19
6380 · Meter Reading	0.00	458.37	-458.37
6400 · Pumping			
6410 · Pumping Fuel & Electricity	84,071.80	96,250.00	-12,178.20
6420 · Pumping Maintenance, Generators	20,047.82	45,833.37	-25,785.55
6430 · Pumping Maintenance, General	1,048.32	5,500.00	-4,451.68
6440 · Pumping Equipment, Expensed	1,477.37	458.37	1,019.00
Total 6400 · Pumping	106,645.31	148,041.74	-41,396.43
6500 · Supply			
6510 · Maintenance, Raw Water Mains	4,063.48	916.63	3,146.85
6520 · Maintenance, Wells	17,170.30	9,166.63	8,003.67
6530 · Water Purchases	18,423.00	27,500.00	-9,077.00
Total 6500 · Supply	39,656.78	37,583.26	2,073.52
6600 · Collection/Transmission			
6610 · Hydrants	14,433.55	9,166.63	5,266.92
6620 · Maintenance, Water Mains	45,754.51	68,750.00	-22,995.49
6630 · Maintenance, Water Svc Lines	11,689.38	13,750.00	-2,060.62
6640 · Maintenance, Tanks	4,411.01	9,166.63	-4,755.62
6650 · Maint., Distribution General	20,261.72	18,333.37	1,928.35
6660 · Maintenance, Collection System	0.00	916.63	-916.63
6665 · Meters - Sewer	0.00	0.00	0.00
6670 · Meters - Water	6,119.73	4,583.37	1,536.36
Total 6600 · Collection/Transmission	102,669.90	124,666.63	-21,996.73
6700 · Treatment			
6710 · Chemicals & Filtering	16,000.28	36,666.63	-20,666.35
6720 · Maintenance, Treatment Equip.	14,211.38	32,083.37	-17,871.99
6730 · Treatment Analysis	39,883.28	41,250.00	-1,366.72
6700 · Treatment - Other	7.63		
Total 6700 · Treatment	70,102.57	110,000.00	-39,897.43
6770 · Uniforms	1,272.34	3,208.37	-1,936.03
6800 · Vehicles			
6810 · Fuel	8,623.44	11,000.00	-2,376.56
6820 · Truck Equipment, Expensed	1,342.52	1,833.37	-490.85
6830 · Truck Repairs	1,302.75	5,500.00	-4,197.25
Total 6800 · Vehicles	11,268.71	18,333.37	-7,064.66

Montara Water & Sanitary District Revenue & Expenditures Budget vs. Actual - Water

July 2025 through May 2026

	Water		\$ Over Budget
	Jul '25 - May 26	Budget	
6890 · Other Operations	2,342.50		
Total 6000 · Operations	861,115.64	721,966.74	139,148.90
Total Expense	2,401,044.41	2,302,922.65	98,121.76
Net Ordinary Income	291,772.15	42,335.72	249,436.43
Other Income/Expense			
Other Income			
7000 · Capital Account Revenues			
7100 · Connection Fees			
7110 · Connection Fees (New Constr)	395,334.00	201,666.63	193,667.37
7120 · Connection Fees (Remodel)	34,306.70	50,416.63	-16,109.93
7130 · Conn. Fees, PFP (New Constr)	1,201,623.50	174,166.63	1,027,456.87
7157 · Fixture Fee Refunds	-2,110.85	-45,833.37	43,722.52
7165 · Meter Pass Thru Costs	55,614.50		
Total 7100 · Connection Fees	1,684,767.85	380,416.52	1,304,351.33
7250 · CAMP Interest Income	243,835.77	229,166.63	14,669.14
7600 · Bond Revenues, G.O.	870,098.10	983,546.00	-113,447.90
7650 · Water System Reliability	1,165,875.50	1,284,181.00	-118,305.50
Total 7000 · Capital Account Revenues	3,964,577.22	2,877,310.15	1,087,267.07
Total Other Income	3,964,577.22	2,877,310.15	1,087,267.07
Other Expense			
8000 · Capital Improvement Program			
8100 · Water	1,024,966.97	2,834,333.37	-1,809,366.40
Total 8000 · Capital Improvement Program	1,024,966.97	2,834,333.37	-1,809,366.40
9000 · Capital Account Expenses			
9100 · Interest Expense - GO Bonds	19,685.11	35,670.00	-15,984.89
9125 · PNC Equipment Lease Interest	2,020.40	2,162.69	-142.29
9150 · SRF Loan	24,488.05	24,487.00	1.05
9210 · Conservation Program/Rebates	200.00	2,750.00	-2,550.00
Total 9000 · Capital Account Expenses	46,393.56	65,069.69	-18,676.13
Total Other Expense	1,071,360.53	2,899,403.06	-1,828,042.53
Net Other Income	2,893,216.69	-22,092.91	2,915,309.60
Net Income	3,184,988.84	20,242.81	3,164,746.03

Montara Water & Sanitary District Balance Sheet by Class

As of May 31, 2026

	Sewer	Water	TOTAL
ASSETS			
Current Assets			
Checking/Savings			
Sewer - Bank Accounts			
Wells Fargo Operating - Sewer	2,879,711.02	0.00	2,879,711.02
CAMP Investment Fund 4021-002			
Capital Reserve	9,528,495.11	0.00	9,528,495.11
Operating Reserve	1,864,915.00	0.00	1,864,915.00
Total CAMP Investment Fund 4021-002	11,393,410.11	0.00	11,393,410.11
LAIF Investment Fund			
Capital Reserve	93,434.88	0.00	93,434.88
Total LAIF Investment Fund	93,434.88	0.00	93,434.88
Total Sewer - Bank Accounts	14,366,556.01	0.00	14,366,556.01
Water - Bank Accounts			
Tri-Counties Bank 9806	0.00	19,221.68	19,221.68
Wells Fargo Operating - Water	0.00	61,410.10	61,410.10
CAMP Investment Fund 4021-001			
Capital Reserve	0.00	5,918,644.08	5,918,644.08
Operating Reserve	0.00	1,257,549.00	1,257,549.00
Total CAMP Investment Fund 4021-001	0.00	7,176,193.08	7,176,193.08
Restricted Cash			
2020 GO Bonds Fund - Chase	0.00	1,065,131.29	1,065,131.29
Total Restricted Cash	0.00	1,065,131.29	1,065,131.29
Total Water - Bank Accounts	0.00	8,321,956.15	8,321,956.15
Total Checking/Savings	14,366,556.01	8,321,956.15	22,688,512.16
Accounts Receivable			
Sewer - Accounts Receivable			
Lease Receivable	425,047.96	0.00	425,047.96
Accounts Receivable	7,971.19	0.00	7,971.19
Total Sewer - Accounts Receivable	433,019.15	0.00	433,019.15
Water - Accounts Receivable			
Accounts Receivable	0.00	8,068.30	8,068.30
Accounts Rec. - Backflow	0.00	35,875.11	35,875.11
Accounts Rec. - Water Residents	0.00	241,731.17	241,731.17
Unbilled Water Receivables	0.00	260,978.82	260,978.82
Total Water - Accounts Receivable	0.00	546,653.40	546,653.40
Total Accounts Receivable	433,019.14	546,653.41	979,672.55
Other Current Assets			
Fraudulent Activity	994.34	0.00	994.34
Maint/Parts Inventory	0.00	42,656.32	42,656.32
Total Other Current Assets	994.34	42,656.32	43,650.66
Total Current Assets	14,800,569.49	8,911,265.88	23,711,835.37
Fixed Assets			
Sewer - Fixed Assets			
General Plant	12,804,938.52	0.00	12,804,938.52
Land	5,000.00	0.00	5,000.00
Other Capital Improv.			
Sewer-Original Cost	685,599.18	0.00	685,599.18
Other Cap. Improv.	2,564,810.39	0.00	2,564,810.39
Total Other Capital Improv.	3,250,409.57	0.00	3,250,409.57
Seal Cove Collection System	995,505.00	0.00	995,505.00
Sewage Collection Facility			
Collection Facility - Org. Cost	1,349,064.00	0.00	1,349,064.00
Collection Facility - Other	3,991,243.33	0.00	3,991,243.33
Total Sewage Collection Facility	5,340,307.33	0.00	5,340,307.33
Treatment Facility	244,539.84	0.00	244,539.84
Accumulated Depreciation	-12,019,396.00	0.00	-12,019,396.00
Total Sewer - Fixed Assets	10,621,304.26	0.00	10,621,304.26
Water - Fixed Assets			
General Plant	0.00	31,348,137.78	31,348,137.78
Land & Easements	0.00	734,500.00	734,500.00
Surface Water Rights	0.00	300,000.00	300,000.00
Water Meters	0.00	1,058,985.00	1,058,985.00
Fixed Assets - Other	0.00	48,171.78	48,171.78
Accumulated Depreciation	0.00	-17,883,097.00	-17,883,097.00
Total Water - Fixed Assets	0.00	15,606,697.56	15,606,697.56
Total Fixed Assets	10,621,304.26	15,606,697.56	26,228,001.82

Montara Water & Sanitary District Balance Sheet by Class

As of May 31, 2026

	Sewer	Water	TOTAL
Other Assets			
Sewer - Other Assets			
Def'd Amts Related to Pensions	73,148.00	0.00	73,148.00
Joint Power Authority			
SAM - Orig Collection Facility	981,592.00	0.00	981,592.00
SAM - Expansion	1,705,955.08	0.00	1,705,955.08
Total Joint Power Authority	2,687,547.08	0.00	2,687,547.08
Total Sewer - Other Assets	2,760,695.08	0.00	2,760,695.08
Water - Other Assets			
Def'd Amts Related to Pensions	0.00	162,816.00	162,816.00
Due from Sewer	0.00	870,786.62	870,786.62
Total Water - Other Assets	0.00	1,033,602.62	1,033,602.62
Total Other Assets	2,760,695.08	1,033,602.62	3,794,297.70
TOTAL ASSETS	28,182,568.83	25,551,566.06	53,734,134.89
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
Accounts Payable	58,108.80	162,889.96	220,998.76
Total Accounts Payable	58,108.80	162,889.96	220,998.76
Other Current Liabilities			
Water - Net Pension Liability	0.00	-39,185.00	-39,185.00
Sewer - Net Pension Liability	-17,604.00	0.00	-17,604.00
Sewer - Current Liabilities			
Accrued Time Off	22,189.48	0.00	22,189.48
Deposits Payable	54,818.27	0.00	54,818.27
PNC Equip. Loan - S/T	7,297.42	0.00	7,297.42
Total Sewer - Current Liabilities	84,305.17	0.00	84,305.17
Water - Current Liabilities			
Mainline Extension Deposits	0.00	8,449.00	8,449.00
Accrued Time Off	0.00	50,543.49	50,543.49
Construction Deposits Payable	0.00	-1,055.90	-1,055.90
Deposits Payable	0.00	-121,750.14	-121,750.14
PNC Equip. Loan - S/T	0.00	7,297.38	7,297.38
Temporary Construction Meter	0.00	73,837.21	73,837.21
Total Water - Current Liabilities	0.00	17,321.04	17,321.04
Payroll Liabilities			
Employee Benefits Payable	714.66	10,232.49	10,947.15
Total Payroll Liabilities	714.66	10,232.49	10,947.15
Total Other Current Liabilities	67,415.83	-11,631.47	55,784.36
Total Current Liabilities	125,524.63	151,258.49	276,783.12
Long Term Liabilities			
Sewer - Long Term Liabilities			
Deferred Inflows (Sewer Leases)	420,963.96	0.00	420,963.96
Due to Water Fund	870,786.62	0.00	870,786.62
Accrued Time Off	32,644.92	0.00	32,644.92
I-Bank Loan	525,667.50	0.00	525,667.50
PNC Equip. Loan - L/T	29,317.30	0.00	29,317.30
Total Sewer - Long Term Liabilities	1,879,380.30	0.00	1,879,380.30
Water - Long Term Liabilities			
2020 GO Bonds	0.00	2,514,536.33	2,514,536.33
Accrued Time Off	0.00	44,753.69	44,753.69
PNC Equip. Loan - L/T	0.00	29,317.37	29,317.37
SRF Loan Payable - X109	0.00	1,951,385.82	1,951,385.82
Total Water - Long Term Liabilities	0.00	4,539,993.21	4,539,993.21
Deferred Inflows (Pensions)			
Sewer	21,191.00	0.00	21,191.00
Water	0.00	47,170.00	47,170.00
Total Deferred Inflows (Pensions)	21,191.00	47,170.00	68,361.00
Total Long Term Liabilities	1,900,571.30	4,587,163.21	6,487,734.51
Total Liabilities	2,026,095.93	4,738,421.70	6,764,517.63
Equity			
Sewer - Equity Accounts			
Capital Assets Net	3,408,252.20	0.00	3,408,252.20
Fund Balance - Unrestricted	8,793,316.07	0.00	8,793,316.07
Retained Earnings	1,317,850.49	0.00	1,317,850.49
Total Sewer - Equity Accounts	13,519,418.76	0.00	13,519,418.76

Montara Water & Sanitary District Balance Sheet by Class

As of May 31, 2026

	Sewer	Water	TOTAL
Water - Equity Accounts			
Capital Assets Net	0.00	2,868,858.70	2,868,858.70
Restricted Debt Service	0.00	1,384,997.90	1,384,997.90
Unrestricted	0.00	-1,562,801.59	-1,562,801.59
Retained Earnings	0.00	-1,317,850.49	-1,317,850.49
Total Water - Equity Accounts	0.00	1,373,204.52	1,373,204.52
Equity Adjustment Account	9,441,252.63	16,254,951.00	25,696,203.63
Net Income	3,195,801.51	3,184,988.84	6,380,790.35
Total Equity	26,156,472.90	20,813,144.36	46,969,617.26
TOTAL LIABILITIES & EQUITY	28,182,568.83	25,551,566.06	53,734,134.89

YTD Cash Information	July	August	September	October	November	December	January	February	March	April	May	June	Target Reserves	\$ Over (Under) Targets	% Over/(Under) Targets
Sewer - Operations															
Wells Fargo Operating	807,928.62	431,664.43	1,170,893.09	746,222.67	451,963.25	5,633,897.42	5,099,321.96	5,129,868.35	615,184.42	3,548,149.57	2,879,711.02				
<i>Sewer Reserve Accounts</i>															
<i>LAIF</i>															
Capital Reserve	90,570.64	90,570.64	90,570.64	91,560.02	91,560.02	91,560.02	92,528.14	92,528.14	92,528.14	93,434.88	93,434.88				
Subtotal	90,570.64	90,570.64	90,570.64	91,560.02	91,560.02	91,560.02	92,528.14	92,528.14	92,528.14	93,434.88	93,434.88	-			
<i>CAMP</i>															
Capital Reserve	7,239,517.25	7,273,569.21	6,855,201.04	6,886,753.55	6,916,224.67	6,945,652.31	6,974,471.51	7,000,427.51	9,956,229.92	9,492,261.41	9,528,495.11				
Operating Reserve	1,864,915.00	1,864,915.00	1,864,915.00	1,864,915.00	1,864,915.00	1,864,915.00	1,864,915.00	1,864,915.00	1,864,915.00	1,864,915.00	1,864,915.00				
Subtotal	9,104,432.25	9,138,484.21	8,720,116.04	8,751,668.55	8,781,139.67	8,810,567.31	8,839,386.51	8,865,342.51	11,821,144.92	11,357,176.41	11,393,410.11	-			
Reserve Totals															
Capital Reserve	7,330,087.89	7,364,139.85	6,945,771.68	6,978,313.57	7,007,784.69	7,037,212.33	7,066,999.65	7,092,955.65	10,048,758.06	9,585,696.29	9,621,929.99	-	6,035,500.00	3,550,196.29	159%
Operating Reserve	1,864,915.00	1,864,915.00	1,864,915.00	1,864,915.00	1,864,915.00	1,864,915.00	1,864,915.00	1,864,915.00	1,864,915.00	1,864,915.00	1,864,915.00	-	1,864,915.00	-	100%
Total Reserves	9,195,002.89	9,229,054.85	8,810,686.68	8,843,228.57	8,872,699.69	8,902,127.33	8,931,914.65	8,957,870.65	11,913,673.06	11,450,611.29	11,486,844.99	-			
Water Operations															
Wells Fargo Operating	58,999.22	79,940.50	100,985.86	29,727.61	52,179.91	74,326.48	95,697.21	21,249.54	41,215.40	61,425.94	61,410.10				
Tri Counties Bank Operating											19,221.68				
Water - Reserve Accounts															
<i>CAMP - Reserve Funds</i>															
Capital Reserve	5,228,508.26	5,252,767.10	4,975,353.21	4,997,906.09	5,018,971.25	5,040,005.33	5,060,604.51	5,175,243.72	6,372,822.18	5,895,822.11	5,918,644.08		9,430,147.00	(3,534,324.89)	63%
Operating Reserve	1,257,549.00	1,257,549.00	1,257,549.00	1,257,549.00	1,257,549.00	1,257,549.00	1,257,549.00	1,257,549.00	1,257,549.00	1,257,549.00	1,257,549.00		1,257,549.00	-	100%
Subtotal	6,486,057.26	6,510,316.10	6,232,902.21	6,255,455.09	6,276,520.25	6,297,554.33	6,318,153.51	6,432,792.72	7,630,371.18	7,153,371.11	7,176,193.08	-			
Water - Restricted Accounts															
<i>JP Morgan Chase</i>															
2020 GO Bond Fund	1,177,738.40	685,965.60	687,961.34	688,023.55	694,196.49	694,196.49	1,142,910.63	744,786.06	745,271.77	767,123.75	1,065,131.29				
Subtotal	1,177,738.40	685,965.60	687,961.34	688,023.55	694,196.49	694,196.49	1,142,910.63	744,786.06	745,271.77	767,123.75	1,065,131.29	-			
Total Cash & Equivalents	17,725,726.39	16,936,941.48	17,003,429.18	16,562,657.49	16,347,559.59	21,602,102.05	21,587,997.96	21,286,567.32	20,945,715.83	22,980,681.66	22,688,512.16	-			

Montara Water & Sanitary District
Revenue & Expenditures Budget vs. Actual - Sewer
July 2025 through June 2026

												TOTAL				
	Jul 25	Aug 25	Sep 25	Oct 25	Nov 25	Dec 25	Jan 26	Feb 26	Mar 26	Apr 26	May 26	Jun 26	Jul '25 - Jun 26	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense																
Income																
4220 · Cell Tower Lease	8,057.10	8,057.10	8,057.10	8,057.10	8,057.10	8,057.10	8,057.10	8,057.10	8,057.10	8,057.10	8,057.10		88,628.10	94,000.00	-5,371.90	94.29%
4400 · Fees																
4410 · Administrative Fee (New Constr)	654.00					36,477.00		654.00					37,785.00	6,000.00	31,785.00	629.75%
4420 · Administrative Fee (Remodel)			654.00						654.00				1,308.00	100.00	1,208.00	1,308.0%
4430 · Inspection Fee (New Constr)	619.00							619.00					1,238.00	6,000.00	-4,762.00	20.63%
4440 · Inspection Fee (Remodel)			619.00							1,238.00			1,857.00	1,100.00	757.00	168.82%
4460 · Remodel Fees	1,113.00	601.00		143.00	459.00	286.00	918.00	459.00		2,226.00			6,205.00	10,000.00	-3,795.00	62.05%
Total 4400 · Fees	2,386.00	601.00	1,273.00	143.00	459.00	36,763.00	918.00	1,732.00		4,118.00			48,393.00	23,200.00	25,193.00	208.59%
4510 · Grants	21,793.81	45,586.00		8,078.58	64,937.13	78,583.26		78,690.18	130,998.95	47,353.64	14,886.36		490,907.91			
4610 · Property Tax Receipts			112,535.65	-7,417.18	32,364.68	163,922.65	120,168.50	26,136.97	18,695.61	100,083.86	2,012.68		568,503.42	400,000.00	168,503.42	142.13%
4710 · Sewer Service Charges		1,562.77				2,269,703.46	710.35	307,863.75	227,439.18	1,278,995.71			4,086,275.22	4,512,531.00	-426,255.78	90.55%
4720 · Sewer Service Refunds, Customer	-2,392.26			-9,965.56		-4,111.90	-266.64			-2,507.25			-19,243.61	-35,000.00	15,756.39	54.98%
4760 · Waste Collection Revenues	1,163.06	4,296.03	1,147.86	3,618.33	1,297.55	3,583.49	1,636.64	3,800.93	1,405.16	4,426.72	1,239.51		27,615.28	32,000.00	-4,384.72	86.3%
4990 · Other Revenue	11.40	31.71	51,805.20	11.40	31.94	118.44		47.97	2,143.01	86.08	15,053.33		69,340.48			
Total Income	31,019.11	60,134.61	174,818.81	2,525.67	107,147.40	2,556,619.50	131,223.95	426,328.90	388,739.01	1,440,613.86	41,248.98		5,360,419.80	5,026,731.00	333,688.80	106.64%
Gross Profit	31,019.11	60,134.61	174,818.81	2,525.67	107,147.40	2,556,619.50	131,223.95	426,328.90	388,739.01	1,440,613.86	41,248.98		5,360,419.80	5,026,731.00	333,688.80	106.64%
Expense																
5000 · Administrative																
5190 · Bank Fees	1,393.03	392.61	420.39	345.48	458.38	482.65	407.11	363.17	402.29	386.01	468.14		5,519.26	6,000.00	-480.74	91.99%
5200 · Board of Directors																
5210 · Board Meetings		400.00	200.00	1,450.00	532.68	200.00	200.00	400.00	400.00	200.00	200.00		4,182.68	4,000.00	182.68	104.57%
5220 · Director Fees		750.00	600.00	675.00	375.00		1,125.00	375.00		750.00			4,650.00	10,000.00	-5,350.00	46.5%
5230 · Election Expenses																
Total 5200 · Board of Directors		1,150.00	800.00	2,125.00	907.68	200.00	1,325.00	775.00	400.00	950.00	200.00		8,832.68	14,000.00	-5,167.32	63.09%
5250 · Conference Attendance				960.28						983.75	445.00		2,389.03	10,000.00	-7,610.97	23.89%
5270 · Information Systems		2,335.33	800.00	932.50	1,047.25	2,216.75	626.25	728.00	487.50	1,604.25	881.25		11,659.08	10,000.00	1,659.08	116.59%
5300 · Insurance																
5310 · Fidelity Bond														500.00	-500.00	
5320 · Property & Liability Insurance	14,488.01												14,488.01	14,325.00	163.01	101.14%
Total 5300 · Insurance	14,488.01												14,488.01	14,825.00	-336.99	97.73%
5350 · LAFCO Assessment														4,200.00	-4,200.00	
5400 · Legal																
5430 · General Legal	7,045.42	78.00	9,620.86	8,530.50	21,783.23	4,321.50	28,292.83	6,891.75	20,044.97	7,816.09			114,425.15	200,000.00	-85,574.85	57.21%
5440 · Litigation	97,887.53	17,055.85	8,661.41		21,131.29	881.25	2,343.75	15,891.45	13,628.59	11,323.36			188,804.48			
Total 5400 · Legal	104,932.95	17,133.85	18,282.27	8,530.50	42,914.52	5,202.75	30,636.58	22,783.20	33,673.56	19,139.45			303,229.63	200,000.00	103,229.63	151.62%
5510 · Maintenance, Office		327.50	130.00	130.00	195.00	130.00		130.00			455.00		1,497.50	10,000.00	-8,502.50	14.98%
5530 · Memberships			0.49	4,832.50									4,832.99	5,000.00	-167.01	96.66%
5540 · Office Supplies	290.96	171.24	252.76	632.29	284.29	425.72	351.77	224.25	1,268.47	226.25	692.06		4,820.06	8,500.00	-3,679.94	56.71%
5550 · Postage		338.54		970.60		338.54		345.68		345.68			2,339.04	3,000.00	-660.96	77.97%

Montara Water & Sanitary District
Revenue & Expenditures Budget vs. Actual - Sewer
July 2025 through June 2026

												TOTAL				
	Jul 25	Aug 25	Sep 25	Oct 25	Nov 25	Dec 25	Jan 26	Feb 26	Mar 26	Apr 26	May 26	Jun 26	Jul '25 - Jun 26	Budget	\$ Over Budget	% of Budget
5560 · Printing & Publishing	17.45	198.30	117.92	1,485.08	83.90	160.95	74.64	206.06	66.02	186.44	1,672.35		4,269.11	4,500.00	-230.89	94.87%
5600 · Professional Services																
5610 · Accounting	7,095.00	6,850.00	9,062.50	6,385.00	6,147.50	5,557.50	5,747.50	5,250.00	2,740.00	4,875.00	4,815.00		64,525.00	60,000.00	4,525.00	107.54%
5620 · Audit			2,500.00	12,487.50									14,987.50	15,388.00	-400.50	97.4%
5630 · Consulting	3,932.01	4,046.41	4,766.93	10,996.29	5,084.11	2,254.73	660.73	2,473.95	7,339.95	2,363.80	3,335.50		47,254.41	65,000.00	-17,745.59	72.7%
5640 · Data Services	1,199.50	9,650.67											10,850.17	11,000.00	-149.83	98.64%
5650 · Labor & HR Support	213.50	213.50	213.50	213.50	213.50	213.50	213.50	213.50	213.50	213.50	213.50		2,348.50	3,000.00	-651.50	78.28%
5660 · Payroll Services	196.33	101.08	99.50	96.33	97.92	97.92	132.14	180.57	97.92	97.92	97.92		1,295.55	1,300.00	-4.45	99.66%
Total 5600 · Professional Services	12,636.34	20,861.66	16,642.43	30,178.62	11,543.03	8,123.65	6,753.87	8,118.02	10,391.37	7,550.22	8,461.92		141,261.13	155,688.00	-14,426.87	90.73%
5710 · San Mateo Co. Tax Roll Charges				119.00									119.00	150.00	-31.00	79.33%
5720 · Telephone & Internet	2,822.63	2,390.15	2,738.28	5,078.32	435.65	5,911.58	3,167.85	528.88	5,921.10	2,832.78	3,352.65		35,179.87	35,000.00	179.87	100.51%
5730 · Mileage Reimbursement	8.18		42.23		24.29		292.69			32.75	360.21		760.35	2,000.00	-1,239.65	38.02%
5740 · Reference Materials	49.50								9.98	9.98	9.98		79.44	200.00	-120.56	39.72%
5790 · Other Administrative	1,976.47	500.00			2,587.88		5,800.73						10,865.08			
5800 · Labor																
5810 · CalPERS 457 Deferred Plan	3,010.04	4,862.25	2,441.10	2,052.34	2,031.51	1,662.11	2,048.24	1,838.15	1,971.57	1,936.35	979.66		24,833.32	24,643.00	190.32	100.77%
5820 · Employee Benefits	5,042.24	5,042.24	4,959.04	5,125.44	5,042.24	5,301.98	5,301.98	5,301.98	5,301.98	160.89	21,763.07		68,343.08	77,151.00	-8,807.92	88.58%
5830 · Disability Insurance	319.14		324.08	162.04	162.04	162.04	131.94	131.94	131.94	131.94	131.94		1,789.04	2,315.00	-525.96	77.28%
5840 · Payroll Taxes	3,335.81	1,562.50	2,118.41	1,408.39	971.68	1,066.21	2,285.54	2,054.22	2,197.55	2,160.01	1,098.40		20,258.72	27,416.00	-7,157.28	73.89%
5850 · PARS	3,818.36	1,368.32	1,433.48	1,576.33	871.00	821.58	2,321.70	2,189.64	2,321.70	2,321.70	1,160.85		20,204.66	28,472.00	-8,267.34	70.96%
5900 · Wages																
5910 · Management	24,734.88	10,234.88	12,734.88	10,234.88	10,234.88	10,309.88	10,234.88	10,234.88	10,234.88	10,234.88	5,111.19		124,534.99	136,948.00	-12,413.01	90.94%
5920 · Staff	17,897.19	16,371.89	21,212.29	18,893.31	18,264.59	18,417.95	17,390.05	15,788.09	17,322.55	17,335.05	8,750.28		187,643.24	198,159.00	-10,515.76	94.69%
5930 · Staff Certification	175.00	175.00	4,000.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	300.00		8,850.00	21,600.00	-12,750.00	40.97%
5940 · Staff Overtime	798.44	393.75	65.62	262.50	437.49	240.62	1,651.56	229.68	568.75	65.63	196.87		4,910.91	1,539.00	3,371.91	319.1%
5950 · Staff Standby														128.00	-128.00	
Total 5900 · Wages	43,605.51	27,175.52	38,012.79	29,990.69	29,536.96	29,568.45	29,876.49	26,852.65	28,726.18	28,235.56	14,358.34		325,939.14	358,374.00	-32,434.86	90.95%
5960 · Worker's Comp Insurance			1,208.29			1,206.68			1,203.50				3,618.47	6,127.00	-2,508.53	59.06%
Total 5800 · Labor	59,131.10	40,010.83	50,497.19	40,315.23	38,615.43	39,789.05	41,965.89	38,368.58	41,854.42	34,946.45	39,492.26		464,986.43	524,498.00	-59,511.57	88.65%
Total 5000 · Administrative	197,746.62	85,810.01	90,723.96	96,635.40	99,097.30	62,981.64	91,402.38	72,570.84	94,474.71	69,194.01	56,490.82		1,017,127.69	1,007,561.00	9,566.69	100.95%
6000 · Operations																
6170 · Claims, Property Damage	305.10												305.10	10,000.00	-9,694.90	3.05%
6195 · Education & Training									8,372.50	750.36			9,122.86	5,000.00	4,122.86	182.46%
6200 · Engineering																
6220 · General Engineering	6,507.25	3,569.00	5,304.00	9,933.50	11,834.00	7,751.50	3,878.50	5,164.00	4,604.00	3,420.00	5,848.00		67,813.75	65,000.00	2,813.75	104.33%
Total 6200 · Engineering	6,507.25	3,569.00	5,304.00	9,933.50	11,834.00	7,751.50	3,878.50	5,164.00	4,604.00	3,420.00	5,848.00		67,813.75	65,000.00	2,813.75	104.33%
6330 · Facilities																
6335 · Alarm Services	709.74	430.08	582.72	557.10	430.08	430.08	709.74		582.72	557.10	4,302.66		9,292.02	6,500.00	2,792.02	142.95%
6337 · Landscaping							4,550.00				100.00		4,650.00	6,000.00	-1,350.00	77.5%
Total 6330 · Facilities	709.74	430.08	582.72	557.10	430.08	430.08	5,259.74		582.72	557.10	4,402.66		13,942.02	12,500.00	1,442.02	111.54%
6400 · Pumping																

Montara Water & Sanitary District
Revenue & Expenditures Budget vs. Actual - Sewer
July 2025 through June 2026

												TOTAL				
	Jul 25	Aug 25	Sep 25	Oct 25	Nov 25	Dec 25	Jan 26	Feb 26	Mar 26	Apr 26	May 26	Jun 26	Jul '25 - Jun 26	Budget	\$ Over Budget	% of Budget
6410 · Pumping Fuel & Electricity	4,154.27	3,651.25	4,151.76	3,004.89	3,034.90	3,554.76	20,835.79	3,807.40	4,630.55	3,156.44	3,423.45		57,405.46	63,000.00	-5,594.54	91.12%
6420 · Pumping Maintenance, Generators			3,056.00		1,261.00	621.00							4,938.00	10,000.00	-5,062.00	49.38%
Total 6400 · Pumping	4,154.27	3,651.25	7,207.76	3,004.89	4,295.90	4,175.76	20,835.79	3,807.40	4,630.55	3,156.44	3,423.45		62,343.46	73,000.00	-10,656.54	85.4%
6600 · Collection/Transmission																
6660 · Maintenance, Collection System														10,000.00	-10,000.00	
6665 · Meters - Sewer			139.36		67.80	77.48	3,244.22	77.48	77.48	688.18	1,747.78		6,119.78	5,000.00	1,119.78	122.4%
Total 6600 · Collection/Transmission			139.36		67.80	77.48	3,244.22	77.48	77.48	688.18	1,747.78		6,119.78	15,000.00	-8,880.22	40.8%
6770 · Uniforms														200.00	-200.00	
6800 · Vehicles																
6810 · Fuel	213.78	192.47	217.88	176.81	279.33	222.14	305.30	259.64	380.87	291.15	335.13		2,874.50	3,500.00	-625.50	82.13%
6820 · Truck Equipment, Expensed		76.70	1.97		54.46	22.28	25.31						447.52	500.00	-52.48	89.5%
6830 · Truck Repairs	76.03							329.72	28.51				434.26	1,500.00	-1,065.74	28.95%
Total 6800 · Vehicles	289.81	269.17	219.85	176.81	333.79	244.42	330.61	589.36	409.38	291.15	601.93		3,756.28	5,500.00	-1,743.72	68.3%
6900 · Sewer Authority Midcoastside																
6910 · SAM Collections	21,762.92	21,762.92	21,762.92	21,762.92	21,762.92	21,762.92	21,762.92	21,762.92	21,762.92	21,762.92	21,762.92		239,392.12	261,155.00	-21,762.88	91.67%
6920 · SAM Operations	173,326.25	173,326.25	173,326.25	173,326.25	173,326.25	173,326.25	173,326.25	173,326.25	173,326.25	173,326.25	173,326.25		1,906,588.75	2,079,915.00	-173,326.25	91.67%
6930 · SAM Prior Year Adjustment			21,793.81	8,078.58					78,583.26	130,998.95			239,454.60			
6940 · SAM Maintenance, Collection Sys	8,705.00								9,305.15	2,847.26			20,857.41	45,000.00	-24,142.59	46.35%
6950 · SAM Maintenance, Pumping			14,174.75	2,318.84	20,350.00	8,067.63	274.68		66.99	9,600.00	21,538.75		76,391.64	130,000.00	-53,608.36	58.76%
6960 · SAM NDWSCP					3,822.70	5,101.30					348.00		9,272.00	20,000.00	-10,728.00	46.36%
Total 6900 · Sewer Authority Midcoastside	203,794.17	195,089.17	231,057.73	205,486.59	219,261.87	208,258.10	195,363.85	282,977.58	329,002.37	204,689.17	216,975.92		2,491,956.52	2,536,070.00	-44,113.48	98.26%
Total 6000 · Operations	215,760.34	203,008.67	244,511.42	219,158.89	236,223.44	220,937.34	228,912.71	292,615.82	347,679.00	213,552.40	232,999.74		2,655,359.77	2,722,270.00	-66,910.23	97.54%
Total Expense	413,506.96	288,818.68	335,235.38	315,794.29	335,320.74	283,918.98	320,315.09	365,186.66	442,153.71	282,746.41	289,490.56		3,672,487.46	3,729,831.00	-57,343.54	98.46%
Net Ordinary Income	-382,487.85	-228,684.07	-160,416.57	-313,268.62	-228,173.34	2,272,700.52	-189,091.14	61,142.24	-53,414.70	1,157,867.45	-248,241.58		1,687,932.34	1,296,900.00	391,032.34	130.15%
Other Income/Expense																
Other Income																
7000 · Capital Account Revenues																
7100 · Connection Fees																
7110 · Connection Fees (New Constr)		74,832.00			5,744.00	1,317,477.00							1,398,053.00	210,000.00	1,188,053.00	665.74%
7120 · Connection Fees (Remodel)						15,340.00	15,340.00						30,680.00	60,000.00	-29,320.00	51.13%
7152 · Connection Fee Refunds														-20,000.00	20,000.00	
7153 · Add'l Fixture Units (New Const)		10,738.00				22,185.00		2,682.00		4,077.00			39,682.00	50,000.00	-10,318.00	79.36%
7155 · Add'l Fixture Units (Remodel)		6,136.00	5,736.00	16,049.00				9,204.00		10,738.00	17,903.50		65,766.50	115,000.00	-49,233.50	57.19%
7157 · Fixture Fee Refunds					-1,481.25			-3,147.50					-4,628.75			
7170 · Mainline Ext. Pass Thru		5,000.00											5,000.00			
Total 7100 · Connection Fees		96,706.00	5,736.00	16,049.00	4,262.75	1,355,002.00	15,340.00	8,738.50		14,815.00	17,903.50		1,534,552.75	415,000.00	1,119,552.75	369.77%
7200 · Interest Income																
7205 · CAMP Interest Earnings	33,985.56	34,051.96	31,631.83	31,552.51	29,471.12	29,427.64	28,819.20	25,956.00	34,341.27	36,031.49	36,233.70		351,502.28	250,000.00	101,502.28	140.6%
7210 · LAIF Interest Earnings	981.54			989.38			968.12			906.74			3,845.78	4,000.00	-154.22	96.15%
7200 · Interest Income - Other																
Total 7200 · Interest Income	34,967.10	34,051.96	31,631.83	32,541.89	29,471.12	29,427.64	29,787.32	25,956.00	34,341.27	36,938.23	36,233.70		355,348.06	254,000.00	101,348.06	139.9%

Montara Water & Sanitary District
Revenue & Expenditures Budget vs. Actual - Sewer
July 2025 through June 2026

												TOTAL				
	Jul 25	Aug 25	Sep 25	Oct 25	Nov 25	Dec 25	Jan 26	Feb 26	Mar 26	Apr 26	May 26	Jun 26	Jul '25 - Jun 26	Budget	\$ Over Budget	% of Budget
Total 7000 · Capital Account Revenues	34,967.10	130,757.96	37,367.83	48,590.89	33,733.87	1,384,429.64	45,127.32	34,694.50	34,341.27	51,753.23	54,137.20		1,889,900.81	669,000.00	1,220,900.81	282.5%
Total Other Income	34,967.10	130,757.96	37,367.83	48,590.89	33,733.87	1,384,429.64	45,127.32	34,694.50	34,341.27	51,753.23	54,137.20		1,889,900.81	669,000.00	1,220,900.81	282.5%
Other Expense																
8000 · Capital Improvement Program																
8075 · Sewer	22,985.50	24,792.50	41,448.35	36,738.36	36,606.38	32,273.50	37,597.00	7,467.00	102,094.09	15,677.00	12,888.00		370,567.68	4,070,510.00	-3,699,942.32	9.1%
Total 8000 · Capital Improvement Program	22,985.50	24,792.50	41,448.35	36,738.36	36,606.38	32,273.50	37,597.00	7,467.00	102,094.09	15,677.00	12,888.00		370,567.68	4,070,510.00	-3,699,942.32	9.1%
9000 · Capital Account Expenses																
9125 · PNC Equipment Lease Interest	142.28	267.10	249.59	232.04	214.45	196.82	179.15	161.42	143.66	125.85	108.00		2,020.36	2,253.00	-232.64	89.67%
9200 · I-Bank Loan	1,427.17						8,016.43						9,443.60	16,579.00	-7,135.40	56.96%
Total 9000 · Capital Account Expenses	1,569.45	267.10	249.59	232.04	214.45	196.82	8,195.58	161.42	143.66	125.85	108.00		11,463.96	18,832.00	-7,368.04	60.88%
Total Other Expense	24,554.95	25,059.60	41,697.94	36,970.40	36,820.83	32,470.32	45,792.58	7,628.42	102,237.75	15,802.85	12,996.00		382,031.64	4,089,342.00	-3,707,310.36	9.34%
Net Other Income	10,412.15	105,698.36	-4,330.11	11,620.49	-3,086.96	1,351,959.32	-665.26	27,066.08	-67,896.48	35,950.38	41,141.20		1,507,869.17	-3,420,342.00	4,928,211.17	-44.09%
Net Income	-372,075.70	-122,985.71	-164,746.68	-301,648.13	-231,260.30	3,624,659.84	-189,756.40	88,208.32	-121,311.18	1,193,817.83	-207,100.38		3,195,801.51	-2,123,442.00	5,319,243.51	-150.5%

Montara Water & Sanitary District
Revenue & Expenditures Budget vs. Actual - Water
July 2025 through June 2026

													TOTAL			
	Jul 25	Aug 25	Sep 25	Oct 25	Nov 25	Dec 25	Jan 26	Feb 26	Mar 26	Apr 26	May 26	Jun 26	Jul '25 - Jun 26	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense																
Income																
4400 · Fees																
4410 · Administrative Fee (New Constr)	654.00							654.00					1,308.00	7,500.00	-6,192.00	17.44%
4420 · Administrative Fee (Remodel)														600.00	-600.00	
4430 · Inspection Fee (New Constr)	619.00							619.00					1,238.00	7,500.00	-6,262.00	16.51%
4440 · Inspection Fee (Remodel)																
Total 4400 · Fees	1,273.00							1,273.00					2,546.00	15,600.00	-13,054.00	16.32%
4510 · Grants		136.00								67,846.98			67,982.98			
4610 · Property Tax Receipts			112,535.65	-7,417.18	32,364.66	163,922.64	120,168.49	26,136.97	18,695.60	100,083.86	2,012.66		568,503.35	400,000.00	168,503.35	142.13%
4740 · Testing, Backflow	3,432.00		7,975.00	1,001.00	2,002.00	9,867.00	143.00	1,144.00	6,149.00	2,860.00	1,716.00		36,289.00	22,500.00	13,789.00	161.28%
4760 · Waste Collection Revenues																
4810 · Water Sales, Domestic	234,197.81	174,489.70	217,165.84	150,780.25	177,997.10	164,595.52	222,998.95	103,532.71	222,907.56	139,831.50	215,683.63		2,024,180.57	2,100,000.00	-75,819.43	96.39%
4850 · Water Sales Refunds, Customer	-3,086.24	-633.19	-6,294.30					-1,410.55					-11,424.28	-16,000.00	4,575.72	71.4%
4990 · Other Revenue		31.72			2,397.80	118.45		47.96	2,143.01				4,738.94			
Total Income	235,816.57	174,024.23	331,382.19	144,364.07	214,761.56	338,503.61	343,310.44	130,724.09	249,895.17	310,622.34	219,412.29		2,692,816.56	2,522,100.00	170,716.56	106.77%
Gross Profit	235,816.57	174,024.23	331,382.19	144,364.07	214,761.56	338,503.61	343,310.44	130,724.09	249,895.17	310,622.34	219,412.29		2,692,816.56	2,522,100.00	170,716.56	106.77%
Expense																
5000 · Administrative																
5190 · Bank Fees	1,393.03	392.62	420.39	345.48	458.38	482.65	407.12	363.17	402.29	386.01	468.15		5,519.29	6,000.00	-480.71	91.99%
5200 · Board of Directors																
5210 · Board Meetings		400.00	200.00	1,450.00	532.68	200.00	200.00	400.00	400.00	200.00	200.00		4,182.68	4,000.00	182.68	104.57%
5220 · Director Fees		750.00	600.00	675.00	375.00		1,125.00	375.00		750.00			4,650.00	10,000.00	-5,350.00	46.5%
5230 · Election Expenses																
Total 5200 · Board of Directors		1,150.00	800.00	2,125.00	907.68	200.00	1,325.00	775.00	400.00	950.00	200.00		8,832.68	14,000.00	-5,167.32	63.09%
5240 · CDPH Fees					3,945.00	16,821.76							20,766.76	23,000.00	-2,233.24	90.29%
5250 · Conference Attendance	665.16	990.00	1,569.15	960.27					1,285.00	290.45	445.00		6,205.03	15,000.00	-8,794.97	41.37%
5270 · Information Systems		2,335.32	800.00	932.50	1,047.25	2,216.75	626.25	728.00	487.50	1,604.25	881.25		11,659.07	10,000.00	1,659.07	116.59%
5300 · Insurance																
5310 · Fidelity Bond														500.00	-500.00	
5320 · Property & Liability Insurance	12,622.01												12,622.01	16,350.00	-3,727.99	77.2%
Total 5300 · Insurance	12,622.01												12,622.01	16,850.00	-4,227.99	74.91%
5350 · LAFCO Assessment														5,500.00	-5,500.00	
5400 · Legal																
5430 · General Legal	7,045.42	10,566.00	9,620.85	8,530.50	21,783.22	4,321.50	28,292.83	6,891.75	20,044.96	7,816.08			124,913.11	75,000.00	49,913.11	166.55%
Total 5400 · Legal	7,045.42	10,566.00	9,620.85	8,530.50	21,783.22	4,321.50	28,292.83	6,891.75	20,044.96	7,816.08			124,913.11	75,000.00	49,913.11	166.55%
5510 · Maintenance, Office		327.50	795.95	1,658.74	1,842.50	566.56	587.19	1,001.85	395.00	413.78	455.00		8,044.07	10,000.00	-1,955.93	80.44%
5530 · Memberships	525.00		0.50	4,832.50	21,320.00		1,042.00						27,720.00	28,500.00	-780.00	97.26%
5540 · Office Supplies	290.95	204.76	252.74	632.28	284.28	425.71	351.76	224.22	1,268.45	226.24	692.05		4,853.44	8,500.00	-3,646.56	57.1%
5550 · Postage	550.54	2,018.29	1,810.88	3,319.40	1,884.37	2,992.66	1,554.62	2,288.58	1,702.66	2,521.73	1,471.44		22,115.17	25,000.00	-2,884.83	88.46%
5560 · Printing & Publishing	1,646.76	198.30	117.90	1,485.08	336.65	160.96	74.63	311.50	66.01	186.43	1,672.34		6,256.56	7,000.00	-743.44	89.38%

Montara Water & Sanitary District
Revenue & Expenditures Budget vs. Actual - Water
July 2025 through June 2026

													TOTAL			
	Jul 25	Aug 25	Sep 25	Oct 25	Nov 25	Dec 25	Jan 26	Feb 26	Mar 26	Apr 26	May 26	Jun 26	Jul '25 - Jun 26	Budget	\$ Over Budget	% of Budget
5600 · Professional Services																
5610 · Accounting	7,095.00	6,850.00	9,062.50	6,385.00	6,147.50	5,557.50	5,747.50	5,250.00	2,740.00	4,875.00	4,815.00		64,525.00	60,000.00	4,525.00	107.54%
5620 · Audit			2,500.00	12,487.50									14,987.50	15,388.00	-400.50	97.4%
5630 · Consulting	3,932.00	4,046.40	4,766.93	10,996.29	5,084.11	2,254.73	8,127.78	2,473.94	7,339.95	2,363.80	3,335.50		54,721.43	65,000.00	-10,278.57	84.19%
5640 · Data Services	1,199.50												1,199.50	13,000.00	-11,800.50	9.23%
5650 · Labor & HR Support	213.50	213.50	213.50	213.50	213.50	213.50	213.50	213.50	213.50	213.50	213.50		2,348.50	3,000.00	-651.50	78.28%
5660 · Payroll Services	196.33	101.10	99.51	96.33	97.92	97.92	132.14	180.57	97.92	97.92	97.92		1,295.58	1,300.00	-4.42	99.66%
Total 5600 · Professional Services	12,636.33	11,211.00	16,642.44	30,178.62	11,543.03	8,123.65	14,220.92	8,118.01	10,391.37	7,550.22	8,461.92		139,077.51	157,688.00	-18,610.49	88.2%
5710 · San Mateo Co. Tax Roll Charges				119.00									119.00	150.00	-31.00	79.33%
5720 · Telephone & Internet	3,496.53	3,804.48	3,917.03	6,196.86	1,554.42	6,485.13	4,797.63	1,385.25	7,388.44	4,148.55	4,991.80		48,166.12	43,000.00	5,166.12	112.01%
5730 · Mileage Reimbursement	403.18	16.00	42.23		24.28	63.40	428.34		364.78	32.75	750.98		2,125.94	3,500.00	-1,374.06	60.74%
5740 · Reference Materials	49.50								9.98	9.98	9.98		79.44	500.00	-420.56	15.89%
5790 · Other Administrative	1,976.46	500.00			32.00			470.11		204.40			3,182.97			
5800 · Labor																
5810 · CalPERS 457 Deferred Plan	5,393.06	7,227.11	5,631.88	4,428.78	4,277.35	4,566.37	5,037.46	4,380.37	4,924.78	4,837.69	2,444.16		53,149.01	93,350.00	-40,200.99	56.94%
5820 · Employee Benefits	17,177.51	10,130.70	15,480.56	15,832.10	15,709.91	16,724.93	17,144.91	16,934.92	16,934.92	473.83	22,076.01		164,620.30	189,574.00	-24,953.70	86.84%
5830 · Disability Insurance	680.64		692.92	346.46	346.46	346.46	282.10	282.10	282.10	282.10	282.10		3,823.44	5,436.00	-1,612.56	70.34%
5840 · Payroll Taxes	6,246.03	4,440.32	5,863.01	4,148.80	3,698.49	4,433.42	5,552.76	4,832.94	5,417.05	5,331.22	2,698.94		52,662.98	64,375.00	-11,712.02	81.81%
5850 · PARS	6,113.11	3,710.14	3,532.38	3,692.95	2,777.84	3,022.85	4,716.73	4,449.00	4,963.61	5,093.70	2,546.85		44,619.16	57,197.00	-12,577.84	78.01%
5900 · Wages																
5910 · Management	24,734.88	10,234.88	12,734.88	10,234.88	10,234.88	10,309.88	10,234.88	10,234.88	10,234.88	10,234.88	5,111.19		124,534.99	136,948.00	-12,413.01	90.94%
5920 · Staff	48,208.80	47,247.86	56,320.26	45,187.85	43,720.80	52,368.01	48,926.54	42,083.03	49,583.19	49,549.18	24,854.85		508,050.37	569,968.00	-61,917.63	89.14%
5930 · Staff Certification	775.00	875.00	11,550.00	2,350.00	2,600.00	2,600.00	2,600.00	2,600.00	2,600.00	2,600.00	1,300.00		32,450.00	55,200.00	-22,750.00	58.79%
5940 · Staff Overtime	4,746.74	4,529.28	3,607.14	4,320.04	4,905.72	4,586.01	8,063.58	4,777.41	5,272.67	3,704.46	2,333.97		50,847.02	59,138.00	-8,290.98	85.98%
5950 · Staff Standby	3,181.47	1,906.81	2,749.27	3,720.00	3,720.00	3,720.00	2,760.00	3,480.00	3,120.00	3,600.00	1,680.00		33,637.55	20,253.00	13,384.55	166.09%
Total 5900 · Wages	81,646.89	64,793.83	86,961.55	65,812.77	65,181.40	73,583.90	72,585.00	63,175.32	70,810.74	69,688.52	35,280.01		749,519.93	841,507.00	-91,987.07	89.07%
5960 · Worker's Comp Insurance			6,373.56			6,622.30			6,279.92				19,275.78	26,871.00	-7,595.22	71.74%
Total 5800 · Labor	117,257.24	90,302.10	124,535.86	94,261.86	91,991.45	109,300.23	105,318.96	94,054.65	109,613.12	85,707.06	65,328.07		1,087,670.60	1,278,310.00	-190,639.40	85.09%
Total 5000 · Administrative	160,558.11	124,016.37	161,325.92	155,578.09	158,954.51	152,160.96	159,027.25	116,612.09	153,819.56	112,047.93	85,827.98		1,539,928.77	1,727,498.00	-187,569.23	89.14%
6000 · Operations																
6160 · Backflow Prevention		38.30											38.30	1,100.00	-1,061.70	3.48%
6170 · Claims, Property Damage													10,000.00		-10,000.00	
6180 · Communications																
6185 · SCADA Maintenance					2,578.94	803.27		4,107.63	3,807.50	240.00			11,537.34	25,000.00	-13,462.66	46.15%
6180 · Communications - Other																
Total 6180 · Communications					2,578.94	803.27		4,107.63	3,807.50	240.00			11,537.34	25,000.00	-13,462.66	46.15%
6195 · Education & Training	499.00	110.00	195.00	102.75			559.99	2,367.83	22,098.28	355.00	270.84		26,558.69	16,000.00	10,558.69	165.99%
6200 · Engineering																
6220 · General Engineering	209.97			52.48				226.50	-84.17				404.78	10,000.00	-9,595.22	4.05%
6230 · Water Quality Engineering	29,385.00	20,770.00	43,333.07	49,229.20	33,650.00	21,993.75	33,705.35	53,308.65	49,051.16	66,181.02	54,201.40		454,808.60	200,000.00	254,808.60	227.4%
Total 6200 · Engineering	29,594.97	20,770.00	43,333.07	49,281.68	33,650.00	21,993.75	33,705.35	53,535.15	48,966.99	66,181.02	54,201.40		455,213.38	210,000.00	245,213.38	216.77%

Montara Water & Sanitary District
Revenue & Expenditures Budget vs. Actual - Water
July 2025 through June 2026

												TOTAL				
	Jul 25	Aug 25	Sep 25	Oct 25	Nov 25	Dec 25	Jan 26	Feb 26	Mar 26	Apr 26	May 26	Jun 26	Jul '25 - Jun 26	Budget	\$ Over Budget	% of Budget
6320 · Equipment & Tools, Expensed	934.92	356.71	1,210.35	271.69	194.47	991.51	249.56	250.66	383.76	1,574.42	707.02		7,125.07	11,000.00	-3,874.93	64.77%
6330 · Facilities																
6335 · Alarm Services	279.66		152.64	127.02			279.66	430.08	152.64	127.02	3,872.59		5,421.31	2,000.00	3,421.31	271.07%
6337 · Landscaping		860.00	1,065.00	1,925.00		6,564.00	5,615.00	860.00	1,065.00	1,925.00	100.00		19,979.00	20,000.00	-21.00	99.9%
Total 6330 · Facilities	279.66	860.00	1,217.64	2,052.02		6,564.00	5,894.66	1,290.08	1,217.64	2,052.02	3,972.59		25,400.31	22,000.00	3,400.31	115.46%
6370 · Lab Supplies & Equipment			161.67		812.49						310.28		1,284.44	10,000.00	-8,715.56	12.84%
6380 · Meter Reading														500.00	-500.00	
6400 · Pumping																
6410 · Pumping Fuel & Electricity	7,673.60	6,652.01	8,046.25	4,183.51	3,625.76	5,847.80	26,379.74	5,406.83	6,257.29	4,811.14	5,187.87		84,071.80	105,000.00	-20,928.20	80.07%
6420 · Pumping Maintenance, Generators			4,153.00		232.29	7,579.04	7,361.00		1,210.24	-487.75			20,047.82	50,000.00	-29,952.18	40.1%
6430 · Pumping Maintenance, General			47.89	93.61	669.10						237.72		1,048.32	6,000.00	-4,951.68	17.47%
6440 · Pumping Equipment, Expensed					1,477.37								1,477.37	500.00	977.37	295.47%
Total 6400 · Pumping	7,673.60	6,652.01	12,247.14	4,277.12	6,004.52	13,426.84	33,740.74	5,406.83	7,467.53	4,323.39	5,425.59		106,645.31	161,500.00	-54,854.69	66.03%
6500 · Supply																
6510 · Maintenance, Raw Water Mains				151.09	3,141.69	429.91	155.36		185.43				4,063.48	1,000.00	3,063.48	406.35%
6520 · Maintenance, Wells		700.00	1,655.26	5,493.00	564.24	366.52	61.16	6,528.52	1,458.01	241.51	102.08		17,170.30	10,000.00	7,170.30	171.7%
6530 · Water Purchases					6,141.00		6,141.00			6,141.00			18,423.00	30,000.00	-11,577.00	61.41%
Total 6500 · Supply		700.00	1,655.26	5,644.09	9,846.93	796.43	6,357.52	6,528.52	1,643.44	6,382.51	102.08		39,656.78	41,000.00	-1,343.22	96.72%
6600 · Collection/Transmission																
6610 · Hydrants		2,100.01									12,333.54		14,433.55	10,000.00	4,433.55	144.34%
6620 · Maintenance, Water Mains			742.00		8,741.20	2,709.36	10,382.58	14,134.43		6,718.40	2,326.54		45,754.51	75,000.00	-29,245.49	61.01%
6630 · Maintenance, Water Svc Lines	241.30	3,760.13	2,843.88		1,004.25			3,839.82					11,689.38	15,000.00	-3,310.62	77.93%
6640 · Maintenance, Tanks							1,065.29	2,941.98	403.74				4,411.01	10,000.00	-5,588.99	44.11%
6650 · Maint., Distribution General						99.10		6,015.63	494.00	6,422.29	7,230.70		20,261.72	20,000.00	261.72	101.31%
6660 · Maintenance, Collection System														1,000.00	-1,000.00	
6665 · Meters - Sewer																
6670 · Meters - Water			139.33		67.79	77.48	3,244.21	77.48	77.48	688.18	1,747.78		6,119.73	5,000.00	1,119.73	122.4%
Total 6600 · Collection/Transmission	241.30	5,860.14	3,725.21		9,813.24	2,885.94	14,692.08	27,009.34	975.22	13,828.87	23,638.56		102,669.90	136,000.00	-33,330.10	75.49%
6700 · Treatment																
6710 · Chemicals & Filtering	3,636.00		1,388.79	4,862.93	1,192.84		1,237.93		1,196.93		2,484.86		16,000.28	40,000.00	-23,999.72	40.0%
6720 · Maintenance, Treatment Equip.	325.22		7,345.57	10.00	74.09	1,934.05		3,550.16	897.86		74.43		14,211.38	35,000.00	-20,788.62	40.6%
6730 · Treatment Analysis		978.61	4,493.27	3,795.30	2,086.75	2,294.39	6,456.79	6,120.64	6,021.24	1,488.00	6,148.29		39,883.28	45,000.00	-5,116.72	88.63%
6700 · Treatment - Other											7.63		7.63			
Total 6700 · Treatment	3,961.22	978.61	13,227.63	8,668.23	3,353.68	4,228.44	7,694.72	9,670.80	8,116.03	1,488.00	8,715.21		70,102.57	120,000.00	-49,897.43	58.42%
6770 · Uniforms		65.61	80.79	232.76		483.38				304.06	105.74		1,272.34	3,500.00	-2,227.66	36.35%
6800 · Vehicles																
6810 · Fuel	641.32	577.41	653.64	530.44	837.97	666.43	915.88	778.92	1,142.62	873.43	1,005.38		8,623.44	12,000.00	-3,376.56	71.86%
6820 · Truck Equipment, Expensed		230.08	5.90		163.37	66.84	75.94				800.39		1,342.52	2,000.00	-657.48	67.13%
6830 · Truck Repairs	228.08							989.14	85.53				1,302.75	6,000.00	-4,697.25	21.71%
Total 6800 · Vehicles	869.40	807.49	659.54	530.44	1,001.34	733.27	991.82	1,768.06	1,228.15	873.43	1,805.77		11,268.71	20,000.00	-8,731.29	56.34%
6890 · Other Operations											2,342.50		2,342.50			

Montara Water & Sanitary District
Revenue & Expenditures Budget vs. Actual - Water
July 2025 through June 2026

													TOTAL			
	Jul 25	Aug 25	Sep 25	Oct 25	Nov 25	Dec 25	Jan 26	Feb 26	Mar 26	Apr 26	May 26	Jun 26	Jul '25 - Jun 26	Budget	\$ Over Budget	% of Budget
Total 6000 · Operations	44,054.07	37,198.87	77,713.30	71,060.78	67,255.61	52,906.83	103,886.44	111,934.90	95,904.54	97,602.72	101,597.58		861,115.64	787,600.00	73,515.64	109.33%
Total Expense	204,612.18	161,215.24	239,039.22	226,638.87	226,210.12	205,067.79	262,913.69	228,546.99	249,724.10	209,650.65	187,425.56		2,401,044.41	2,515,098.00	-114,053.59	95.47%
Net Ordinary Income	31,204.39	12,808.99	92,342.97	-82,274.80	-11,448.56	133,435.82	80,396.75	-97,822.90	171.07	100,971.69	31,986.73		291,772.15	7,002.00	284,770.15	4,166.98%
Other Income/Expense																
Other Income																
7000 · Capital Account Revenues																
7100 · Connection Fees																
7110 · Connection Fees (New Constr)		55,293.00	23,726.00		6,093.00	310,222.00							395,334.00	220,000.00	175,334.00	179.7%
7120 · Connection Fees (Remodel)		10,682.50		12,391.70						11,232.50			34,306.70	55,000.00	-20,693.30	62.38%
7130 · Conn. Fees, PFP (New Constr)	37,845.50	26,890.00	567,368.00	13,445.00	15,139.00	33,587.00	465,191.00	14,200.00	15,390.00	11,918.00	650.00		1,201,623.50	190,000.00	1,011,623.50	632.43%
7157 · Fixture Fee Refunds					-1,481.25				-629.60				-2,110.85	-50,000.00	47,889.15	4.22%
7165 · Meter Pass Thru Costs		660.00	-84.49	12,974.32	24,665.59	3,866.00	1,296.00	8,569.50	3,701.50	-363.92	330.00		55,614.50			
Total 7100 · Connection Fees	37,845.50	93,525.50	591,009.51	38,811.02	44,416.34	347,675.00	466,487.00	22,769.50	18,461.90	11,554.08	12,212.50		1,684,767.85	415,000.00	1,269,767.85	405.97%
7250 · CAMP Interest Income	24,211.53	24,258.84	22,586.11	22,552.88	21,065.16	21,034.08	20,599.18	18,653.35	23,052.74	22,999.93	22,821.97		243,835.77	250,000.00	-6,164.23	97.53%
7600 · Bond Revenues, G.O.			1,155.35	62.21	6,172.94	446,963.94	1,750.20	93,648.23	22,337.69	294,460.15	3,547.39	146,732.04	1,016,830.14	983,546.00	33,284.14	103.38%
7650 · Water System Reliability		627.11				646,030.75	285.05	87,792.56	67,071.86	364,068.17			1,165,875.50	1,284,181.00	-118,305.50	90.79%
Total 7000 · Capital Account Revenues	62,057.03	118,411.45	614,750.97	61,426.11	71,654.44	1,461,703.77	489,121.43	222,863.64	130,924.19	693,082.33	38,581.86	146,732.04	4,111,309.26	2,932,727.00	1,178,582.26	140.19%
Total Other Income	62,057.03	118,411.45	614,750.97	61,426.11	71,654.44	1,461,703.77	489,121.43	222,863.64	130,924.19	693,082.33	38,581.86	146,732.04	4,111,309.26	2,932,727.00	1,178,582.26	140.19%
Other Expense																
8000 · Capital Improvement Program																
8100 · Water	3,375.00	81,877.03	164,495.78	92,827.53	69,801.37	89,100.23	177,000.35	112,936.84	80,036.07	85,709.36	67,807.41		1,024,966.97	3,092,000.00	-2,067,033.03	33.15%
Total 8000 · Capital Improvement Program	3,375.00	81,877.03	164,495.78	92,827.53	69,801.37	89,100.23	177,000.35	112,936.84	80,036.07	85,709.36	67,807.41		1,024,966.97	3,092,000.00	-2,067,033.03	33.15%
9000 · Capital Account Expenses																
9100 · Interest Expense - GO Bonds		3,196.98						16,488.13					19,685.11	35,670.00	-15,984.89	55.19%
9125 · PNC Equipment Lease Interest	142.28	267.10	249.60	232.05	214.46	196.82	179.14	161.43	143.66	125.86	108.00		2,020.40	2,253.00	-232.60	89.68%
9150 · SRF Loan						24,488.05						120,555.57	145,043.62	47,878.00	97,165.62	302.94%
9210 · Conservation Program/Rebates			100.00	100.00									200.00	3,000.00	-2,800.00	6.67%
Total 9000 · Capital Account Expenses	142.28	3,464.08	349.60	332.05	214.46	24,684.87	179.14	16,649.56	143.66	125.86	108.00	120,555.57	166,949.13	88,801.00	78,148.13	188.0%
Total Other Expense	3,517.28	85,341.11	164,845.38	93,159.58	70,015.83	113,785.10	177,179.49	129,586.40	80,179.73	85,835.22	67,915.41	120,555.57	1,191,916.10	3,180,801.00	-1,988,884.90	37.47%
Net Other Income	58,539.75	33,070.34	449,905.59	-31,733.47	1,638.61	1,347,918.67	311,941.94	93,277.24	50,744.46	607,247.11	-29,333.55	26,176.47	2,919,393.16	-248,074.00	3,167,467.16	-1,176.82%
Net Income	89,744.14	45,879.33	542,248.56	-114,008.27	-9,809.95	1,481,354.49	392,338.69	-4,545.66	50,915.53	708,218.80	2,653.18	26,176.47	3,211,165.31	-241,072.00	3,452,237.31	-1,332.04%

Montara Water & Sanitary District Check Detail

June 29, 2026

Date	Num	Name	Paid Amount	
Warrants Report for 7/9/2026 Board of Directors Consent Agenda				
SPLIT				
06/03/2026	16408	ACWA/JPIA	-21,602.18	PAID
06/03/2026	16409	AUL Health Benefit Trust	-470.14	PAID
06/03/2026	16410	Aztec Gardens	-860.00	PAID
06/03/2026	16411	CalPERS	-10,562.32	PAID
06/03/2026	16412	Fitzgerald Law Offices March	-53,718.52	PAID
06/03/2026	16413	Fitzgerald Law Offices April	-26,955.53	PAID
06/03/2026	16415	Huntington National Bank	-14,775.00	PAID
06/03/2026	16416	IEDA	-427.00	PAID
06/03/2026	16417	Kastama Strategic Consulting	-6,599.02	PAID
06/03/2026	16418	RVE ACCOUNTING	-9,630.00	PAID
06/03/2026	16420	Streamline	-524.00	PAID
06/03/2026	16421	Tech Solutions	-900.00	PAID
06/03/2026	16422	U.S. Bank	-1,312.50	PAID
06/03/2026	16424	US Postal Service	-216.00	PAID
06/04/2026	16427	U.S. Bank PARS	-17,571.20	PAID
06/17/2026	16428	Bay Alarm Company	-386.34	PAID
06/17/2026	16429	Bay Alarm Company	-450.00	PAID
06/17/2026	16431	Cintas	-496.08	PAID
06/17/2026	16432	Cruzio Internet	-147.86	PAID
06/17/2026	16435	KBA Document Solutions	-80.72	PAID
06/17/2026	16436	Medical Air Services Association	-152.00	PAID
06/17/2026	16437	ODP Business Solutions	-197.01	PAID
06/17/2026	16440	PARS	-950.08	PAID
06/17/2026	16441	PCT	-400.00	PAID
06/17/2026	16442	Principal Life Insurance Company	-170.17	PAID
06/23/2026	16448	MUTUAL OF OMAHA	-312.55	PAID
06/23/2026	16449	Standard Insurance Co.	-414.04	PAID
06/29/2026	16451	A-B Communications	-219.08	
06/29/2026	16452	Alliant Insurance Services	-1,904.00	
06/29/2026	16458	Bill Softky	-150.00	
06/29/2026	16459	Carlisle Young	-150.00	
06/29/2026	16461	Comcast	-537.11	
06/29/2026	16462	Fitzgerald Law Offices	-24,359.70	
06/29/2026	16463	Kastama Strategic Consulting	-7,675.78	
06/29/2026	16464	Kathryn Slater-Carter	-300.00	
06/29/2026	16465	KBA Document Solutions	-20.25	
06/25/2026	16450	Leah Champion	-300.00	
06/29/2026	16466	Lingo	-5,094.71	
06/29/2026	16470	ODP Business Solutions	-378.92	
06/29/2026	16471	Pacific Gas & Electric	-7,316.54	
06/29/2026	16472	Parcel Quest	-2,399.00	

Montara Water & Sanitary District Check Detail

Date	Num	Name	Paid Amount
06/29/2026	16476	Scott Boyd	-150.00
06/29/2026	16482	White Glove Cleaning Services	-260.00

Montara Water & Sanitary District Check Detail

Date	Num	Name	Paid Amount	
WATER				
06/04/2026	16425	Hassett	-659.51	PAID
06/03/2026	16419	San Mateo County Health Dept	-438.00	PAID
06/04/2026	16426	SRT Consultants	-129,744.63	PAID
06/17/2026	16430	BSK Lab	-382.30	PAID
06/17/2026	16433	Half Moon Bay Building & Garden, Inc.	-49.70	PAID
06/17/2026	16438	PACE Supply Corp	-2,551.99	PAID
06/17/2026	16439	Pacific Gas & Electric Pillar Ridge	-526.49	PAID
06/17/2026	16445	State Water Resources Control Board	-120,555.57	PAID
06/17/2026	16446	Uline	-1,079.68	PAID
06/17/2026	16447	Underground Republic Water Works	-1,136.78	PAID
06/29/2026	16453	American Water Works Association	-539.00	
06/29/2026	16454	Andreini Brothers, Inc.	-33,378.84	
06/29/2026	16455	AT&T Mobility	-572.25	
06/29/2026	16456	Badger Meter, Inc.	-518.73	
06/25/2026	16485	Brendan Murphy	-1,532.59	
06/29/2026	16457	Big Creek	-439.54	
06/29/2026	16460	CLA-VAL	-875.00	
06/29/2026	16467	McMaster-Carr Supply Co.	-608.83	
06/29/2026	16468	MWSD Sewer to GO BOND	-834.90	
06/29/2026	16483	Pacific Gas & Electric Sunshine Valley	-1,411.61	
06/29/2026	16473	Phil's Tire Pros & auto Care	-1,391.76	
06/29/2026	16475	San Mateo County LAFCo Water	-5,152.00	
06/29/2026	16479	Underground Republic Water Works	-3,146.14	
06/29/2026	16480	USALCO	-1,442.28	
06/29/2026	16481	Useware, Inc	-11,585.00	
06/29/2026	16484	Wells Fargo Remittance Center	-7,379.37	

Montara Water & Sanitary District Check Detail

Date	Num	Name June 29, 2026	Paid Amount	
SEWER				
06/17/2026	16434	Hue & Cry Security Systems, Inc.	-430.08	PAID
06/17/2026	16443	Sewer Authority Mid-Coastside/FEMA GRANT	-14,886.36	PAID
06/17/2026	16444	Sewer Authority Mid-Coastside	-3,730.92	PAID
06/29/2026	16469	Nute Engineering	-29,844.00	
06/29/2026	16474	San Mateo County LAFCo Sewer	-4,032.00	
06/29/2026	16477	Sewer Authority Mid-Coastside	-21,762.92	
06/29/2026	16478	Sewer Authority Mid-Coastside	-173,326.25	



MONTARA WATER AND SANITARY DISTRICT AGENDA

Prepared for the Meeting Of: July 9, 2026

TO: BOARD OF DIRECTORS

FROM: Clemens H. Heldmaier, General Manager 

SUBJECT: SAM Flow Report for April and May 2026

The Sewer Authority Mid-Coastside (SAM) has prepared the following attached reports for the SAM Board of Directors and the California Regional Water Quality Control Board:

- Flow Report for April and May 2026
- Collection System Monthly Overflow Report April and May 2026

The average daily flow for Montara was 0.352 MGD in April 2026 and 0.265 MGD in May 2026. There were 0 reportable overflows in April and 0 reportable overflows in May 2026 in the Montara System. SAM indicates there was 4.21 inches of rain in April 2026 and 0.48 inches of rain in May 2026 in Montara.

RECOMMENDATION:

Review and File

Attachments

Sewer Authority Mid-Coastside

Monthly Collection System Activity/SSO Distribution Report, April 2026

April 2026

	Total	Number of S.S.O.'s			
		HMB	GCS D	MWSD	SAM
Roots	0	0	0	0	0
Grease	0	0	0	0	0
Mechanical	0	0	0	0	0
Wet Weather	0	0	0	0	0
Other	0	0	0	0	0
Total	0	0	0	0	0

12 Month Moving Total

	Total	12 month rolling Number			
		HMB	GCS D	MWSD	SAM
Roots	0	0	0	0	0
Grease	1	0	0	1	0
Mechanical	0	0	0	0	0
Wet Weather	0	0	0	0	0
Other	4	1	0	1	2
Total	5	1	0	2	2
		20%	0%	40%	40%

Reportable SSOs

	Total	Reportable Number of S.S.O.'s			
		HMB	GCS D	MWSD	SAM
April 2026	0	0	0	0	0
12 Month Moving Total	5	1	0	2	2

SSOs / Year / 100 Miles

	Total	Number of S.S.O.'s /Year/100 Miles			
		HMB	GCS D	MWSD	SAM
April 2026	0.0	0.0	0.0	0.0	0.0
12 Month Moving Total	4.8	2.7	0.0	7.4	27.4
Category 1	0.0	0.0	0.0	0.0	0.0
Category 2	0.0	0.0	0.0	0.0	0.0
Category 3	3.8	2.7	0.0	3.7	27.4
Category 4	1.0	0.0	0.0	3.7	0.0
Miles of Sewers	104.5	37.0	33.2	27.0	7.3
		35.4%	31.8%	25.8%	7.0%

12 Month Rolling Total Sewer Cleaning Summary

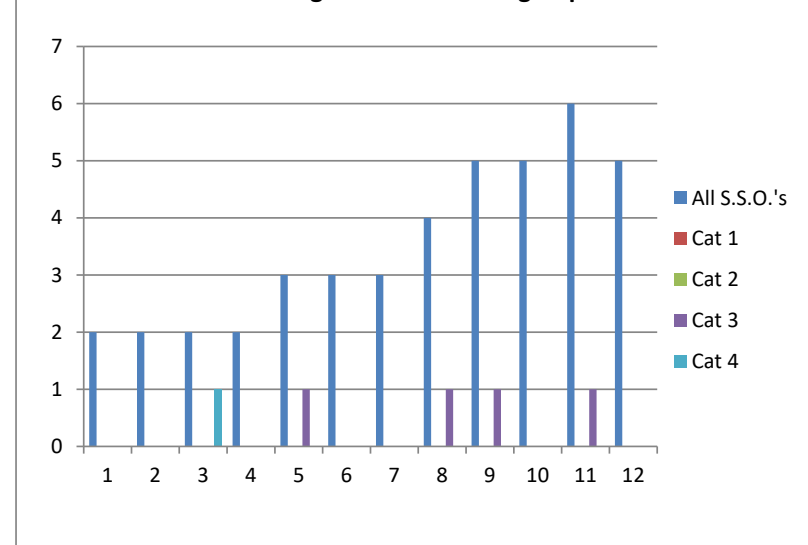
Month	HMB	GCS D	MWSD	Total Feet	Total Miles
May - 25	7,166	11,010	6,516	24,692	4.7
June - 25	19,379	9,910	5,769	35,058	6.6
July - 25	4,613	9,598	5,225	19,436	3.7
Aug - 25	9,341	9,394	9,223	27,958	5.3
Sep - 25	7,017	10,039	5,058	22,114	4.2
Oct - 25	14,567	9,753	9,098	33,418	6.3
Nov - 25	12,217	16,986	10,950	40,153	7.6
Dec - 25	0	9,235	8,160	17,395	3.3
Jan - 26	0	14,510	11,677	26,187	5.0
Feb - 26	11,310	13,557	6,858	31,725	6.0
Mar - 26	14,896	12,212	6,326	33,434	6.3
Apr - 26	12,430	14,599	6,635	33,664	6.4

Annual ft	112,936	140,803	91,495	345,234	
-----------	---------	---------	--------	---------	--

Annual Mi.	21.4	26.7	17.3		65.4
------------	------	------	------	--	------

Attachment C

12 Month Moving SSO Totals Through April 2026



Attachment A

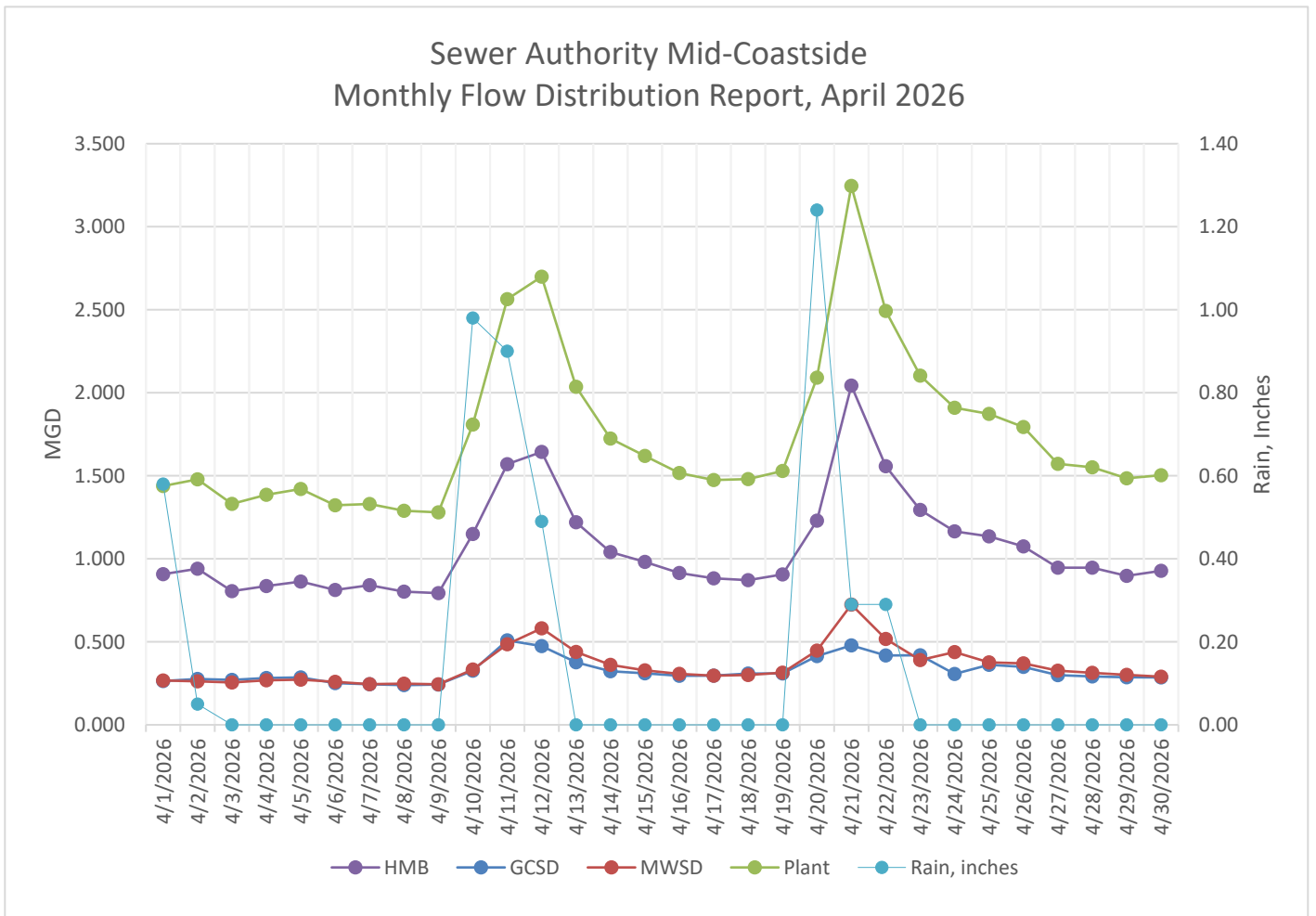
Flow Distribution Report Summary for April 2026

The daily flow report figures for the month of April 2026 have been converted to an Average

Daily Flow (ADF) for each Member Agency.
The results are attached for your review.

The summary of the ADF information is as follows:

	<u>MGD</u>	<u>%</u>
The City of Half Moon Bay	1.066	61.13%
Granada Community Services District	0.326	18.71%
Montara Water and Sanitary District	<u>0.352</u>	<u>20.17%</u>
Total	1.745	100.0%



Sewer Authority Mid-Coastside

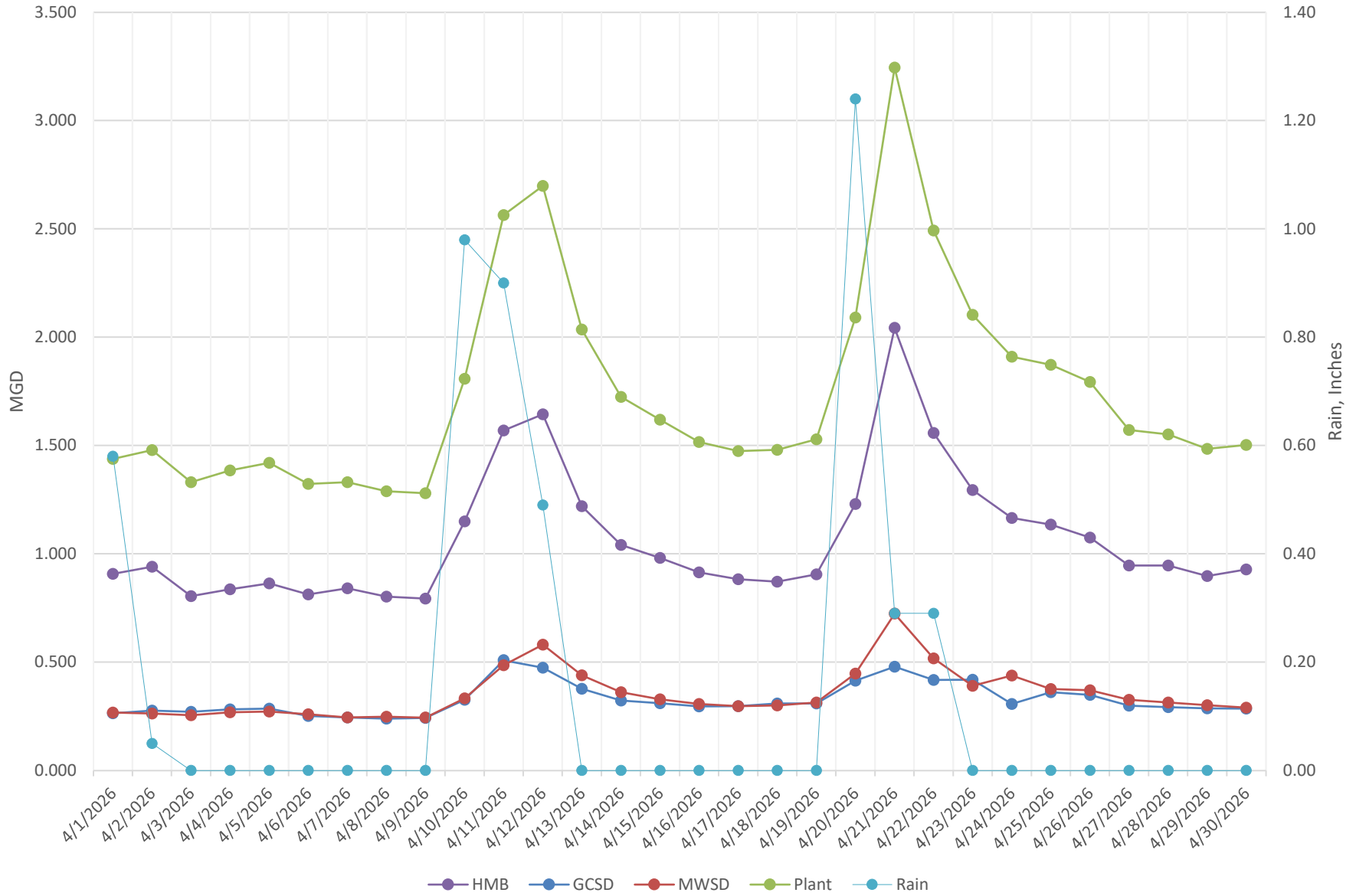
Monthly Flow Distribution Report for April 2026

<u>Date</u>	<u>HMB</u>	<u>GCSD</u>	<u>MWSD</u>	<u>Plant</u>	<u>Rain Plant</u>	<u>Rain Portola</u>	<u>Rain Montara</u>
4/1/2026	0.907	0.264	0.267	1.438	0.58	0.42	0.34
4/2/2026	0.940	0.276	0.262	1.478	0.05	0.02	0.02
4/3/2026	0.805	0.270	0.255	1.330	0.00	0.00	0.00
4/4/2026	0.836	0.282	0.268	1.385	0.00	0.00	0.00
4/5/2026	0.863	0.285	0.272	1.420	0.00	0.00	0.00
4/6/2026	0.812	0.251	0.259	1.322	0.00	0.00	0.00
4/7/2026	0.841	0.244	0.245	1.330	0.00	0.00	0.00
4/8/2026	0.802	0.239	0.248	1.289	0.00	0.00	0.00
4/9/2026	0.793	0.242	0.244	1.280	0.00	0.00	0.00
4/10/2026	1.149	0.326	0.333	1.808	0.98	0.91	0.84
4/11/2026	1.570	0.509	0.485	2.563	0.90	0.95	1.16
4/12/2026	1.644	0.474	0.581	2.699	0.49	0.20	0.26
4/13/2026	1.220	0.377	0.439	2.036	0.00	0.05	0.01
4/14/2026	1.040	0.323	0.361	1.724	0.00	0.00	0.00
4/15/2026	0.981	0.310	0.328	1.620	0.00	0.00	0.00
4/16/2026	0.914	0.295	0.307	1.516	0.00	0.00	0.00
4/17/2026	0.882	0.296	0.296	1.474	0.00	0.00	0.00
4/18/2026	0.871	0.309	0.300	1.480	0.00	0.00	0.00
4/19/2026	0.906	0.309	0.314	1.529	0.00	0.00	0.00
4/20/2026	1.230	0.414	0.447	2.091	1.24	1.36	1.14
4/21/2026	2.043	0.478	0.724	3.245	0.29	0.13	0.16
4/22/2026	1.557	0.418	0.517	2.492	0.29	0.45	0.28
4/23/2026	1.294	0.419	0.390	2.103	0.00	0.00	0.00
4/24/2026	1.165	0.306	0.438	1.909	0.00	0.00	0.00
4/25/2026	1.135	0.362	0.376	1.873	0.00	0.00	0.00
4/26/2026	1.074	0.349	0.370	1.793	0.00	0.00	0.00
4/27/2026	0.946	0.299	0.326	1.572	0.00	0.00	0.00
4/28/2026	0.946	0.291	0.313	1.551	0.00	0.00	0.00
4/29/2026	0.897	0.286	0.301	1.485	0.00	0.00	0.00
4/30/2026	0.927	0.285	0.290	1.503	0.00	0.00	0.00
Totals	31.993	9.790	10.556	52.339	4.820	4.490	4.210

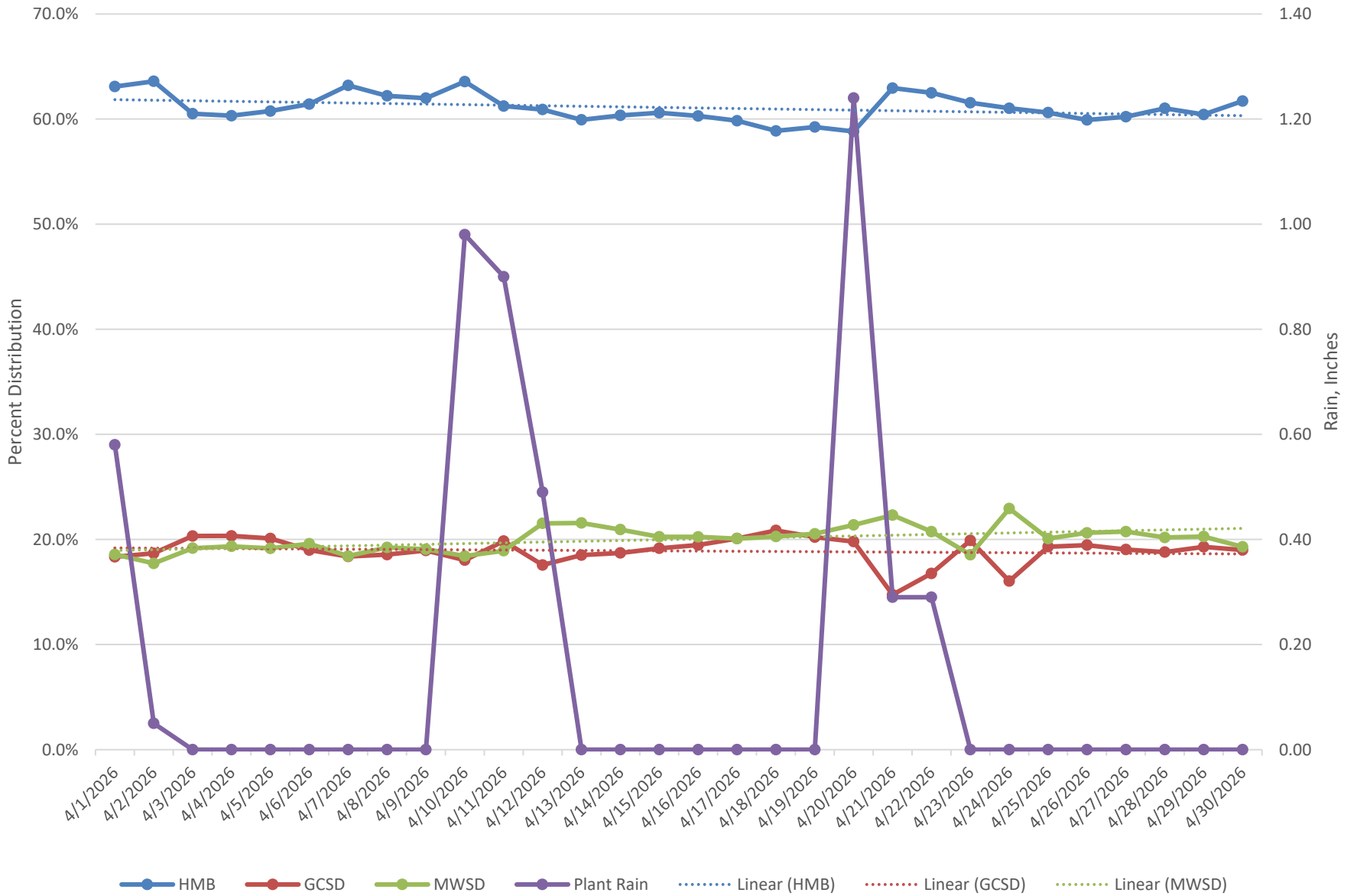
Summary

	<u>HMB</u>	<u>GCSD</u>	<u>MWSD</u>	<u>Plant</u>
Minimum	0.793	0.239	0.244	1.280
Average	1.066	0.326	0.352	1.745
Maximum	2.043	0.509	0.724	3.245
Distribution	61.13%	18.71%	20.17%	100.0%

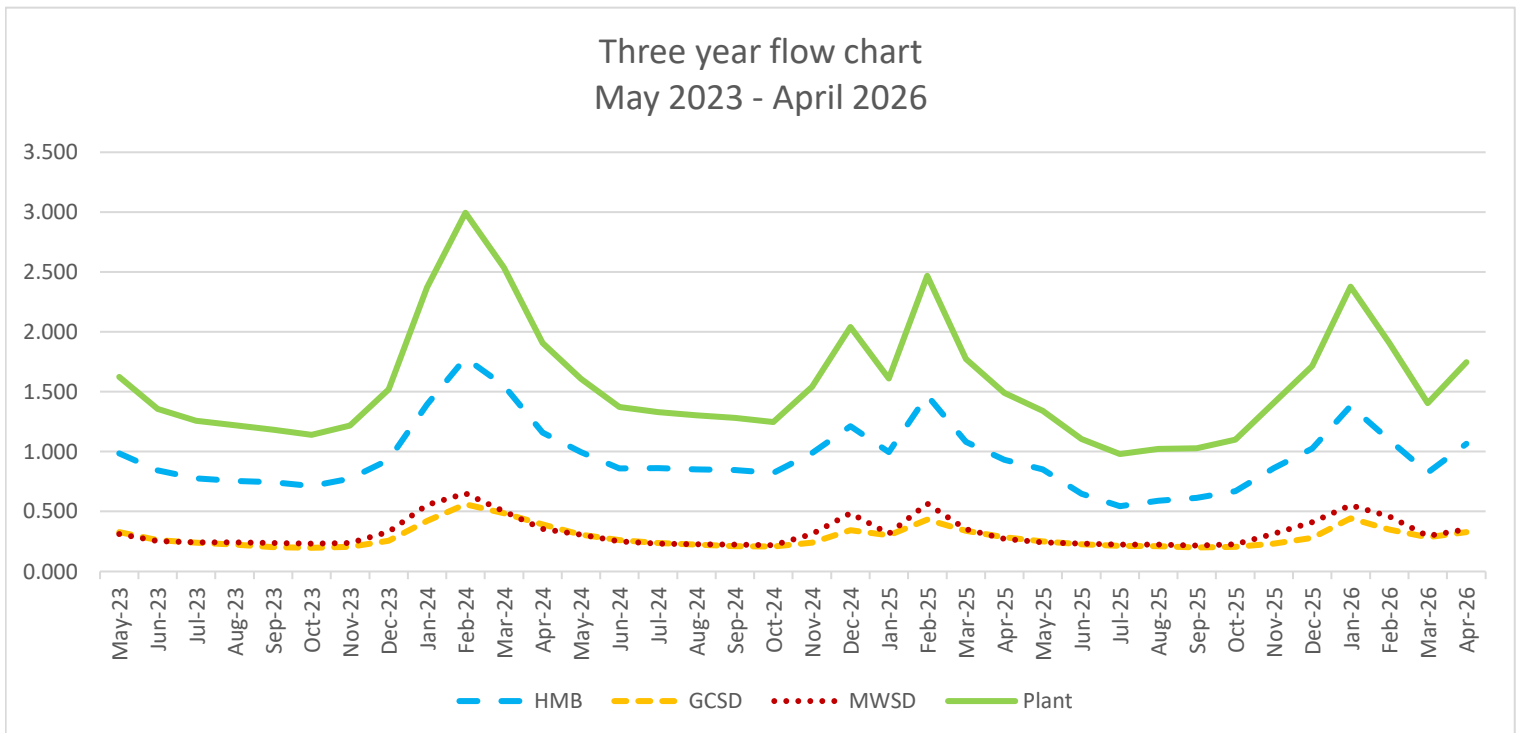
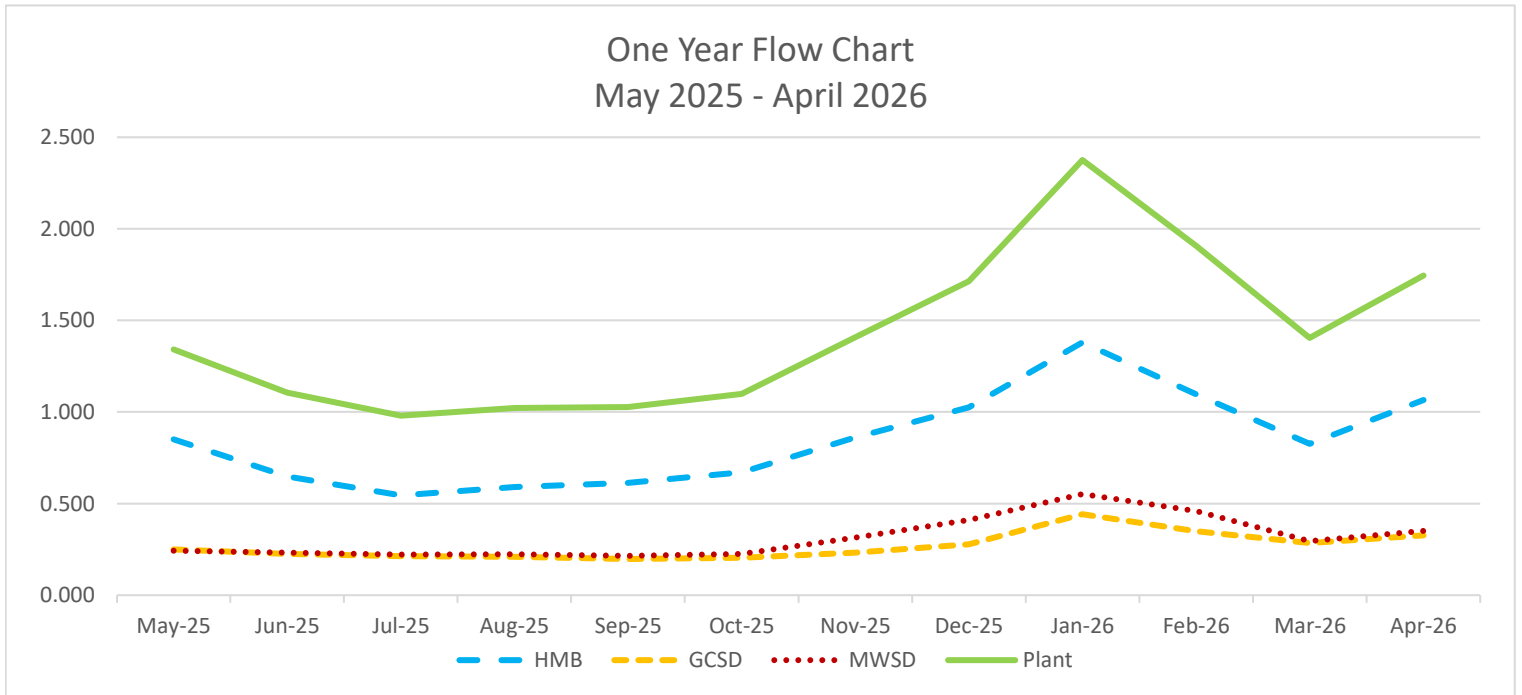
Sewer Authority Mid-Coastside Monthly Flow Distribution Report, April 2026



Percent Distribution April 2026

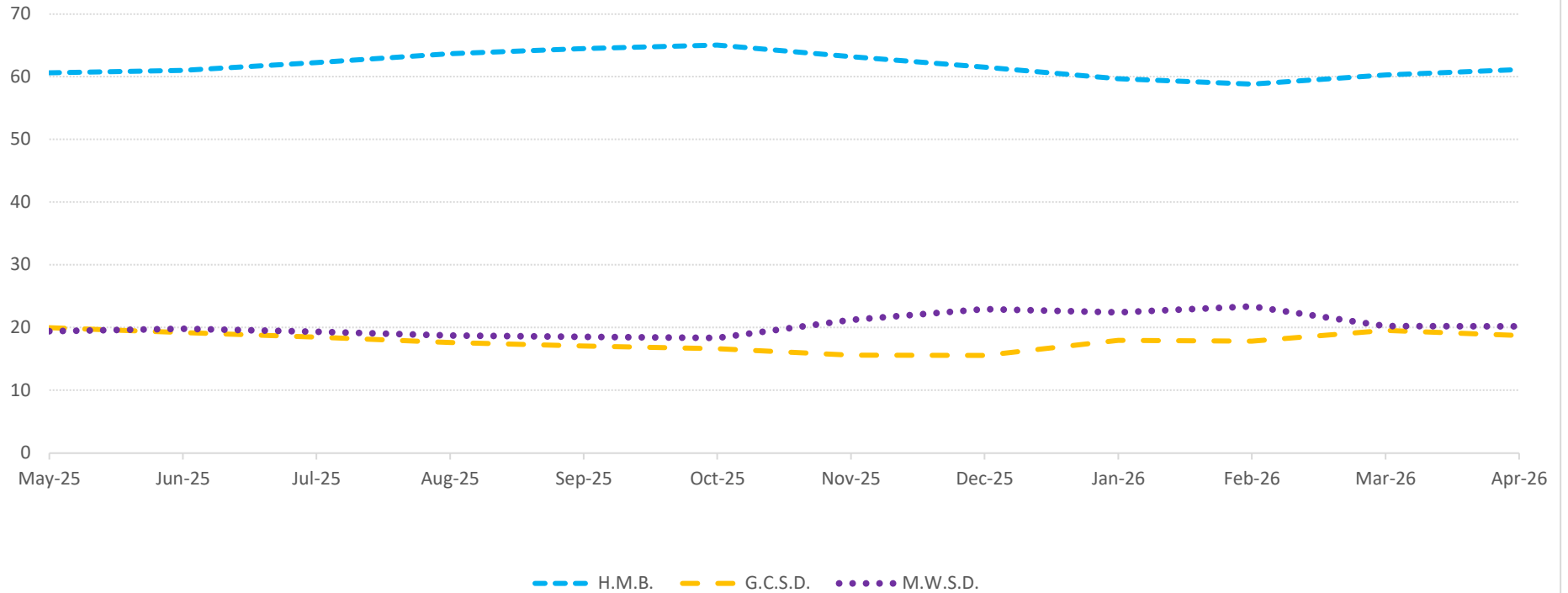


Most recent flow calibration January 2024 PS, June 2025 Plant inf



Flow based percent distribution based for past year

1 year Distribution by %
May 2025 - April 2026



Sewer Authority Mid-Coastside

Monthly Collection System Activity/SSO Distribution Report, May 2026

May 2026

	Total	Number of S.S.O's			
		HMB	GCSO	MWSD	SAM
Roots	0	0	0	0	0
Grease	0	0	0	0	0
Mechanical	0	0	0	0	0
Wet Weather	0	0	0	0	0
Other	0	0	0	0	0
Total	0	0	0	0	0

12 Month Moving Total

	Total	12 month rolling Number			
		HMB	GCSO	MWSD	SAM
Roots	0	0	0	0	0
Grease	1	0	0	1	0
Mechanical	0	0	0	0	0
Wet Weather	0	0	0	0	0
Other	4	1	0	1	2
Total	5	1	0	2	2
		20%	0%	40%	40%

Reportable SSOs

	Total	Reportable Number of S.S.O.'s			
		HMB	GCSO	MWSD	SAM
May 2026	0	0	0	0	0
12 Month Moving Total	5	1	0	2	2

SSOs / Year / 100 Miles

	Total	Number of S.S.O.'s /Year/100 Miles			
		HMB	GCSO	MWSD	SAM
May 2026	0.0	0.0	0.0	0.0	0.0
12 Month Moving Total	4.8	2.7	0.0	7.4	27.4
Category 1	0.0	0.0	0.0	0.0	0.0
Category 2	0.0	0.0	0.0	0.0	0.0
Category 3	3.8	2.7	0.0	3.7	27.4
Category 4	1.0	0.0	0.0	3.7	0.0
Miles of Sewers	104.5	37.0	33.2	27.0	7.3
		35.4%	31.8%	25.8%	7.0%

12 Month Rolling Total Sewer Cleaning Summary

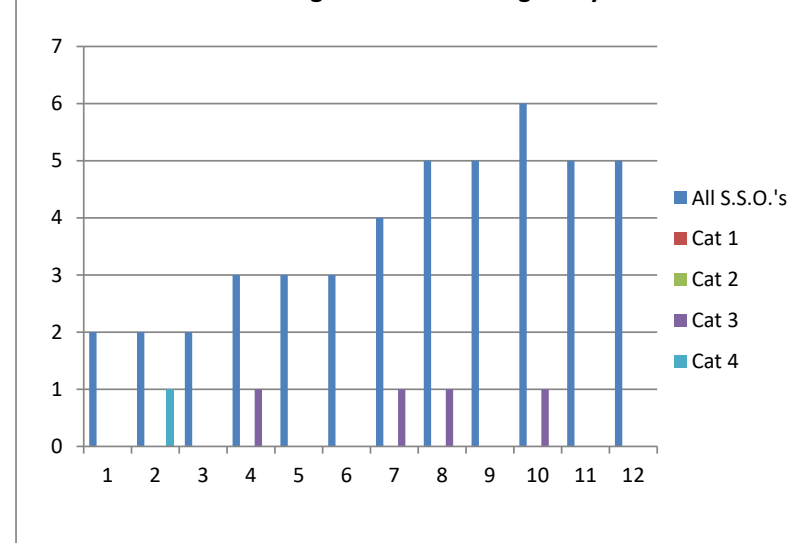
Month	HMB	GCSO	MWSD	Total Feet	Total Miles
June - 25	19,379	9,910	5,769	35,058	6.6
July - 25	4,613	9,598	5,225	19,436	3.7
Aug - 25	9,341	9,394	9,223	27,958	5.3
Sep - 25	7,017	10,039	5,058	22,114	4.2
Oct - 25	14,567	9,753	9,098	33,418	6.3
Nov - 25	12,217	16,986	10,950	40,153	7.6
Dec - 25	0	9,235	8,160	17,395	3.3
Jan - 26	0	14,510	11,677	26,187	5.0
Feb - 26	11,310	13,557	6,858	31,725	6.0
Mar - 26	14,896	12,212	6,326	33,434	6.3
Apr - 26	12,430	14,599	6,635	33,664	6.4
May - 26	12,352	12,432	4,715	29,499	5.6

Annual ft	118,122	142,225	89,694	350,041	
-----------	---------	---------	--------	---------	--

Annual Mi.	22.4	26.9	17.0		66.3
------------	------	------	------	--	------

Attachment C

12 Month Moving SSO Totals Through May 2026



Attachment A

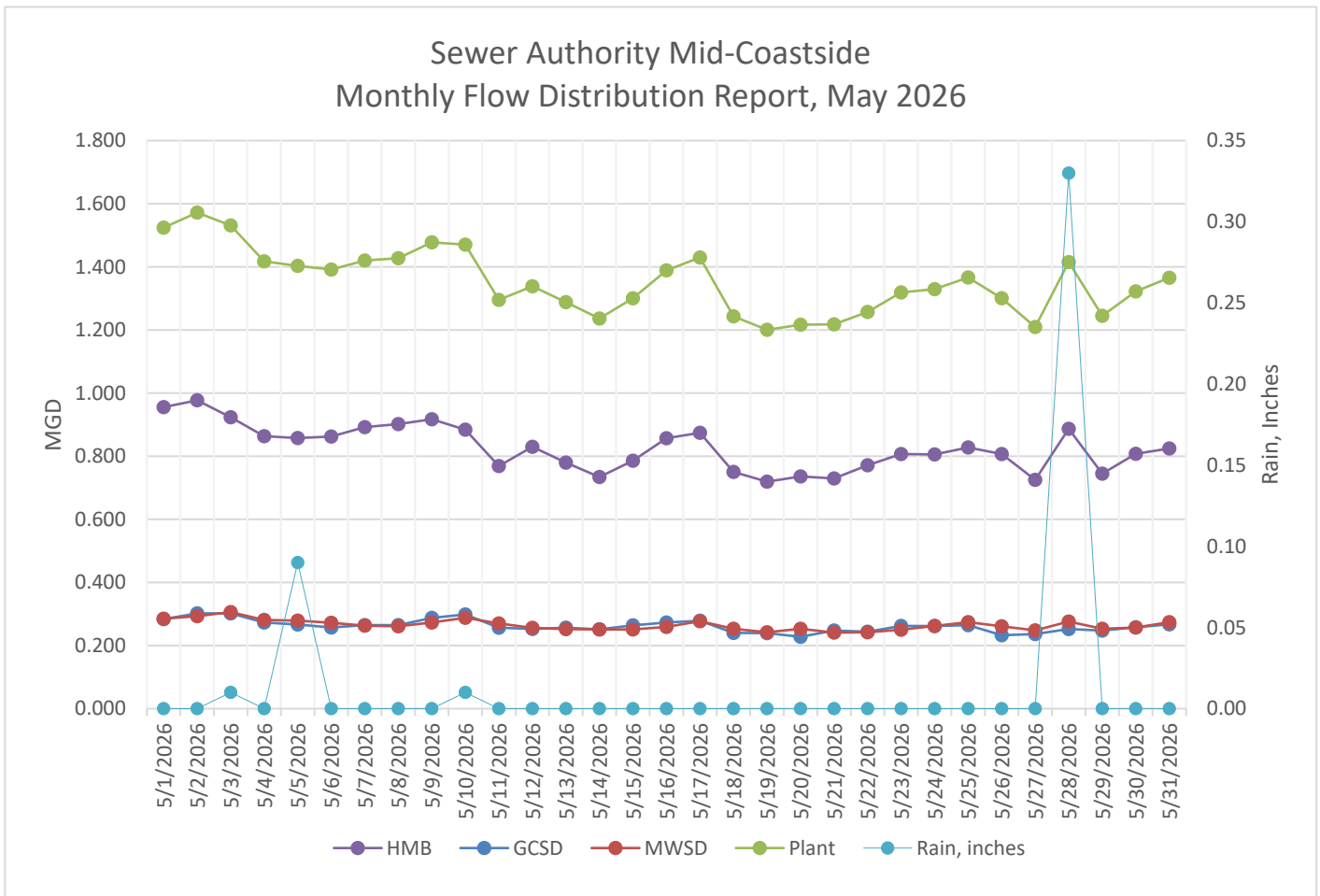
Flow Distribution Report Summary for May 2026

The daily flow report figures for the month of May 2026
have been converted to an Average

Daily Flow (ADF) for each Member Agency.
The results are attached for your review.

The summary of the ADF information is as follows:

	<u>MGD</u>	<u>%</u>
The City of Half Moon Bay	0.826	61.08%
Granada Community Services District	0.262	19.35%
Montara Water and Sanitary District	<u>0.265</u>	<u>19.57%</u>
Total	1.352	100.0%



Sewer Authority Mid-Coastside

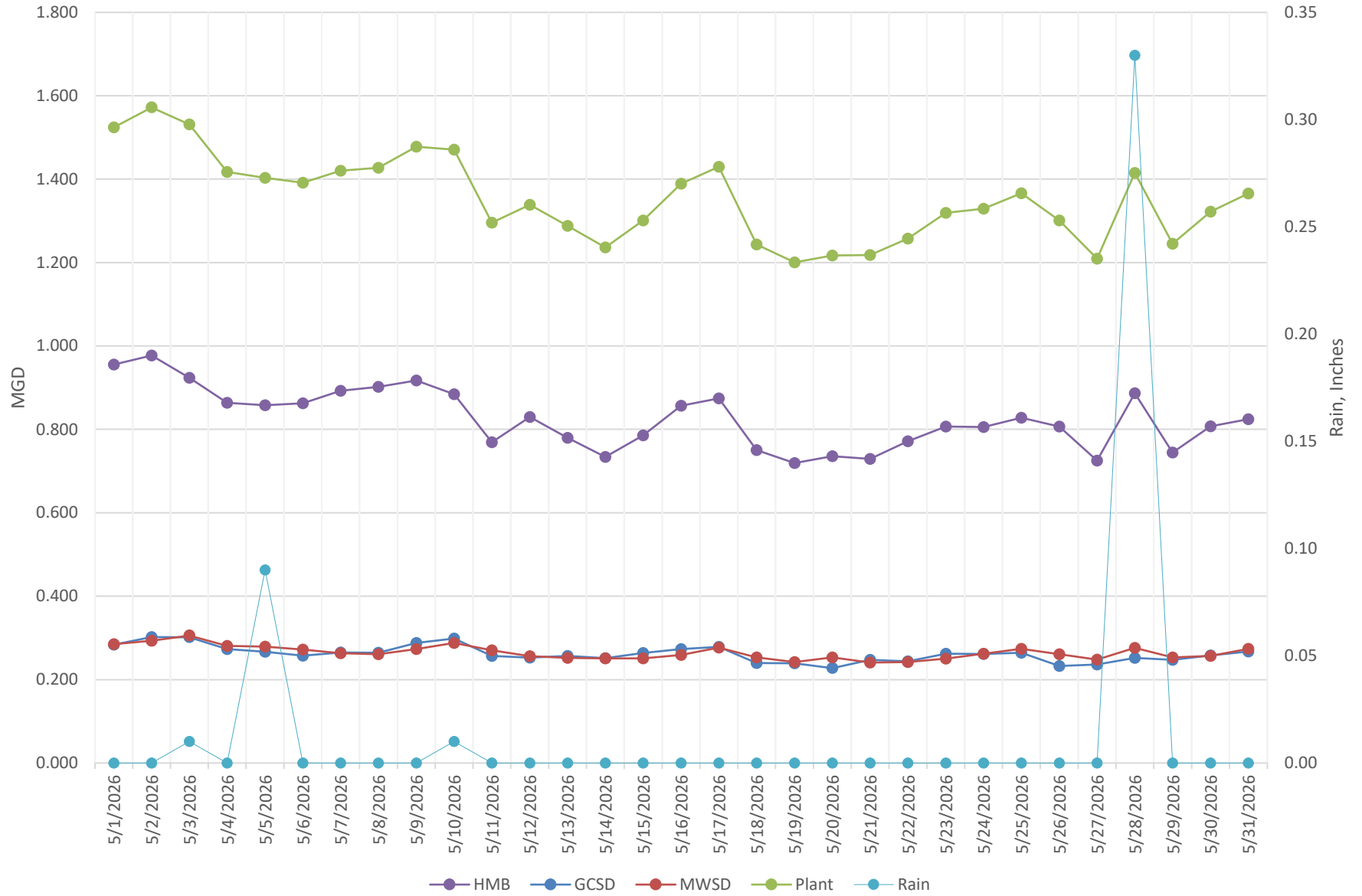
Monthly Flow Distribution Report for May 2026

<u>Date</u>	<u>HMB</u>	<u>GCSD</u>	<u>MWSD</u>	<u>Plant</u>	<u>Rain Plant</u>	<u>Rain Portola</u>	<u>Rain Montara</u>
5/1/2026	0.955	0.284	0.285	1.524	0.00	0.00	0.00
5/2/2026	0.977	0.302	0.293	1.572	0.00	0.00	0.00
5/3/2026	0.923	0.302	0.306	1.531	0.01	0.00	0.05
5/4/2026	0.863	0.273	0.281	1.417	0.00	0.00	0.00
5/5/2026	0.858	0.267	0.279	1.403	0.09	0.10	0.10
5/6/2026	0.862	0.257	0.272	1.391	0.00	0.00	0.00
5/7/2026	0.892	0.265	0.263	1.420	0.00	0.00	0.00
5/8/2026	0.902	0.265	0.261	1.427	0.00	0.00	0.00
5/9/2026	0.917	0.288	0.273	1.478	0.00	0.00	0.00
5/10/2026	0.884	0.298	0.288	1.470	0.01	0.01	0.02
5/11/2026	0.769	0.257	0.270	1.295	0.00	0.00	0.00
5/12/2026	0.830	0.253	0.256	1.338	0.00	0.00	0.01
5/13/2026	0.780	0.257	0.252	1.288	0.00	0.00	0.00
5/14/2026	0.734	0.251	0.251	1.236	0.00	0.00	0.00
5/15/2026	0.786	0.264	0.251	1.301	0.00	0.00	0.00
5/16/2026	0.857	0.273	0.259	1.389	0.00	0.00	0.00
5/17/2026	0.874	0.279	0.277	1.430	0.00	0.00	0.00
5/18/2026	0.750	0.240	0.253	1.243	0.00	0.00	0.00
5/19/2026	0.719	0.239	0.242	1.201	0.00	0.00	0.00
5/20/2026	0.736	0.228	0.253	1.217	0.00	0.00	0.00
5/21/2026	0.729	0.248	0.241	1.218	0.00	0.00	0.00
5/22/2026	0.771	0.244	0.242	1.257	0.00	0.00	0.00
5/23/2026	0.807	0.262	0.250	1.319	0.00	0.00	0.00
5/24/2026	0.806	0.262	0.262	1.329	0.00	0.00	0.00
5/25/2026	0.828	0.265	0.274	1.366	0.00	0.00	0.00
5/26/2026	0.807	0.233	0.261	1.301	0.00	0.00	0.00
5/27/2026	0.725	0.236	0.248	1.209	0.00	0.00	0.00
5/28/2026	0.887	0.252	0.276	1.415	0.33	0.24	0.29
5/29/2026	0.745	0.247	0.253	1.245	0.00	0.00	0.01
5/30/2026	0.807	0.258	0.257	1.322	0.00	0.00	0.00
5/31/2026	0.824	0.267	0.274	1.366	0.00	0.00	0.00
Totals	25.605	8.113	8.203	41.921	0.440	0.350	0.480

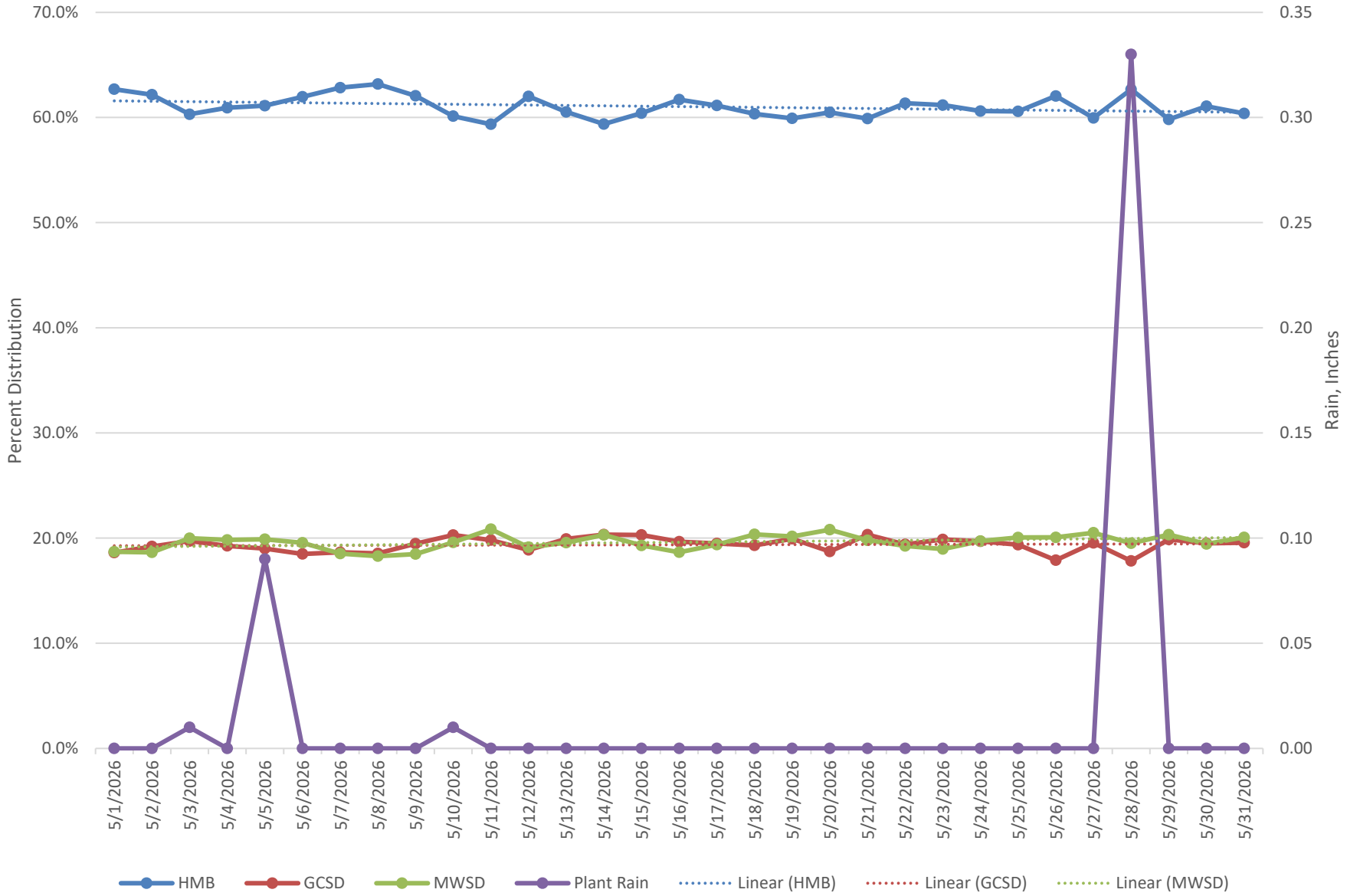
Summary

	<u>HMB</u>	<u>GCSD</u>	<u>MWSD</u>	<u>Plant</u>
Minimum	0.719	0.228	0.241	1.201
Average	0.826	0.262	0.265	1.352
Maximum	0.977	0.302	0.306	1.572
Distribution	61.08%	19.35%	19.57%	100.0%

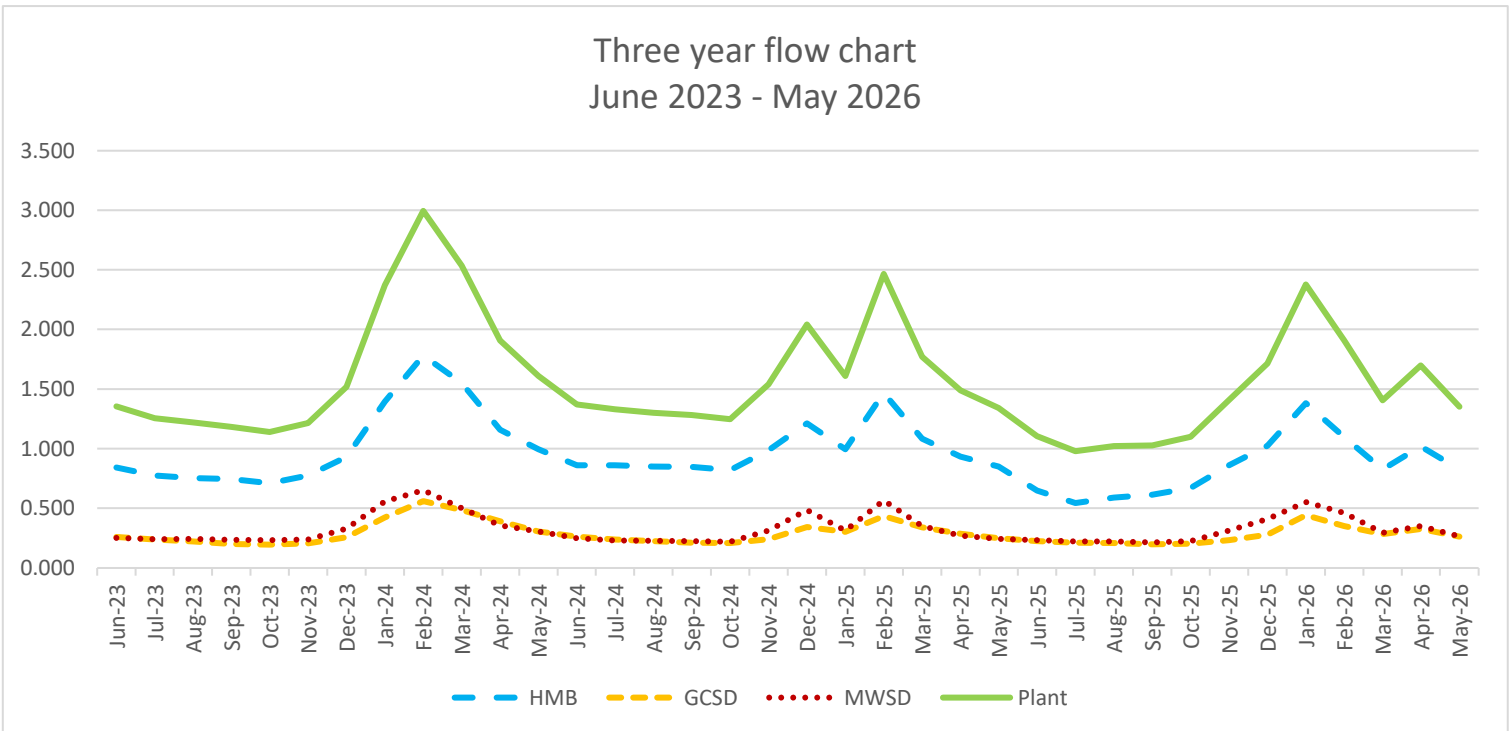
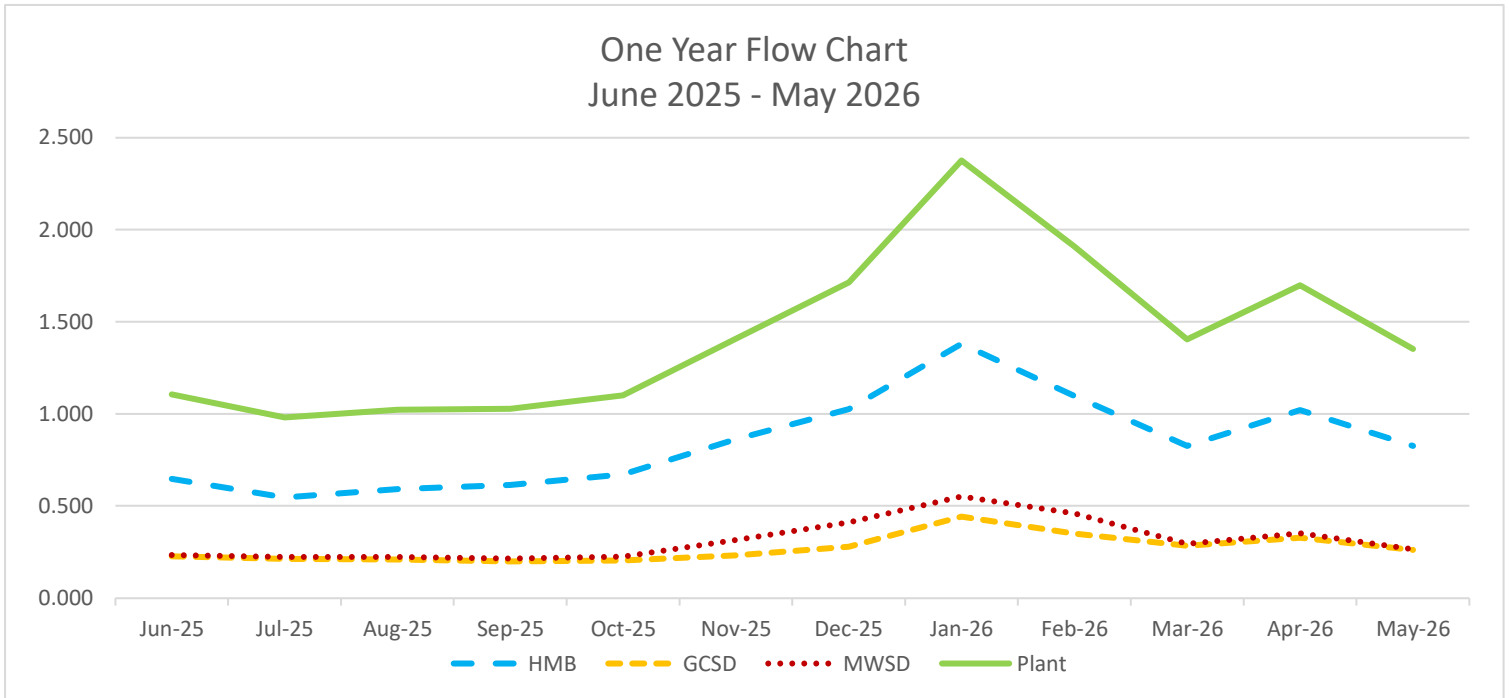
Sewer Authority Mid-Coastside Monthly Flow Distribution Report, May 2026



Percent Distribution May 2026

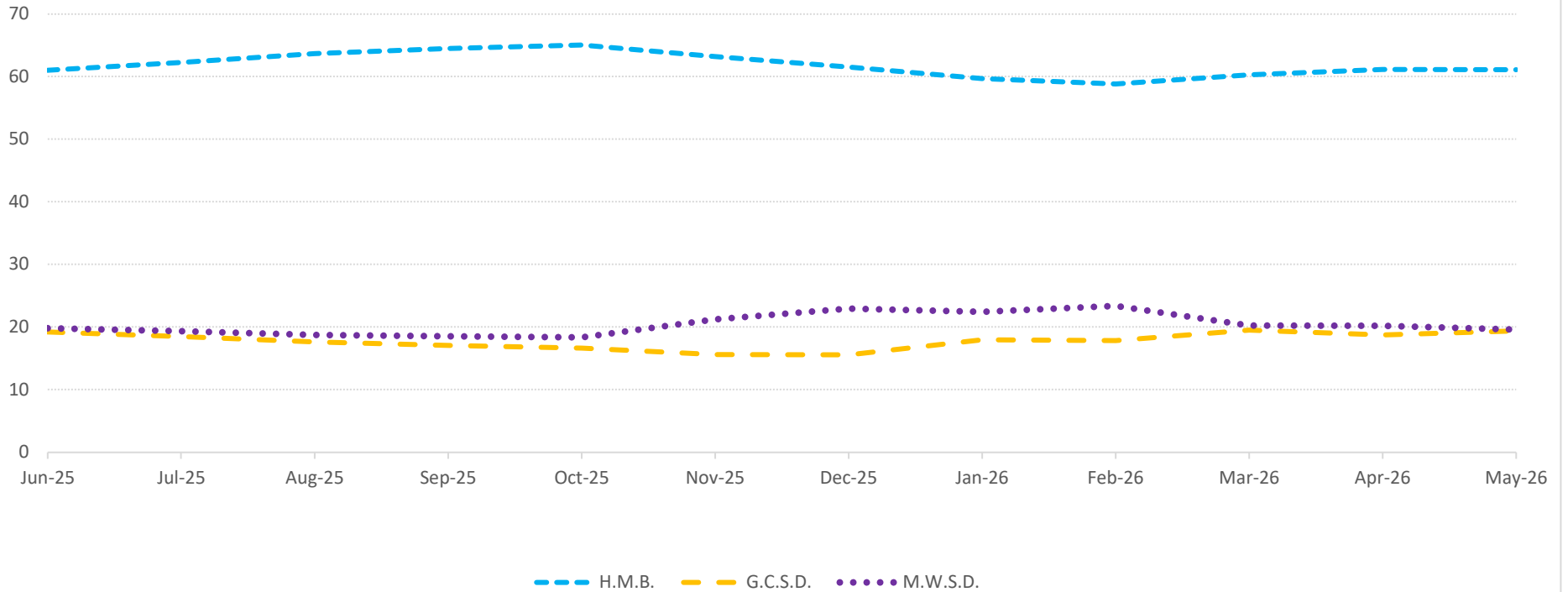


Most recent flow calibration January 2024 PS, June 2025 Plant inf



Flow based percent distribution based for past year

1 year Distribution by %
June 2025 - May 2026






MONTARA WATER AND SANITARY DISTRICT AGENDA

For Meeting Of: July 9, 2026

TO: BOARD OF DIRECTORS

FROM: Clemens Heldmaier, General Manager 

SUBJECT: Review of Current Investment Portfolio

The District's Investment Policy and Guidelines requires that the Board review the status of the current investment portfolio. The following summarizes the status of these accounts:

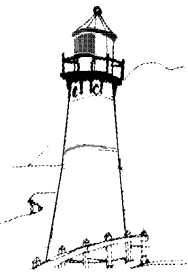
- The District has some of its idle sewer funds deposited in the State of California's Local Agency Investment Fund (LAIF). The Monthly Average interest rate for May 2026 was 3.810%. The majority of the District's idle sewer funds are in the sewer account with the California Asset Management Program (CAMP) to take advantage of the higher interest returns. The current 7 day yield for 7/02/26 was 3.78%.

- The District has most of its idle water funds deposited in the California Asset Management Program (CAMP). The current 7 day yield for 7/02/26 was 3.78%.

- The District has one checking account with Wells Fargo Bank for Water and Sewer Funds that is largely backed by Federal securities. Staff plans transitioning in the coming months to a different operating checking account with Tri-County Bank.

RECOMMENDATION:


District staff attempts to cash manage idle funds in CAMP as long as possible before transferring to the Wells Fargo checking accounts for disbursements.



MONTARA WATER AND SANITARY DISTRICT AGENDA

For Meeting Of: **July 9, 2026**

TO: BOARD OF DIRECTORS

FROM: Clemens Heldmaier, General Manager 

SUBJECT: Connection Permit Applications Received

As of July 9, 2026 the following new Sewer Connection Permit application was received since the last report:

Date of Application	Property Owner	Site Address	Home Size

As of July 9, 2026 the following new Water (Private Fire Sprinkler) Connection Permit application was received since the last report:

Date of Application	Property Owner	Site Address	Home Size

As of July 9, 2026 the following new Water Connection Permit application was received since the last report:

Date of App.	Property Owner	Site Address	Home Size	Type of Connection

RECOMMENDATION:

No action is required. This is for Board information only.



MONTARA WATER AND SANITARY DISTRICT AGENDA

For Meeting Of July 9th, 2026

TO: BOARD OF DIRECTORS

FROM: Clemens Heldmaier, General Manager 

SUBJECT: Monthly Water Production Report

The attached two charts summarize the monthly water production for the District.

The first shows a consolidated from all sources by month. The second shows each water source the District uses, both wells and surface water. The production is shown in gallons of water produced.

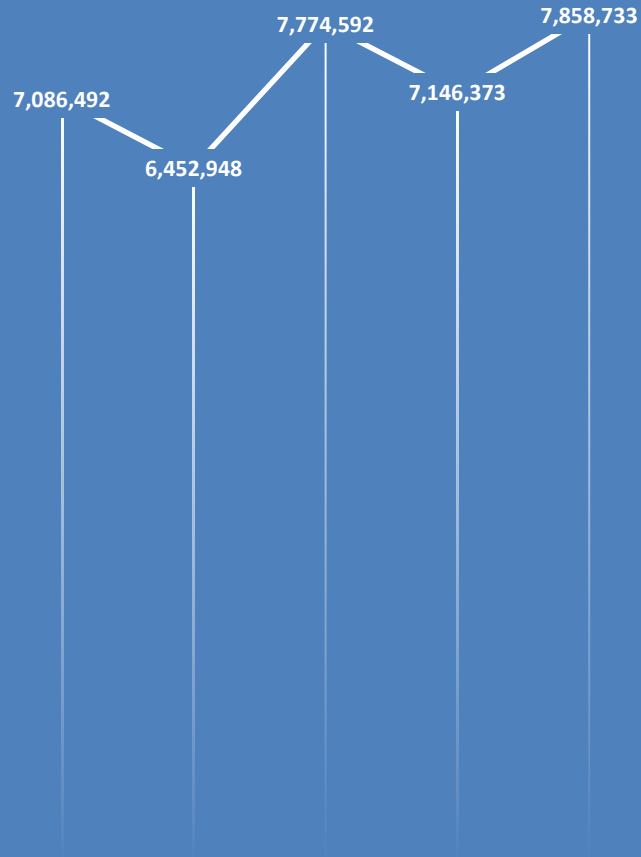
RECOMMENDATION:

No action is required. These reports are provided for the Board's information only.

Attachments: 2

TOTAL PRODUCTION 2026 (GALLONS)

GALLONS



	January	February	March	April	May	June	July	August	September	October	November	December
Total Production (Gallons)	7,086,492	6,452,948	7,774,592	7,146,373	7,858,733							

MONTH



MONTARA WATER AND SANITARY DISTRICT AGENDA

For Meeting of July 9th, 2026

TO: BOARD OF DIRECTORS

FROM: Clemens Heldmaier, General Manager 

SUBJECT: Rain Report

The attached chart shows the monthly rainfall at Alta Vista Treatment Plant for the current and prior water years along with seven-year average rain fall.

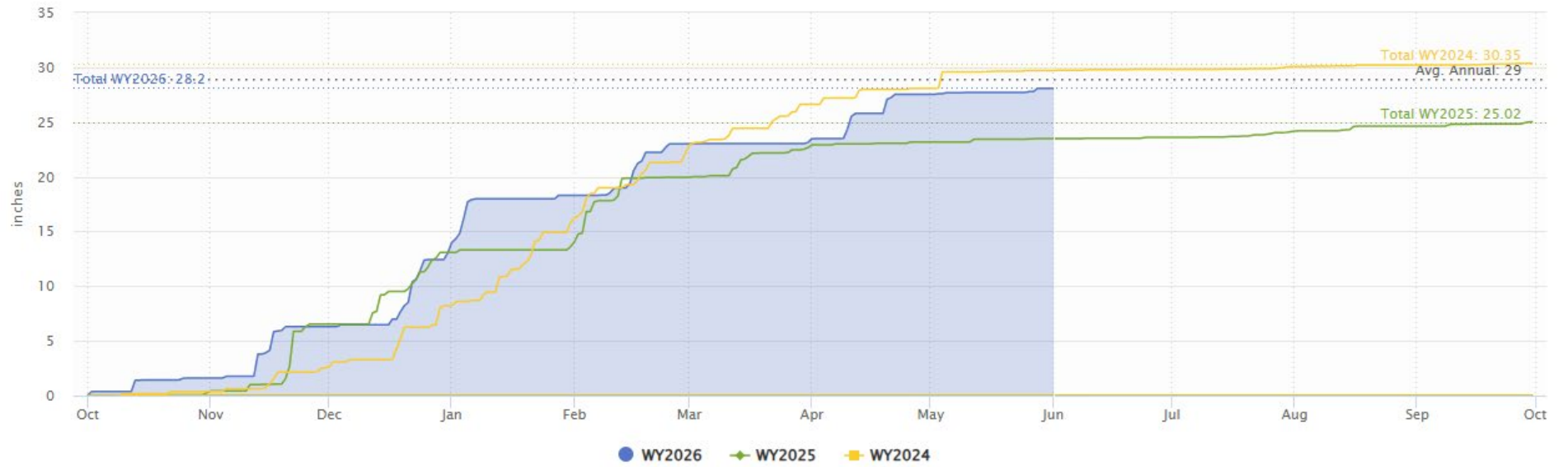
RECOMMENDATION:

No action is required. These reports are provided for the Board's information only.

Attachments: 2

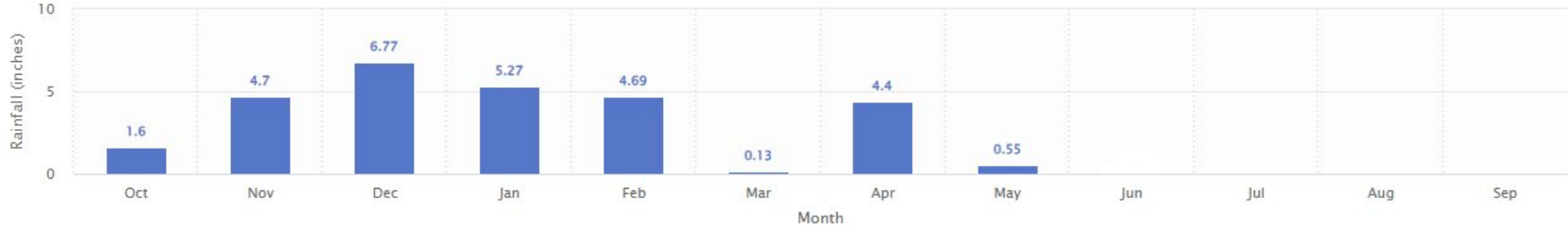
Annual Cumulative Rainfall

Annual Cumulative Rainfall by Water Year



Monthly Cumulative Rainfall

Monthly Rainfall for Current Water Year





MONTARA WATER AND SANITARY DISTRICT AGENDA

For Meeting Of: July 9th, 2026

TO: BOARD OF DIRECTORS

FROM: Clemens Heldmaier, General Manager 

SUBJECT: Monthly Solar Energy Report

The attached chart summarizes the monthly solar production at the Alta Vista Array. Since the installation of the solar panels the District produced 52,958kWh and saved 90,028lbs of CO₂.

- please note - in Mid December the inverter failed. The panels being from 2006 should be replaced as they are well beyond their life span to produce. Then a new inverter sized appropriately for the new array can be purchased & installed.


RECOMMENDATION:

No action is required. This information is provided for the Board's information only.

Attachments: 1

SOLAR ENERGY PRODUCED IN 2026 (kWh)

kWh




	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
total kWh	0	0	0	0	0							



MONTARA WATER AND SANITARY DISTRICT AGENDA

For Meeting Of **July 9, 2026**

TO: BOARD OF DIRECTORS

FROM: Clemens Heldmaier, General Manager 

**SUBJECT: Monthly Public Agency Retirement
Service Report for April 2026.**

The District has received the monthly PARS report for April 2026.

Contributions are calculated on a bi-weekly basis, and contributions are made on a monthly basis.

The following monthly reports are submitted as consent agenda items on a monthly basis.

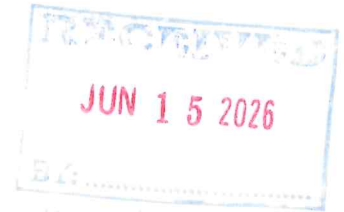
RECOMMENDATION:

This is for Board information only.

Attachment



PUBLIC AGENCY
RETIREMENT SERVICES



**Montara Water and Sanitary Dist
Retirement Enhancement Plan**

**Monthly Account Report for the Period
4/1/2026 to 4/30/2026**

Clemens H. Heldmaier
General Manager
Montara Water and Sanitary Dist
P.O. Box 370131
Montara, CA 94037

Plan ID: P7-REP15A

Account Summary

Source	Beginning Balance as of	Contributions	Earnings	Expenses	Distributions	Transfers	Ending Balance as of
	4/1/2026						4/30/2026
Contributions	\$2,197,816.36	\$14,436.03	\$156,484.34	(\$1,030.67)	\$14,937.93	\$0.00	\$2,352,768.13
TOTAL	\$2,197,816.36	\$14,436.03	\$156,484.34	(\$1,030.67)	\$14,937.93	\$0.00	\$2,352,768.13

Investment Selection

PARS Capital Appreciation - Index

Investment Objective

The primary goal of the Capital Appreciation - Index objective is growth of principal. The major portion of the assets are invested in equity securities and market fluctuations are expected.

Investment Return

Source	1-Month	3-Months	1-Year	Annualized Return			Plan's Inception Date
				3-Years	5-Years	10-Years	
GENERAL	7.11%	3.78%	24.07%	15.61%	8.12%	9.87%	03/08/16

Information as provided by US Bank, Trustee for PARS; Not FDIC Insured; No Bank Guarantee; May Lose Value.

Past performance does not guarantee future results. Performance returns may not reflect the deduction of applicable fees, which could reduce returns. Information is deemed reliable but may be subject to change.

Account balances are inclusive of Trust Administration, Trustee and Investment Management fees.

Investment Return: Annualized rate of return is the return on an investment over a period other than one year multiplied or divided to give a comparable one-year return.

April 2026 PARS Statement Detail

PARS beginning Balance as of April 1, 2026 \$ 2,197,816.36

Contributions:

March 15, 2026 Calculation

Wages paid	38,980.96			
Employer - 8.66%		\$	3,375.75	
Employee - 8.5%		\$	3,313.38	
Contribution subtotal			<u> </u>	\$ 6,689.13

Fund Impact - PARS Wages		
Sewer	Water	Total
12,642.24	26,338.72	38,980.96
1,094.82	2,280.93	3,375.75

March 31, 2026 Calculation

Wages paid	45,145.12			
Employer - 8.66%		\$	3,909.57	
Employee - 8.5%		\$	3,837.34	
Contribution Subtotal			<u> </u>	\$ 7,746.90

Fund Impact - PARS Wages		
Sewer	Water	Total
14,167.20	30,977.92	45,145.12
1,226.88	2,682.69	3,909.57

Total Contributions for March 2026 \$ 14,436.04

Rounding

Earnings/(Losses) \$ 156,484.34

Expenses \$ (1,030.67)

Distributions \$ (14,937.93)

PARS Ending Balance as of April 30, 2026 \$ 2,352,768.13



MONTARA WATER AND SANITARY DISTRICT AGENDA

For Meeting Of: **July 9, 2026**

TO: BOARD OF DIRECTORS

FROM: Clemens Heldmaier, General Manager 

SUBJECT: Review and Possible Action Concerning Authorization to Design the Vallemar Utility Relocation Project with Grant Funding and Collaboration with San Mateo RCD.

Montara Water and Sanitary District's (MWSD) has been working closely since 2024 with the San Mateo Resource Conservation District (SMRCD) on a joint project to protect coastal waters, improve sewer and water reliability, public health, and fire protection through the Vallemar Sewer and Water Relocation Project. First brought to the Board for consideration of alternatives and discussion of risks in 2012, this is a long-range project intended to mitigate against ever present coastal erosion and geologic forces which put MWSD utility pipes at risk along the coastline near Vallemar St. and improve public health and safety. The general project location is centered on Vallmemar St and removing pipes from the paper street The Strand from S. Laguna St. on the South to 16th St on the North and connecting School House tanks.

MWSD serves approximately 6050 people, with about ¼ of the properties in areas subject to high erosion and geologic movement risks in this coastal environment. The corridor connecting Montara and Moss Beach along HWY 1 is narrow and in close to the ocean cliffs resulting in some pipes historically being installed very close (now within just a few feet) to the cliff tops. About half of the approximately 1950 sewer connections depend either directly full time or part time on the Vallemar sewer and water mains. The Vallemar Sewer Pump Station, Niagara Sewer Pump Station and associated Vallemar sewer system interconnecting with the SAM North Pump Station at Montara and the collection system of the south is critical in transporting sewage South to SAM for treatment. SAM also shares use of this system for maintenance of the IPS, Treatment plant and storm flow management by directing water North the Wet Weather Storage Tank.

Additionally, the water service connecting the northern and southern water production areas in MWSD connect through Vallemar St. At anyone one time either the north half or the south half of MWSD residents receiving water service are depending on this main connecting the School House tanks and the southern distribution system and production wells.

MWSD partnered with the San Mateo Resource Conservation District (RCD) and received a \$813,500.00 grant from the California Coastal Conservancy to develop design alternatives, research and design new pipe alignments, and develop cultural impact analysis, soils analysis, and initiate environmental permitting for costal protection and community safety by the relocation of water and sewer mains along Vallemar Steet and away from costal bluff recession and armoring an aging sewer pipe crossing over Dean Creek.



MONTARA WATER AND SANITARY DISTRICT AGENDA

For Meeting Of: **July 9, 2026**

TO: BOARD OF DIRECTORS

FROM: Clemens Heldmaier, General Manager

The MWSD and the RCD are both actively seeking additional funds to develop bid ready plans and specs for the project from sources in California as well as Federal Infrastructure funding options.

The purpose of this project is research and development, Nute Engineering and SRT Consultants will continue to partner in the development of utility relocations to improve sewer water separation and improve system redundancy consistent with the district's CIP program and the MWSD mater plan goals.

Pippin Cavagnaro, P.E. from Nute Engineering, will be available to present the Project and answer any questions the Board might have.

RECOMMENDATION:

Authorize the General Manager to peruse addition funding for completion of project design of the Vallemar Sewer and Water Relocation Project and to extend a collaborative design agreement with the San Mateo Resource Conservation District (RCD) for project management and funding re-imbusement, with the MWSD contribution to not to exceed a total of \$200,000.



MONTARA WATER AND SANITARY DISTRICT AGENDA

For Meeting Of: **July 9, 2026**

TO: BOARD OF DIRECTORS

FROM: Clemens Heldmaier, General Manager 

SUBJECT: Review and Support for WaterSMART Grant Applications

The [U.S. Bureau of Reclamation WaterSMART](#) program provides competitive grant funding to water utilities in the Western United States to improve water management, efficiency, and drought resilience. MWSD has engaged Balance Hydrologics to identify suitable grant opportunities under the *Applied Sciences* and *Small Watershed Resiliency* programs and prepare application packages for three proposed projects. These grants are being pursued as part of a coordinated strategy to secure outside funding for high-priority infrastructure and scientific investments, reducing the financial burden on MWSD ratepayers while advancing the District's long-term water supply and operational goals.

PROPOSED PROJECTS:

1. **Modernizing Hydrologic Data Management and Decision Support.**

The proposed project will modernize MWSDs data systems, consolidating streamflow, groundwater, pumping, and water quality monitoring records into a standardized, integrated database and deploy a map-based decision-support platform that allows staff to efficiently visualize, analyze, and report on water system conditions. Six priority monitoring stations will be upgraded to telemetry to provide near-real-time data. The project will also establish repeatable workflows, decision metrics, and online dashboards for drought management, water quality risk screening, and system efficiency monitoring.

2. **Building Drought Resilience Through Isotopic Characterization of Recharge and Groundwater Sources.**

The proposed project will conduct a stable isotope and environmental tracer study of the Montara Mountain watershed. Stable isotopes of water to characterize recharge sources, groundwater residence times, and the connectivity between precipitation, surface water, and groundwater. Rainfall and storm event samples will be collected using newly installed instrumentation at existing monitoring sites, and monthly sampling will be conducted over two water years. Data analysis and modeling will be used to develop a quantitative understanding of watershed water balance and groundwater recharge that directly informs MWSD's source water management and drought planning, with results available through an online dashboard.



MONTARA WATER AND SANITARY DISTRICT AGENDA

For Meeting Of: **July 9, 2026**

TO: BOARD OF DIRECTORS

FROM: Clemens Heldmaier, General Manager

- 3. SCADA and Distribution Monitoring Modernization.** This project will install flow meters and pressure sensors throughout MWSD's distribution system to improve leak detection, reduce non-revenue water, and enhance supply resilience. It will also upgrade the software system to monitor system status and improve response times.

FISCAL IMPACT:

All three grants require a 50/50 non-federal cost-share which we have increased to 55% to improve chances of application success. For all three projects, non-federal cost share will be met primarily through MWSD staff time. Project 1 will include substantial cost offsets via inclusion of ongoing monitoring services within the grant scope. If any application is selected for award, staff will return to the Board for authorization to execute a financial assistance agreement.

Preliminary Project Budget Summaries

	1. Data System	2. Isotope Study	3. SCADA
Total Project Cost	\$714,170	\$308,000	\$250,000
Federal Share (45%)	\$321,377	\$138,600	\$112,500
Non-Federal Share (55%)	\$392,793	\$169,400	\$137,500
In-Kind Staff Time	\$196,397	\$65,000	\$68,750
Monitoring Services Offset	\$150,000	\$0	\$0
Net New Cost to MWSD	\$46,396	\$104,400	\$68,750

RECOMMENDATION:

This report is provided for Board information. Staff will present an overview of the proposed projects at a subsequent Board meeting and will be available to answer questions.



MONTARA WATER AND SANITARY DISTRICT AGENDA

For Meeting Of: **July 9, 2026**

TO: BOARD OF DIRECTORS

FROM: Clemens Heldmaier, General Manager 

SUBJECT: Review of 2015 Strategic Plan and Current Activities

At the request of the Board, MWSD staff reviewed the 2015 Strategic Plan for consistency with the District's legal obligations, activities, and priorities as voiced by the Board of Directors.

Though the Plan was developed in 2015, consistent Board and staff leadership during the ensuing 10 years have maintained a critical connection to the developed Mission, Vision, Values, and Goals. This, in conjunction with continued involvement by original community member participants, highlights a rare consistency of focus and goal achievement. What follows is a summary of key Plan elements along with summarized District activities that confirm consistent alignment with legal obligations and Plan goals.

Purpose of the Plan

This Strategic Plan is the District's highest level planning document, and represents the Board's direction for the future, and the staff's work plan for implementing it.

It was developed through a step-by-step process that included recognizing the District's operating environment, strengths and weaknesses of the organization, as well as opportunities and challenges.

It identifies the agency's mission, vision, and values, while providing a set of goals and objectives that becomes a framework for all decision-making.

Mission Statement

To sensitively manage the natural resources entrusted to our care, to provide the people of Montara-Moss Beach with reliable, high-quality water, wastewater, and trash disposal at an equitable price, and to ensure the fiscal and environmental vitality of the district for future generations. Be open to providing other services desired by our community.



MONTARA WATER AND SANITARY DISTRICT AGENDA

For Meeting Of: **July 9, 2026**

TO: BOARD OF DIRECTORS

FROM: Clemens Heldmaier, General Manager

Vision

Trusted and proven to cost-effectively provide our customers with the services they need.

Ten Years of Achievement

Ten years is a short time for public agencies delivering critical utility services. Most public agency work requires at least a decade of planning, design, and permitting, before construction of critical projects. The laudable focus of MWSD is visible in its execution of numerous achievements under the priority goals of the 2015 Strategic Plan. When further compared to the community identified priorities, the District has consistently retained a focus on areas identified for development.

GOAL 1. WATER SUPPLY PLANNING AND SOURCE WATER PROTECTION

Protect, maintain and develop existing and new water sources for best quality, cost and productivity, while ensuring the permanent sustainability of the District's water supply and quality.

Since as early as 2015, the District has continued to undertake committed actions and projects aimed at water supply security and source water protection. This includes the 2015 purchase of the Pillar Ridge Water System, construction of Alta Vista Tank No. 2, construction and maintenance of 9 District groundwater wells in addition to surface water from Montara Creek, reconstruction of the Montara Creek intake structure, deepening and reconstruction of Portola 3, Portola 1, and Portola 4 wells, as well as the establishment of a groundwater monitoring program.

Despite two droughts during the last ten years and complete water supply independence, MWSD has never suffered during dry times. While other coastal communities sought emergency supplies, MWSD managed through both drought periods successfully and under voluntary water use reductions. No mandatory reactions or additional drought charges/fines/fees were required to maintain water supplies and meet customer needs.



MONTARA WATER AND SANITARY DISTRICT AGENDA

For Meeting Of: **July 9, 2026**

TO: BOARD OF DIRECTORS

FROM: Clemens Heldmaier, General Manager

GOAL 2. COMMUNICATION

Actively communicate with all stakeholders in a clear, factual, timely, two-way manner to foster understanding and alignment between the District and those it serves and works with.

The District has actively delivered on increased outreach and communications during this period. In addition to bi-monthly newsletters, the District has conducted both in-person and virtual system tours, launched its Nextdoor profile, developed and conducted virtual education and engagement sessions including an Elected Community Service Academy, as well as Water and Sewer Strategic Discussions.

GOAL 3. RATES AND FINANCE

Use the longest possible outlook for planning revenue needs, finances and rates. Base planning and decisions on a long-term, proactive understanding of finances, capital facility planning and operational and regulatory needs.

The District has consistently maintained a process of rate study, review, and water and sewer rate adoption to support the infrastructure and operating needs of the District. This includes the 2020 adoption of a Water System Reliability Charge to supply adequate revenue to support the long-term financial needs of the water system, including adequate emergency reserves. The District has maintained a balanced budget adequate for operations and maintenance of all utility services and is the only Sewer Authority Mid-Coastside (SAM) member agency prepared for next FY's extraordinary SAM intertie replacement project cost. In addition, the District has secured strong non-rate revenues, while supporting local and Countywide emergency communications with cellular and radio communication site leases on District properties. The District is also positioned for early closeout and repayment in 2028 of the 2003 general obligation bond utilized to purchase Citizens Utilities Company. A focus on grant opportunities has also been very successful for MWSD, saving ratepayers millions of dollars, while benefiting Sewer Authority Mid-Coastside and its member agencies as well.

GOAL 4. GOVERNMENTAL RELATIONS

Promote collaborative relationships and partnerships.

Despite legal issues affecting the Sewer Authority Mid-Coastside agencies, the District has maintained consistent positive collaborations with the San Mateo



MONTARA WATER AND SANITARY DISTRICT AGENDA

For Meeting Of: **July 9, 2026**

TO: BOARD OF DIRECTORS

FROM: Clemens Heldmaier, General Manager

County Resources Control District, Midcoast Community Council, Coastside Fire Protection District, El Granada Community Services District and Sewer Authority Mid-Coastside. In 2020, the District also executed a Mutual Aid Agreement with California Water/Wastewater Agency Response Network (CalWARN), a network of water and wastewater agencies in the state of California, helping each other to respond to and recover from local or regional disasters.

GOAL 5. ADDITIONAL SERVICES

Be open to providing additional services that are needed and desired within our service area.

District staff and the Board have consistently considered additional service needs for the service area. Though no additional services have been added, there has been consistent examination of opportunities balanced against essential District work and services. The District allows and encourages public recreational use of its Alta Vista property, and actively maintains a portion of the Alta Vista Trail.

GOAL 6. OPERATIONS AND ADMINISTRATION

Develop and maintain an organizational structure and management policies that foster a high performing, stable and productive organization that learns and improves over time.

The District has committed to and delivered on continued educational and training support for staff. The employee manual was also restructured with a focus on staff education and retention. This goal achievement is demonstrated by the long-term retention of District staff, including the General Manager. Many District staff have achieved more than 10 years of service to the District.

GOAL 7. BUILD AND MAINTAIN FACILITIES THAT ARE RELIABLE, ENVIRONMENTAL AND EFFICIENT

Plan, provide for and maintain District facilities and other physical assets to achieve long-term, reliable, environmentally sound, and efficient District operations.

As mentioned under Goal 1, the District has delivered numerous infrastructure projects that achieve this long-term reliability goal. In addition to work on our wells and water supply infrastructure, the District has initiated the use of trenchless mainline replacements with modern material and equipment whenever



MONTARA WATER AND SANITARY DISTRICT AGENDA

For Meeting Of: **July 9, 2026**

TO: BOARD OF DIRECTORS

FROM: Clemens Heldmaier, General Manager

possible, along with replacement of the Date/Harte Pump Station and Forcemain replacement.

GOAL 8. GOVERNANCE

The Board will govern lawfully, with an emphasis on (a) outward vision rather than internal preoccupation, (b) encouragement of diversity in viewpoints, (c) strategic leadership more than administrative detail, (d) clear distinction of board and general manager roles, (e) collective rather than individual decisions, (f) future rather than past or present, and (g) proactivity rather than reactivity.

The District continues to implement the governance principles set forth in the Strategic Plan by emphasizing strategic leadership, ethical decision-making, transparency, and a clear distinction between Board policy responsibilities and staff administration. The Board has maintained its commitment to collective decision-making and long-range planning while ensuring compliance with applicable governance laws, including conflict-of-interest requirements, the Brown Act, and ethics standards.

Governance requires continual attention as legal requirements evolve and new issues arise. Accordingly, the District places ongoing emphasis on Board education, training, and compliance to reinforce sound governance practices and maintain public confidence and transparency in the District's decision-making processes.

Alignment with LAFCO Municipal Services Review

In light of anticipated San Mateo County Local Agency Formation Commission (LAFCO) Municipal Services Review in FY2026-27, additional review was completed to consider the alignment of the Strategic Plan and District achievements relative to the Municipal Services Review framework.

Municipal Services Reviews focus on:

1. Service Capacity and Reliability
2. Infrastructure Planning and Investment
3. Financial Sustainability
4. Governance and Accountability
5. Intergovernmental Coordination
6. Community Support and Local Control



MONTARA WATER AND SANITARY DISTRICT AGENDA

For Meeting Of: **July 9, 2026**

TO: BOARD OF DIRECTORS

FROM: Clemens Heldmaier, General Manager

The Strategic Plan's mission, goals, and objectives closely align with the factors considered by LAFCO when evaluating local agency performance and service delivery. The Strategic Plan emphasizes long-term infrastructure planning, financial sustainability, emergency preparedness, governmental accountability, community engagement, interagency cooperation, environmental stewardship, and reliable utility service. These same principles form the foundation for evaluating the District's ability to provide efficient and effective public services. Accordingly, review of the Strategic Plan and the District's activities during the last decade provides a useful framework for evaluating MWSD's continued ability to meet its service obligations and adapt to future challenges. The Strategic Plan itself identifies and demonstrates that MWSD has been addressing the exact issues LAFCO aims to evaluate:

- local control;
- long-term financial sustainability;
- infrastructure replacement planning;
- emergency preparedness;
- governmental relations;
- communication and public accountability;
- water independence and source protection

Conclusion

Evaluation of the 2015 Strategic Plan has demonstrated a consistent, focused approach to District work that has delivered on legal obligations as well as community identified priorities. Given these achievements and the consistency of the existing Plan with public utility obligations, a revision of the Plan does not appear necessary nor beneficial to the public the District serves.

RECOMMENDATION:

This report is provided for Board information.

Attachment



**Montara Water
and Sanitary District**

2015 STRATEGIC PLAN



Prepared by: Rauch Communication Consultants Inc.

DIRECTORS

Scott Boyd, President

Jim Harvey, President pro tem

Kathryn Slater-Carter, Treasurer

Dwight Wilson, Secretary

Bill Huber, Director

GENERAL MANAGER

Clemens Heldmaier

8888 Cabrillo Hwy • Montara, CA 94037 • (650) 728-3545 • mwsd.montara.org

PARTICIPANTS:

BOARD OF DIRECTORS

Scott Boyd, President, SAM representative

Jim Harvey, President pro tem, SAM representative

Kathryn Slater-Carter, Treasurer, SAM alternate

Dwight Wilson, Secretary

Bill Huber, Director

DISTRICT MANAGEMENT STAFF

Clemens Heldmaier, General Manager

CONSULTANT

Martin Rauch, Managing Consultant

Contents

1. Introduction

Purpose

Strategic Plan Framework

How Plan Elements Relate (Graphic)

2. Developing the Plan

Strategic Planning Process

Rating the District Today

Challenges and Opportunities

Priority Issues

3. The Strategic Plan

Mission

Vision for the Future

Values

Strategic Goals and Objectives

4. Staff Work Plan

5. Expectations and Results

Achieving Expectations

Ensuring Results

1. INTRODUCTION: Purpose of the Plan

Planning is strategic when it helps move an organization forward from its current situation to its desired future.

This Strategic Plan is the District's highest level planning document, and represents the Board's direction for the future, and the staff's work plan for implementing it.

It was developed through a step-by-step process that included recognizing the District's operating environment, strengths and weaknesses of the organization, as well as opportunities and challenges.

It identifies the agency's mission, vision, and values, while providing a set of goals and objectives that becomes a framework for all decision-making.

The Plan is also a practical working tool that provides clear direction to the staff about the Board's goals and objectives, and includes a work plan developed by the staff to meet those goals and objectives. As such, it is referred to regularly as a guide to District actions during the period covered.

To keep it fresh, it must be updated annually and rolled forward so that there is always a five-year guide to the future.

1. INTRODUCTION: Strategic Framework

The Strategic Plan is built from a series of logical components, described below and shown in the graphic.

Mission. The mission statement explains why the organization exists. It articulates the organization's essential work in a brief sentence or two.

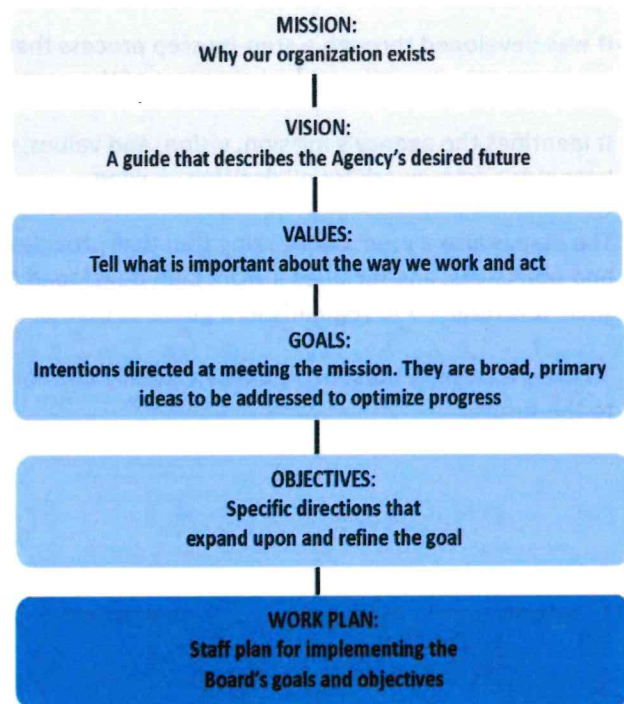
Vision. The vision articulates what the agency will become at a given time in the future. It is the strategic target which, when achieved, is the fulfillment of the agency's mission. As such, it is at the heart of the strategic planning process.

Values provide guidance when an agency is faced with challenging decisions that require tradeoffs, options and alternatives. Values are set by the Board, govern attitudes and behaviors, and generally remain constant over time.

Goals describe broad, primary areas of management, operations and planning that need to be addressed in accomplishing the mission. Goals are not connected to timelines.

Objectives are more specific directions that expand upon the goals. They are set by the Board. There may be multiple objectives for each goal. Objectives are SMART: Specific, Measurable, Attainable, Related to Goals, Time Certain.

Strategic Work Plan contains measurable, precise timetables and actions to accomplish the mission, goals, and objectives. They are assigned to individuals or departments. There may be multiple tasks for each objective that can be crossed off as finished.



2. PLAN DEVELOPMENT: Strategic Planning Process

The strategic planning process was carried out in the series of steps as outlined below.

Background Research. The consultants began by holding discussions with the General Manager.

Confidential Interviews. This was followed by a series of confidential interviews carried out by the consultant. The goal is for the interviewees to candidly express their interests and perspectives on the District's and its priorities.

The interviewees included the entire Board of Directors as well as numerous stakeholders, including leaders of neighboring local governments, customers and others as outlined below.

STAFF: Clemens Heldmaier, GM, and Julian Martinez, Superintendent of Water Operations

BOARD: Scott Boyd, Director; Dwight Wilson, Director; Bill Huber, Director; Jim Harvey, Director; and Kathryn Slater-Carter, Director

OTHER STAKEHOLDERS: David Dickson, Coastside County Water District GM; Gary Warhaftig, Montara Moss Beach Water Improvement Association; Leonard Woren, Granada Sanitary District Director; Peter Grenell, San Mateo County Harbor District; Paul Cole, Assistant Fire Chief; Robert Hopkins, Sewer Authority MidCoast GM; and Don Horsley, San Mateo County Supervisor.

CUSTOMERS: Lou Wall, Ex Director, Customer; Susan Hayward, Customer; Bill Kehoe, Customer; Michael Gasser, Customer; and Lisa Ketcham, Pillar Pointe Mobile Home Community.

Two Board Planning Workshops. The Board of Directors and senior management staff participated in two strategic planning workshops. At these workshops, the group reviewed the results of the interviews, undertook a number of exercises to examine the current state of the District, and identified critical issues and opportunities expected to confront the District in the future. Ultimately a plan was developed from this work that included an updated mission statement, vision, values, and strategic goals and objectives.

Community Meeting. On July 24, 2014 the District held a community meeting to obtain public input on the public planning process. The meeting was held at Cypress Meadows and about 70 members of the community participated. There was a very active exchange and sharing of ideas facilitated and recorded by Martin Rauch with support of District staff. Topics of discussion included:

- How should we prioritize investments?
- What improvements would you like to see in our services?
- What challenges and opportunities should we focus on?
- What is your long-range vision for the District and community?

Staff Work Plan. Once the policy level portions of the plan were completed in the Board workshops, the management team worked with the consultant to develop a detailed staff work plan designed to meet the mission of the District and strategic goals and objectives.

2. PLAN DEVELOPMENT: Rating the District Today

Before considering where the District wants to go in the future, it is important to understand where it is today. The group worked together to identify and rate a number of key features of the District as summarized below.

Each participant in the workshop was asked to rate various aspects of the District based on its performance as it stands today. Each participant selected aspects of the District to rate, graded them on a scale of 1 to 10 (10 being excellent), and included words to explain the reason for the rating. The results were averaged and summarized.

BELOW ARE THE CATEGORIES AND RATINGS PROVIDED BY THE PARTICIPANTS	
Avg. 8.6 9, 9, 8	Administration. Good job replacing mains and tanks compared to the past when the system was held together by rubber bands. While it is generally good, could do better.
Avg. 8+ 9, 8	Operations. Our small size makes us vulnerable due to the small number of staff and limited backup for personnel.
Avg. 9.5 9.5	Progress. We have made a lot of progress on infrastructure: water system, SSOs, pipe cleaning, financing of the sewer system. We also have good representatives on SAM.
Avg. 8+	Sewer. We need to continue working to reduce SSOs.
Avg. 8+	Water Quality. We have made tremendous improvement in water quality.
Avg. 7	Board Governance. There is opportunity for improvement here.
Avg. 6.6+ 6, 6, 7, 7, 7, 7	Rates and Finance. We developed a well-designed tiered rate. But the rate structure should be looked at again. The District generally has good controls, but there is room for improvement. District has a deficit and there is a need to address that.
Avg. 6	Watershed Protection. There are no immediate concerns, but we need to remain proactive to protect the groundwater and prevent degradation.
Avg. 5.2 2, 4, 5, 5, 7, 8	Customer Service, Stakeholder Support and Customer Relations. The District generally has positive support, good customer service and is close to customers. However, our public is unaware of the constraints we operate under and our achievements. In addition, the perception of customers on wells is out of sync with reality. We need to explain better to them and reach out to all customers more. Board can help.
Avg. 5 5, 5	Intergovernmental Relations. There have been improvements, but it remains a difficult area. This is an area where both staff and board can work on and make improvements
Avg. 5 5, 5	Staff to Board Communication. There is room for improvement in the Manager's communication to the Board.
Avg. 5 5	Maturity. The District has matured in many ways administratively, in terms of engineering and finance, etc. But there is more work to do.
Avg. 4 6, 2	Emergency Planning. Need to update emergency planning, documentation and procedures. Need to develop plans for coordinating with others in emergencies.

2. PLAN DEVELOPMENT: Challenges & Opportunities

Below is a list of key issues and challenges identified in the process that are expected to face the District in the future. Each participant was asked to predict what issues the District would confront in the future. That list follows:

RATE STRUCTURE AND CHARGES

- Our rates are stable but on the high side and need to be raised.
- There will be a challenge to balance the needs of our customers and keeping costs affordable.
- The tiered system is not meeting needs and needs to be evaluated and reconsidered.
- Consider new financial options such as using property taxes 100% for water to help pay off the debt.
- Providing adequate reserves.

WATER SUPPLY

- Maintaining our sources of water and water independence.
- Increasing the water supply is critical both in the hills and at the airport.

PRIVATE WELLS

- Need to deal with wells drawing on the aquifer
- Well conversions. If people understood the costs, quality, testing, they may be happy to hook up.
- Need to clarify our policies. We don't force people to connect, but it is better for the groundwater aquifer, better for many landowners in the long-run and better for District revenue if they do.
- Need to improve how we work with the County to ensure seamless permits.

MAINTAINING LOCAL GOVERNANCE AND RELATIONSHIPS WITH OTHERS.

- There are always pressures from outside to do this or that and it is distracting. Need to square away relationships so our status is accepted and we have positive relationships.

WATER QUALITY

- Dealing with water quality issues at the airport.

PARTICIPATION IN SAM

- Changeover of SAM representatives and staff causes a challenge with maintaining a historical view and continuity.
- Changeovers also provide an opportunity to develop relationships with new people.
- Ever rising regulations increases costs and complexity.

STAFFING

- Having a small staff makes it difficult to have adequate breadth of expertise and depth to schedule efficiently and provide backup

DROUGHT AND CLIMATE CHANGE

- Our water supply independence is a good thing. Hetch-Hetchy crosses major faults.
- But we have to ensure groundwater is maintained for future.
- Need conservation strategy.
- Needs plan for managing wells.

OUTREACH

- We have made progress but need to communicate more with the public.
- We have work to do to build positive public understanding.
- If we could provide funding, the hospital and school could probably reduce use more.

CONSIDER BEING A CSD

- There are a range of possibilities: internet income, solar power to reduce costs, develop recycled water, etc.

COMMUNITY SUSTAINABILITY

- There are limited resources.
- Ensuring growth is managed by land use authorities (County). Districts position is that it should provide services to approve growth and not be dragged into land use.

2. PLAN DEVELOPMENT: Priority Issues

The group was asked to identify the five most important issues that MSWD must resolve in the coming years. The results are shown below, with 1 being the highest priority. Priorities are important since in practice it is not possible to accomplish everything at once and that there are limits on time, money and personnel resources.

HIGHEST PRIORITY ISSUES	
Avg. 1 1, 1, 1	Water Rate Structure and Rates. Need adequate rates to cover expenses, encourage well connections, and resolve the deficit.
Avg. 1.5 1, 2	Finances, Rates and Economic Health. Determine if we can encourage voluntary connections and help improve income and reserves.
Avg. 2 1, 2, 3	Well Connections. The sooner the District can resolve well connection issues the better. Bringing in Pillar Ridge and new well conversions lowers costs for all. Need to integrate new customers well.
Avg. 2 1, 3	Infrastructure Planning based on a long-term replacement model. Since we provide a service from source to release, we should be able to undertake long-term, informed planning based on lifecycle costs.
Avg. 2.5 2, 2, 3, 3	Developing and maintain the sources and quality of water. Need to improve our portfolio of water sources (more varied wells), improve redundancy, and maintain the watershed.
Avg. 2 2	Community Sustainability Plans. What are our long-term demographics? Be prepared for growth or decline, changes in income, age, needed services, etc.
Avg. 2.7 1, 3, 4	Communication: Need to develop a marketing and public relations plan. Public needs to understand what we are doing and we need to hear from them.
Avg. 3.3 3, 4, 4, 4, 4, 5	Effective Intergovernmental Relationships. Establishing our primacy for carrying out our mission. Develop better, more positive intergovernmental relationships with others.
Avg. 4 4	Smarter Wastewater Treatment. The current system works, but could it be better or lower cost? What are best long term options for upgrades or changes that provide lowest lifecycle cost?
Avg. 5 5, 5	Internal Operations and Administration. Do we need to develop a needs assessment, evaluate staffing, internships, training for staff?
Avg. 5.5 5, 6	Regional and Local Emergency Plans. The long sewage pipe to Half Moon Bay is at risk. Recycling? (5, 6)

2. PLAN DEVELOPMENT: Input from Community Forum

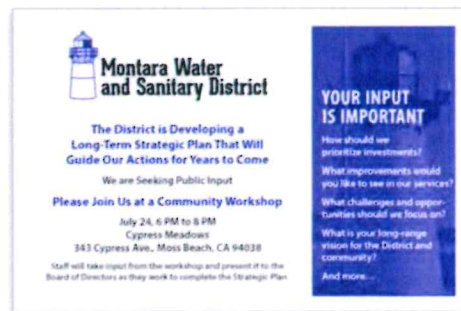
Montara Water and Sanitation District reached out to obtain public input through direct one-on-one interviews, by asking for input via advertisements, press and web coverage, and by holding a community forum. About 70 members of the public participated in the meeting.

PUBLIC INPUT FROM THE FINAL COMMUNITY FORUM QUESTION IS SUMMARIZED BELOW:

“Five, ten or more years into the future, if you were granted power over the District, what three things would you change or keep the same.”

Note: topics with zero votes were nominated by the group but received no votes.

Total Votes	Priority Topic
35	No Consolidation
21	Develop Community Parks District
20	Develop our own internet service
18	Infrastructure Development
16	Water Quantity
11	Water Quality
9	Water Conservation Education
8	Keep (happy with) Staff
7	Lower Rates
6	Disaster Preparedness Ed.
4	SAM: Cost Control/more accountability
3	Bring back senior discount from Recology
1	Garbage Sustainability
0	Storm Water Usage
0	Cell Tower for better service
0	Compost Program Initiated
0	Drought Management
0	Improve sewer system
0	More press releases/outreach
0	Governance Quality



View of a postcard used to advertise the community forum.

3. STRATEGIC PLAN: Mission

A good mission statement should accurately explain why your organization exists and what it hopes to achieve in the future. It articulates the organization's essential work. The Board drafted and approved the following mission statement:

To sensitively manage the natural resources entrusted to our care, to provide the people of Montara - Moss Beach with reliable, high-quality water, wastewater, and trash disposal at an equitable price, and to ensure the fiscal and environmental vitality of the district for future generations. Be open to providing other services desired by our community.

3. STRATEGIC PLAN: Vision for the Future

A critical responsibility of the Board of Directors is to identify a vision for the District's future and then set goals and objectives to achieve it. This is the heart of the governance role, and starts with creations of a vision statement. The following vision statement was developed:

The Vision for the Montara Water and Sanitary District Board of Directors is:

Trusted and proven to cost-effectively provide our customers with the services they need.

3. STRATEGIC PLAN: Values

VALUES are what we consider important—what we believe is right and wrong. The Board is responsible for identifying values and being the guardian of values. Effective organizations identify and develop a clear, concise and shared meaning of values/beliefs, priorities, and direction so that every employee understands and can contribute in the right way. If defined, disseminated and followed, values will impact every aspect of the organization.

The following values emerged from the workshop discussion.

The values can be written as simple statements or posed as questions to help make difficult decisions.

Value Statements:	Values Posed as Questions
<i>To be trusted by the community</i>	<i>Will it enhance customers' trust in the District?</i>
<i>Represent and serve our community</i>	<i>Will it enable the District to better represent and serve our community?</i>
<i>Local control</i>	<i>Will it increase local control?</i>
<i>To provide quality services</i>	<i>Will it improve service quality?</i>
<i>To be responsive to the community and its changing needs</i>	<i>Will it result in better responsiveness to the community and its changing needs?</i>
<i>To be open and available to the public we serve</i>	<i>Will it make the District more open and available to the public we serve?</i>
<i>To use customer funds sustainably</i>	<i>Will it be cost-effective over time?</i>

3. STRATEGIC PLAN: Strategic Goals and Objectives

The goals and objectives are presented on the following pages. They, along with the mission, vision and values represent the core strategic direction provided in this plan.

GOAL 1. WATER SUPPLY PLANNING AND SOURCE WATER PROTECTION

Protect, maintain and develop existing and new water sources for best quality, cost and productivity, while ensuring the permanent sustainability of the District's water supply and quality.

#	Objectives
1.1	The District will proactively protect and improve water quality and supply, where needed.
1.2	The District will ensure permanent water independence.
1.3	The District will incorporate phenomena such as seawater rise and weather extremes, and any other identified challenges in its planning and implementation of water programs.

GOAL 2. COMMUNICATION

Actively communicate with all stakeholders in a clear, factual, timely, two-way manner to foster understanding and alignment between the District and those it serves and works with.

#	Objectives
2.1	Staff will develop core messages and obtain board approval for them.
2.2	Staff will design and implement communication that is consistent with Board-approved messaging.
2.3	Staff will develop and follow an outreach plan and budget, and will consider and select among all outreach tools for cost-effectiveness and practicality (e.g. open houses, newsletters, press, social media, radio interviews, etc.)

GOAL 3. RATES AND FINANCE

Use the longest possible outlook for planning revenue needs, finances and rates. Base planning and decisions on a long-term, proactive understanding of finances, capital facility planning and operational and regulatory needs.

#	Objectives
3.1	Costs will be allocated through rates that are fair; and will be developed after evaluating all reasonable options beyond tiers, including how well connection options will influence rates.
3.2	Adopt and update new Rates by FY 2015/16.
3.3	Rates will be sustainable, steady, defensible, understandable and fair.
3.4	Use the longest reasonable outlook for planning infrastructure replacement needs, while recognizing that infrastructure planning is in flux.
3.5	Enable effective Board and public oversight of finances through effective and understandable financial reporting.
3.6	Develop a well conversion program that will promote voluntary conversions and the necessary incentives and communication tools to make it happen.

GOAL 4. GOVERNMENTAL RELATIONS

Promote collaborative relationships and partnerships

#	Objectives
4.1	Enhance board and staff relationships with other agencies (board work plan).
4.2	Enhance dialog with other agencies about collaborative opportunities for local parks, etc.

GOAL 5. ADDITIONAL SERVICES

Be open to providing additional services that are needed and desired within our service area.

#	Objectives
5.1	Be responsive to community desires for new services and take a leadership role in considering whether to provide additional services.
5.2	Examine each opportunity on a case-by-case basis. Evaluate and make clear any impact on quality, availability or cost of existing services.
5.3	Seek to provide services collaboratively when mutually beneficial partnerships can be found.

GOAL 6. OPERATIONS AND ADMINISTRATION

Develop and maintain an organizational structure and management policies that foster a high performing, stable and productive organization that learns and improves over time.

#	Objectives
6.1	Develop and implement a plan for retaining institutional knowledge.
6.2	Develop, follow and appropriately update procedures for Administration, Human Resources, and Management.
6.3	Emergency planning should be appropriately updated with documented procedures and methods in place for coordinating with others.

GOAL 7. BUILD AND MAINTAIN FACILITIES THAT ARE RELIABLE, ENVIRONMENTAL AND EFFICIENT

Plan, provide for and maintain District facilities and other physical assets to achieve long-term, reliable, environmentally sound, and efficient District operations.

#	Objectives
7.1	Manage the wastewater system with the objective of zero spills and zero permit violations.
7.2	Asset Management - Consider lifecycle costs in all facility construction, upgrades, maintenance and management decisions and activities. Continue with water and focus attention on sewer.
7.3	Creatively seek opportunities to maintain or improve quality while lowering costs.

GOAL 8. GOVERNANCE

The Board will govern lawfully, with an emphasis on (a) outward vision rather than internal preoccupation, (b) encouragement of diversity in viewpoints, (c) strategic leadership more than administrative detail, (d) clear distinction of board and general manager roles, (e) collective rather than individual decisions, (f) future rather than past or present, and (g) proactivity rather than reactivity.

#	Objectives
8.1	The Board will invest in itself and its members' training and governance capacity.
8.2	Continued Board development is to include orientation of new board members, and periodic consideration of Board governance effectiveness, including enhancing communication between Board members and between the Board and general manager

4. WORK PLAN: Staff Work Plan

The following pages contain the staff work plan, a linked series of actions developed by staff that, when accomplished, will meet the mission, vision, goals and objectives identified by the Board of Directors. The work plan is organized in a table format with the following features:

Priorities:

There are two kinds of priorities assumed in this work plan: 1) Importance; and 2) Time. It is possible for a priority to be critical in importance but not due for a long time. Conversely a priority may have low importance but be due promptly. The 1-3 numbering system incorporates a bit of both. The timing column indicates due dates. The numbering system is as follows:

1. Critical project that must be accomplished on Time.
2. Important project that can be delayed if needed to complete a #1 priority project.
3. Desirable project that can be delayed or cancelled to complete a #1 or #2 priority project.

No.	P.	Action	Lead	Comments	Timing	%	Status
1							
1.0.0		Goal 1.0 - Water Supply Planning and Source Water Protection: Protect, maintain, and develop existing and new water sources for best quality, cost and productivity, while ensuring the permanent sustainability of the District's water supply and quality.	Goal				
2							
3	1.1.0	The District will proactively protect and improve water quality and supply, where needed.	Obj				
4	1.1.1	Track development plans of public and private landowners (County, GGNRA, POST, etc.) for potential impacts to watershed, such as septic systems etc.	Clemens		Ongoing		When received
5	1.1.2	See 1.2.1	NA		NA		
6	1.1.3	Continue to establish groundwater level and stream-gauging programs to improve understanding of District's hydrology.	Clemens	With Balance Hydrologic	Dec-15		Annually
7	1.1.4	Develop an integrated regional water management plan for watershed protection, increased knowledge base and increased funding opportunities.	Clemens	Obtain Board approval, start negotiating w/ stakeholders by May-15	May-15		
8	1.1.5	Develop groundwater sustainability agency.	Clemens	Obtain Board approval, start negotiating w/ stakeholders by Dec-15	Dec-15		Due complete by 2022. Make annual status report
9	1.2.0	The District will ensure permanent water independence.	Obj				
10	1.2.1	Continue Renewal and Rehabilitation Program for existing groundwater and surface water sources to protect sustainability, water quality, and supply availability	Clemens	Funds currently still available, delayed due to lack of drilling rigs (drought)	Dec-15		Minimum of one well per annum
11	1.2.2	Proceed with Water Source Exploration on Caltrans Right of Way to ensure water supply reliability, source protection, and continued sustainability	Clemens	5 Boreholes allowed to test drill until April 2015. Extension can be requested	Dec-15		Deadline 2015
12	1.2.3	Negotiate extension to drill further exploratory wells after April 2015.	Clemens		Mar-15		Start negotiations before April
13	1.2.4	Continue developing a Supply and Demand Analysis on an annual basis to understand customer demands and plan future water supply, as necessary.	Tanya		Dec-15		Annually
14	1.3.0	The District will incorporate phenomena such as seawater rise and weather extremes, and any other identified challenges in its planning and implementation of water programs.	Obj				
15	1.3.1	Work with neighboring agencies to ensure secure long-term regional water supplies that aren't affected by climate change. See 1.1.4 and 1.4.5.	Clemens		NA		Ongoing as needed
16	1.3.2	Support SAM's Recycled Water Project Phase 1 and later, coast-wide phases that offset use of local water sources, prevent seawater intrusion, creek restoration and improve long term water security.	Board	SAM reps and full Board play critical role. A political effort primarily.	Sep-15		Ongoing as needed. Evaluate annually
17	2.0.0	Goal 2 - Communication: Actively communicate with all stakeholders in a clear, factual, timely, two-way manner to foster understanding and alignment between the District and those it serves and works with.	Goal				
18	2.1.0	Staff will develop core messages and obtain board approval for them.	Obj				
19	2.1.1	See 2.2.1 and 2.2.2	Marin		May-15		
20	2.2.0	Staff will design and implement communication that is consistent with Board-approved messaging.	Obj				
21	2.2.1	Develop an Outreach Plan and budget for Board approval.	Marin	Consultant Support	May-15		Start in March
22	2.2.2	Implement Outreach Plan.	Clemens	Consultant Support	Jun-15		See Plan
23	2.2.3	Prepare and distribute initial newsletter, future editions depending on Outreach Plan.	Marin	Consultant Support	Apr-15		Start Now?
24	2.3.0	Staff will develop and follow an outreach plan and budget, and will consider and select among all outreach tools for cost-effectiveness and practicality (e.g. open houses, newsletters, press, social media, radio interviews, etc.)	Obj				

No.	P.	Action	Lead	Comments	Timing	%	Status
24							
25	23.1	NA	See 2.2.1 and 2.2.2 above	Clemens Consultant	May-15		
26	24.3	3	Complete under construction areas of website	Martin	Apr-15		April
27	3.0.0		Goal 3 - Rates and Finance: Use the longest possible outlook for planning revenue needs, finance and rates. Base planning and decisions will be based on a long-term, proactive understanding of finances, capital facility planning, and operational and regulatory needs.	Goal			
28	3.1.0		Costs will be allocated through rates that are fair by class and customer, and will be developed after evaluating all reasonable options beyond tiers, including how well connection options will influence rates.	Obj			
29	3.1.1	1	Complete Water Rate Study	Clemens	With Bartle Wells	Apr-15	Effective July-15
30	3.2.0		Add and update new rates by FY 2015/16	Obj		FY 15/16	
31	3.2.1	1	Implement annual solid waste rate changes in accordance with the franchise agreement	Clemens		Dec-15	
32	3.2.2	1	Evaluate Sewer Service Charges and implement necessary rate increases or proposition 218 processes.	Clemens	With Bartle Wells	Apr-15	Annually, Effective July-15
33	3.3.0		Rates will be sustainable, steady, defensible, understandable and fair.	Obj			
34	3.3.1	2	See 3.1.1, 3.2.2, and 3.2.1.	Board		NA	
35	3.4.0		Use the longest reasonable outlook for planning infrastructure replacement needs, while recognizing that infrastructure planning is in flux.	Obj			
36	3.4.1	3	Include in the Capital Improvement Program (CIP) future anticipated replacement cost for the upcoming 10 years and evaluate funding possibilities.	Tanya + Pipin		Jun-15	
37	3.5.0		Enable effective Board and public oversight of finances through effective and understandable financial reporting.	Obj			
38	3.5.1	2	Complete bi-annual finance review by Finance Committee and Board.	Clemens	With Peter	Mar-15	
39	3.5.2	2	Identify key financial highlights and summarize for Board review.	Clemens	Clemens discuss with Board in budget season.	Apr-15	Based on Board Input
40	3.6.0		Develop a well conversion program that will promote voluntary conversions and the necessary incentives and communication tools to make it happen.	Obj			
41	3.6.1	2	Evaluate the possibility of well conversion loan program based on existing models.	Clemens	With Bartle Wells + Schnicker	Oct-15	Share with public
42	3.6.2	3	Consider other strategies to increase voluntary well conversions.	Clemens		Oct-15	Share with public
43	4.0.0		Goal 4 - Government Relations: Promote collaborative relationships and partnerships.	Obj			
44	4.1.0		Enhance Board and staff relationships with other agencies (Board Work Plan).	Obj			
45	4.1.1	3	General Manager will develop tangible opportunities for Directors to assist with inter-agency collaboration.	Clemens		Ongoing	
46	4.1.2	3	Include suggestions for Boardmember engagement in the community and region in future Board agendas as opportunities arise.	Pres.		Mar-15	
47	4.1.3	3	Promote staff-level collaboration on inter-agency projects by setting up meetings with local agencies that are critical to project success.	Clemens		Timing	
48	4.2.0		Enhance dialog with other agencies about collaborative opportunities for local parks, etc.	Obj			
49	4.2.1	1	Seek to make the Caltrans Public Right of Way accessible for groundwater supply and community recreation.	Clemens	Need Board support	Jun-15	Underway, Evaluate progress biannually
50	4.2.2	3	See 5.1.2 and 5.3.1				
51	5.0.0		Goal 5 - Additional Services: Be open to providing additional services that are needed and desired within our service area.	Obj			
52	5.1.0		Be responsive to community desires for new services and take a leadership role in considering whether to provide additional services.	Obj			

No.	P	Action	Lead	Comments	Timing	%	Status
52							
53	3	Research and track opportunities to collaborate with San Mateo County on providing energy to the Montana and Moss Beach communities.	Clemens	Mostly about tracking and following. Considering seeking a seat at the table.	Aug-15		Ongoing. Annual Board discussion
54	2	Examine each opportunity on a case-by-case basis. Evaluate and make clear any impact on quality, availability or cost of existing services.	Obj				
55	2	When opportunities for providing additional services are presented or discovered, each will be considered by a case-by-case basis.	Clemens	Board Support	NA		
56	3	Seek to provide services collaboratively when mutually beneficial partnerships can be found.	Obj				
57	3	Continue to seek opportunities to collaborate and develop partnerships with local agencies and present viable opportunities to the Board.	Clemens	Board Support	Sep-15		Ongoing. Annual Board discussion
58		Goal 8 - Operations and Administration: Develop and maintain an organizational structure and management policies that foster a high performing, stable and productive organization that learns and improves over time.					
59		Develop and implement a plan for retaining institutional knowledge.	Obj				
60	1	Complete Salary Study and evaluate implementation strategies for retaining staff, including implementation of effective qualitative strategies, including employee incentives.	IEDA	With Clemens	Apr-15		
61	2	Assess staffing levels in terms of stress and reliability to meet District needs. Include succession planning and ability to deal with major personnel interruptions.	Clemens	With IEDA	Nov-15		
62		Develop, follow and appropriately update procedures for Administration, Human Resources, and Management.	Obj				
63	2	Review and update Employee Manual.	IEDA	With Clemens	Mar-16		
64	3	Review and update all District policies and procedures and suggest additions and updates.	Clemens		Aug-16		
65		Emergency planning should be appropriately updated with documented procedures and methods in place for coordinating with others.	Obj				
66	2	Update the existing Emergency Response and Recovery Plan (ERRP) to maintain a relevant emergency planning document.	Clemens		Aug-15		Every five years
67	3	Become a leader and a hub for local utility emergency planning.	Clemens	Need Board support	Nov-15		Annual update
68	2	Update drought contingency plan.	Clemens		May-16		Every five Years
69		Goal 7 - Build and Maintain Facilities that are Reliable, Environment, and Efficient: Plan, provide for, and maintain District facilities and other physical assets to achieve long-term reliable, environmentally sound and efficient District operations.					
70		Manage the wastewater system with the objective of zero spills and zero permit violations.					
71	1	Continue the implementation of a mainline replacement program, focused on areas prone to leaking and/or overflow.	Tanya	with Pipin	Jun-15		Annually. Review with budget
72	2	Implement improvements at wastewater lift stations to improve reliability and mitigate overflows.	Pipin		Jun-15		Annually. Review with budget
73	3	Evaluate other methods for the reduction of inflow and infiltration (I&I).	Pipin		Jun-15		Annually. Review with budget
74		Asset Management - Consider lifecycle costs in all facility construction, upgrades, maintenance and management decisions and activities. Continue with water and focus attention on sewer.	Obj				
75	3	Include lifecycle cost analysis in the Feasibility Studies for new facilities, facility upgrades, and/or maintenance activities.	Tanya	with Pipin	Jun-15		Annually. Review with budget
76		Creatively seek opportunities to maintain or improve quality while lowering costs.	Obj				
77	3	Research grant opportunities for installation of energy efficient technologies.	Tanya	with Pipin and Clemens	Jun-15		Annually. Review with budget

77	No.	P.	Action	Lead	Comments	Timing	%	Status
	8.0.0		<p>Goal 8: Governance.</p> <p>The Board will govern lawfully, with an emphasis on (a) outward vision rather than internal preoccupation; (b) encouragement of diversity in viewpoints; (c) strategic leadership more than administrative detail; (d) clear distinction of Board and general manager roles; (e) collective rather than individual decision-making; (f) future rather than past or present; and (g) proactivity rather than reactivity.</p>	Goal				
78	8.1.0	2	The Board will invest in itself and its members' training and governance capacity.	Obj				
79	8.1.1	2	Board consider need for additional training	Board		Oct-15		
80	8.2.0	2	Continued Board development is to include orientation of new board members, and periodic consideration of Board governance effectiveness, including enhancing communication between Board members and between the Board and general manager	Obj				
81	8.2.1	2	Board will evaluate its own governance effectiveness, including its communication with the GM and consider changes.	Board		Feb-16		Annually
82	8.2.2	2	Initiate discussion about selection and preparation of officers early in the year.	Board		Oct-16		Annually
83	8.2.3	2	Board will review strategic plan annually	Board		Feb-16		Annually

5. EXPECTATIONS AND RESULTS: Achieving Expectations

At the beginning of the first workshop, participants were each asked to share their expectations for the process—the expectations of individual participants are listed below. One goal of this process was to meet these expectations and we believe that we did.

- Keep open minds and clearly elaborate goals
- Bring the Board together on a well thought out course
- Achieve a full sharing of ideas, identify challenges and provide direction
- Get to know individual thoughts and perspectives
- No expectations
- Identify strengths and weaknesses. Set goals and priorities. Develop a vision that we can jointly work on
- Ultimately develop a plan to meet our needs for water, sewer, and garbage, in a way that is affordable and sustainable.

5. EXPECTATIONS AND RESULTS: Ensuring Results

In order to ensure that the plan is implemented and results are achieved, the District plans to take the following steps:

- Publish the Mission, Vision, Values Goals and Objectives on posters and handouts, and display them around the District.
- Incorporate the Mission, Vision, Values, Goals and Objectives into the employee handbook, as well as orientation and training materials for new employees.
- Actively implement the Work Plan by the management team.
- Incorporate Strategic Plan monitoring by Board committees as appropriate and provide a semi-annual report to the entire Board on progress.
- Review and update the Strategic Plan annually and roll it forward.



**Montara Water
and Sanitary District**
Serving the Community of Montara and Moss Beach



Montara Water and Sanitary District
2015 STRATEGIC PLAN

Prepared by:



936 Old Orchard Rd., Campbell, CA 95008 • 408.391.3117 • www.rauchcc.com



MONTARA WATER AND SANITARY DISTRICT AGENDA

For Meeting Of: **July 9, 2026**

FROM: Clemens Heldmaier, General Manager 

SUBJECT: General Manager's Report

Operations Report May 2026

811 Dig Alerts

- 5/1/26- 717 Etheldore st. Work for utilities distribution, water. Main marked with blue paint.
 - 700 Harte st. Work for Road, storm drain. Marked out service line with blue paint.
- 5/4/26- Airport st. Work on potholing to confirm utility locations. USA area marked.
 - 1122 Harte st. Work on residential- fence/ gate/ wall work. Main and service line marked with blue paint and flags.
 - Etheldore st. Work on utilities distribution, sewer/ pipe bursting. Existing marks are adequate.
- 5/5/26- 1993 Carlos st. Work on Non-residential property work. Footings/ foundation work. Existing marks are adequate.
 - 1128 Crescent st. work on utilities distribution, water. Mains and service lines marked with blue paint and flags.
- 5/6/26- 801 Kelmore st. Work on utilities distribution, water. Existing marks are adequate.
- 5/7/26- 2100 Vallemar st. Work on residential property, demolition. Existing marks are adequate.
 - Airport rd. Work on utilities distribution, communications. Work was completed upon arrival.
 - Airport st. Work on utilities distribution, communications. Existing marks are adequate.
- 5/8/26 – 1772 Carlos st. Work for utilities distribution, electric install, new facilities. Existing marks are adequate.
- 5/10/26 – 403 3rd st. Work on utilities distribution, sewer. Marked main and service lines with blue paint and flags.
- 5/11/26 – 1850 Sunshine Valley rd. Work on residential utilities, water. Marked service line and main in USA zone.
 - Carlos st. Work on non-residential property/ mass grading/ excavation. Existing marks are adequate.



MONTARA WATER AND SANITARY DISTRICT AGENDA

For Meeting Of: **July 9, 2026**

FROM: Clemens Heldmaier, General Manager

- 1800 Carlos st. Work on utilities distribution, wet utilities install. Existing marks are adequate.
- Airport rd. Work on utilities distribution, communications. Existing marks are adequate.
- 544 5th st. Work on utilities distribution, electric, install new facilities. Existing marks are still visible.
- 1800 Carlos st. Work on utilities distribution, sewer – install new facilities. Existing marks are adequate.
- 5/12/26 – 785 Stetson st. Work on residential, grading/ level/ site prep. Clear no conflict.
- 5/13/26 – 340 12th st. Work on residential, fence, gate and wall work. Meter box and service lines marked with blue paint.
- 5/13/26 – 1800 Carlos st. Work on utilities distribution, sewer- new install. Existing marks are adequate.
 - 1800 Carlos st. Work on non-residential, footing/ foundation. Clear no conflict.
- 5/15/26 – 1352 cedar st. Work on utilities distribution, electric pole work. Service lines marked with blue paint and flags.
 - 1320 Cedar st. Work on utilities distribution, electric power pole work. Service line marked with blue flags.
- 5/16/26 – CA-1 and Marine blvd. work on utilities distribution, multiple utilities repair/ replace. Existing marks are adequate.
 - Cabrillo Hwy and Etheldore st. Work on utilities distribution, multiple utilities repair/ replace. Existing marks are adequate.
 - CA-1 and Virginia ave. Work on utilities distribution, multiple utilities repair/ replace. Area remarked with fresh blue paint.
 - 380 Airport st. Work on utilities distribution, electric- install new facilities. Existing marks are adequate.
- 5/18/26 – 361 10th st. Work on residential landscaping/ irrigation/ drainage work. Service lines marked.
- 2/20/26 – Sunshine Valley rd. Work on utilities distribution, electric pole work. Main and hydrant marked with blue paint.
 - 1321 Cedar st. Work on utilities distribution, electric- existing assets work. Service lines marked with blue paint.
 - 340 12th st – Work on residential property, tree/ root removal/stump grinding. Service line marked.



MONTARA WATER AND SANITARY DISTRICT AGENDA

For Meeting Of: **July 9, 2026**

FROM: Clemens Heldmaier, General Manager

- 5/21/26 – 55 Bernal ave. Work on utilities distribution, electric- install new facilities.
- 5/22/26 – CA-1. Work on utilities distribution, wet utilities install. USA area marked out. Contractor is aware of water main location.
- 5/23/26 – 1130 Harte st. Work on utilities distribution, water- existing assets work.
 - 1112 Crescent st. Work on utilities distribution, water- existing assets work. Work is already completed.
 - 840 Harte st. Work on utilities distribution, water- existing assets work. Work already complete.
- 5/26/26 - 1360 Cedar st. Work on utilities distribution, electric pole work. Clear no conflict.
 - 1320 Cedar st. Work on utilities distribution, electric pole work. Clear no conflict.
 - 1772 Carlos st. work on Utilities distribution, electric- install new facilities. Existing marks are adequate.
 - 600 Marine blvd. Work on utilities distribution, sewer- existing assets work. Existing marks are adequate.
 - 1125 Harte st. Work on utilities distribution, water- existing assets work. Main and service lines marked with blue paint.
- 5/27/26 – 1112 Crescent st. Work on utilities distribution, water- existing assets work. Work is complete.
 - 840 Harte st. work on utilities distribution, water- existing assets work. Work is complete.
- 5/28/26 – 1320 Cedar st. Work on utilities distribution, electric pole work. Marked service line with blue paint and flags.
 - 1117 Harte st. Work on utilities distribution, water- existing assets work. Work is complete.
 - 1360 Cedar st. Work on utilities distribution, electric poles work. Clear no conflict.
- 5/29/26 – 1320 Cedar st. Work on utilities distribution, electric pole work. Marked service line with blue paint and flags.

Work Orders

- 5/1/26 – 266 6th st- new owner, start water service
- 5/4/26 – 875 Tierra Alta - new owner, start water service



MONTARA WATER AND SANITARY DISTRICT AGENDA

For Meeting Of: **July 9, 2026**

FROM: Clemens Heldmaier, General Manager

- 5/4/26 – 800 Buena Vista st. - new tenant, start water service
- 5/5/26 – 855 San Ramon Ave - new owner, start water service
- 5/5/26 – 412 3rd st. – Customer complaint for washing machine leaving clothes red. Tested water for color and CL2. No issues found. Let customer know.
- 5/5/26 – 1341 Cedar st. - customer wants profile, emailed results
- 5/11/26 – 185 Los Banos - customer wants profile, emailed results
- 5/12/26 – 920 Franklin - Sold home, end water service
- 5/12/26 – 1198 Main st. move out
- 5/18/26 – 780 Buena Vista St – customer wants profile, emailed results
- 5/19/26 – 906 Cedar st. – customer wanted water checked at home, pet fish are dying. 1.0 residual, customer calling fish specialist.
- 5/20/26 – 795 Heart st- customer wants profile, emailed results
- 5/20/26 – 100 Beach st customer request profile for leak
- 5/22/26 – 422 Nevada st – new tenant, start water service
- 5/22/26 – 807 Tierra Alta – tenant moved, end water service
- 5/26/26 – customer concerned with USA and work around home and request information of whats going on
- 5/26/26 – 807 Tierra Alta, Move in
- 5/28/26 – 120 Beach way needed new meter box lid replaced.

After Hours Call Outs

- 5/2/26 – High CI2 at AVTP
- 5/4/26 – AVTP/Raw tank callout.
- 5/6/26 – High CI2 at AVTP
- 5/22/26 – Low Raw Water tank
- 5/22/26 – Main break at 840 Heart st. Saddle replacement
- 5/23/26 – Main Break at Heart and Crescent st. – Clamped
- 5/23/26 – Main break at 1175 Heart st. – Clamped
- 5/23/26 – Main break at 840 Heart st.

Repairs and Leaks

- Replaced 280ft of 2" Steel pipe with SCH80 PVC pipe on Harte st.



MONTARA WATER AND SANITARY DISTRICT AGENDA

For Meeting Of: **July 9, 2026**

FROM: Clemens Heldmaier, General Manager

Miscellaneous

- 17 missed reads.
 - 8 High Usages

Maintenance

- 10 Dead meters replaced.
- Replaced Hyd #50 Valve Can and Lid at end of Landcaster blvd. old and falling apart

Attachments:

6/24/26 Letter to LAFCo

7/6/26 Technical Memo to California Coastal Commission



Montara Water & Sanitary District

Serving the Communities of Montara and Moss Beach

P.O. Box 370131

Tel: (650) 728-3545

8888 Cabrillo Highway

Fax: (650) 728-8556

Montara, CA 94037-0131

E-mail: info@mwsd.net

Visit Our Web Site: <http://www.mwsd.net>

6/24/2026

Rob Bartoli
Executive Director
San Mateo County Local Agency Formation Commission
Via Email at rbartoli@smcgov.org

RE: May 20, 2026 LAFCo Meeting, Public Comment

Dear Rob,

As a public water and sanitary district, Montara Water and Sanitary District ("MWSD") recognizes the State-mandated role of the San Mateo Local Agency Formation Commission ("LAFCo") in conducting Municipal Service Reviews and evaluating the delivery of public services by the various cities and special districts throughout San Mateo County.

MWSD is an independent special district serving more than 6,000 residents and businesses within approximately seven square miles in Montara and Moss Beach. The District provides essential water and wastewater services on a continuous basis and is committed to maintaining reliable public utility services throughout its service area.

MWSD understands that, during LAFCo's May 20, 2026 meeting, public comments were received concerning conditions within a portion of the District's Seal Cove service area. Because several statements made during that meeting do not accurately reflect the District's operations or service delivery, MWSD respectfully provides the following information for LAFCo's consideration as it undertakes its Municipal Service Review.

First, MWSD has not ceased providing water or sewer service to any customer within its jurisdiction. All residences and businesses within the District continue to receive water and wastewater services. Although portions of certain water and sewer facilities located within areas affected by significant land movement in Seal Cove were removed from service in 2025 under emergency measures, replacement facilities and operational

measures were implemented to ensure uninterrupted service to affected customers. No MWSD customers were left without sewer or water services at any point despite extraordinary geologic conditions documented by County and geotechnical experts. Further, no state or federal regulator has ever determined that MWSD is failing to provide adequate water or wastewater service.

Second, contrary to statements made during public comment, San Mateo County Public Health has not identified any active sewage discharge on La Grande Avenue, nor has it determined that sewage is entering the Fitzgerald Marine Reserve. During the past year, MWSD has become aware of isolated failures involving privately owned sewer facilities located on private property. As with similar situations elsewhere within the District, San Mateo County Public Health has directed the responsible property owners to undertake repairs where necessary.

Third, ownership and maintenance responsibilities for water and sewer facilities within the District are established by District ordinance and are consistent with common utility practices throughout California. District-owned facilities are maintained by MWSD, while privately owned service lines, building sewers, laterals, and related appurtenances remain the responsibility of the property owner. These requirements apply uniformly throughout the District and are not unique to Seal Cove. In these circumstances, the District advises property owners to contact private contractors to repair these facilities, including in those situations where damaged private facilities are causing sewer effluent to escape.

Historically, following formation of the Seal Cove Area Collection System Improvement Assessment District in 1983 and construction of the sewer facilities in 1986-87, the District utilized available assessment district surplus funds to assist with certain improvements and maintenance activities within Seal Cove. Those funds were eventually exhausted. The District's current administration of maintenance responsibilities is consistent with its adopted ordinances and with the long-standing principle that privately owned facilities remain the responsibility of the benefiting property owner.

In addition, the District notes that a number of matters relating to Seal Cove are currently the subject of filed claims and potential litigation. Accordingly, the District has appropriately exercised caution in making public statements concerning disputed factual and legal issues while those matters remain pending.

MWSD remains focused on its core mission of delivering safe drinking water and reliable wastewater services. Since acquiring the former Citizens Utilities Company water system in 2003 pursuant to voter authorization, the District has continuously provided drinking water meeting applicable state and federal public health standards while maintaining capacity to serve existing customers and accommodate planned growth within its service area. The District continues to invest in infrastructure maintenance, regulatory compliance, emergency preparedness, and long-term capital planning necessary to serve the public.

As LAFCo conducts its Municipal Service Review, MWSD respectfully requests that the Commission evaluate District performance based upon objective service delivery metrics, regulatory compliance, financial stewardship, infrastructure management, and the District's overall provision of services to the community as a whole. While issues affecting a limited geographic area deserve careful consideration, they should be evaluated within the broader context of the District's service obligations to the more than 6,000 residents and businesses who rely upon MWSD every day.

The District also notes that San Mateo County recently completed an updated geotechnical evaluation of the Seal Cove area. Among other findings, the report identifies ongoing and, in certain locations, accelerating land movement affecting both public infrastructure and private property. The report revised prior hazard area designations and documents geologic conditions that present significant challenges for infrastructure located within portions of Seal Cove. Indeed, MWSD's response to these conditions has been guided by its obligation to continue providing safe and reliable utility service while protecting public health, public resources, and District infrastructure. The challenges presented by these documented geologic conditions are not unique to District facilities and affect public infrastructure, private utilities, roadways, and private property throughout portions of the affected area.

The District respectfully requests that any evaluation of utility service within Seal Cove take into account the unique geologic conditions documented by the County's technical experts. Assessing service delivery without consideration of these conditions may result in an incomplete understanding of the operational, engineering, and financial challenges faced by all public agencies and property owners within the affected area.

Issues arising from land movement in portions of Seal Cove extend beyond the provision of water and wastewater services and involve matters within the jurisdiction of multiple public agencies. The District is aware that claims and disputes relating to these conditions have been asserted against other governmental entities in addition to MWSD. While the District will not comment on the merits of any such matters, their existence underscores the fact that the challenges facing Seal Cove are broader than the operations of any single public agency and are closely tied to the unique geologic and land use conditions affecting the area. The District respectfully submits that the issues raised concerning Seal Cove should be considered in the context of the significant geologic conditions recently documented by County experts and the resulting impacts on public infrastructure, private property, and multiple governmental jurisdictions.

We look forward to working with LAFCo in the coming year as we continue our work to support the public of the Coastsides.



Sincerely,

Clemens Heldmaier

Cc: LAFCo Commissioners and Alternates
MWSD Board
Mid-Coast Community Council



Montara Water & Sanitary District

Serving the Communities of Montara and Moss Beach

P.O. Box 370131

Tel: (650) 728-3545

8888 Cabrillo Highway

Fax: (650) 728-8556

Montara, CA 94037-0131

E-mail: mwsd@coastside.net

Visit Our Web Site: <http://www.mwsd.montara.com>

July 6, 2026

Dan Carl
Coastal Commission North Central Coast District Director
Via email: NorthCentralCoast@coastal.ca.gov

Re: San Mateo County's Proposed Midcoast Local Coastal Program Amendment

Dear Mr. Carl:

The Montara Water and Sanitary District has recently become aware of a proposed amendment to the Local Coastal Program that would modify the existing Midcoast growth-management program. The District has prepared the attached technical memorandum addressing the impacts of the proposal for consideration by Coastal staff and ultimately the Coastal Commission.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Clemens Heldmaier', with a long horizontal flourish extending to the right.

Clemens Heldmaier, General Manager

CC: Melissa Ashley, Coastal Planner
Isobel Cooper, Coastal Planner
Steve Monowitz, San Mateo County Director of Building and Planning
MidCoast Community Council
MWSD Board



Montara Water & Sanitary District

Serving the Communities of Montara and Moss Beach

P.O. Box 370131

Tel: (650) 728-3545

8888 Cabrillo Highway

Fax: (650) 728-8556

Montara, CA 94037-0131

E-mail: info@mwsd.net

Visit Our Web Site: <http://www.mwsd.net>

DATE: July 6, 2026

TO: Dan Carl, Coastal Commission North Central Coast District Director

FROM: Montara Water and Sanitary District

SUBJECT: **Technical Review of San Mateo County's Proposed Midcoast Local Coastal Program Amendment**

I. Executive Summary

Montara Water and Sanitary District (MWSD) supports the County's objective of facilitating affordable housing and recognizes the County's obligations under state housing law. The District does not oppose amendment of the Local Coastal Program (LCP) where supported by substantial evidence and consistent with the California Coastal Act. The District's concern is that the proposed amendment modifies one of the central implementation mechanisms of the certified Midcoast growth-management program without a corresponding reevaluation of the integrated infrastructure assumptions upon which the California Coastal Commission relied when certifying the current LCP.

Under the current LCP, the Coastal Commission did not evaluate the 40-unit growth limitation as a stand-alone accounting rule. Rather, it evaluated residential growth together with residential buildout, water demand, wastewater capacity, transportation, public works phasing, priority-use allocations, and public health and safety. The Commission concluded that growth limitations were necessary to address infrastructure constraints and further stated that growth limitations should be revisited after critical infrastructure needs and public service capacities were reevaluated.

The County proposes to replace the existing rolling three-year averaging methodology with a cumulative historical accounting methodology extending back to January 1, 2013.¹ While characterized as a minor administrative revision, the practical effect is to create a permanent bank of previously unrealized permits that never expires. District engineering analysis (discussed below) concludes that this approach could allow approximately 188 previously unrealized residential units to be constructed during a future year while remaining below the cumulative average. Based on MWSD's historical demand assumptions, such a scenario would increase average day water demand by more than 28,000 gallons per day, or approximately 10.4 percent above current average day demand, substantially exceeding the annual planning assumptions historically relied upon by the District.

As this memo describes, the District respectfully requests that the County address several planning questions before any modification to the certified growth-management methodology:

1. What planning principle supports relying upon permit activity dating back to 2013 to regulate infrastructure planning in 2026, 2030, or future decades?
2. At what point do unused residential permits become too remote in time to remain a reliable indicator of current infrastructure demand and public service capacity?
3. Has the County evaluated how replacing the existing rolling three-year methodology with a cumulative historical averaging methodology changes the effective annual growth rate, permit availability, and resulting demand on public infrastructure?
4. How does the amendment affect water demand, wastewater demand and priority-use allocations?
5. What are the fiscal and planning implications for utility providers?

The District believes these questions directly address the proposed amendment so that it complies with the Coastal Commission's regulations require that an LCP amendment include "a discussion of the amendment's relationship to and effect on the other sections of the certified LCP." (14 Cal. Code Regs. § 13552.) Without answers, the Board cannot determine whether the amendment merely changes an accounting methodology or fundamentally alters the growth-management framework previously certified by the California Coastal Commission.

¹ Since the initial preparation of this memorandum, the District understands that the County may revise its proposed permit accounting methodology in response to public comments. Regardless of the methodology ultimately adopted, the County must still analyze whether the infrastructure assumptions underlying the existing growth limit continue to support the proposed level of development.

The County's proposal staff report focuses primarily on administrative efficiency and the practical consequences of exhausting the 2025 permit allocation. While those are legitimate implementation concerns, they do not answer the separate planning question of whether replacing the certified three-year growth-management mechanism with a cumulative historical accounting system remains consistent with the integrated infrastructure planning framework upon which the current LCP was certified.

II. Background

The LCP's current growth management framework was developed through a comprehensive planning effort over more than a decade:

- **1999** – County initiates Midcoast LCP Update project.
- **1999–2009** – Extensive public workshops, technical studies, and Commission review.
- **December 2009** – Coastal Commission approves the Update subject to 72 modifications focused on tying growth to infrastructure capacity.
- **2010–2011** – County revises the amendment and resubmits it.
- **2012** – Coastal Commission certifies the revised LCP after incorporating the Commission's modifications, including the 40-unit annual growth limit, updated water and wastewater demand analyses, priority-use allocations, and public service requirements.
- **2026** – County proposes changing the permit accounting methodology without updating those related infrastructure assumptions.

At the time the California Coastal Commission certified the current Midcoast LCP in 2012 (<https://documents.coastal.ca.gov/reports/2012/8/W15a-8-2012.pdf>; <https://documents.coastal.ca.gov/reports/2009/12/th18a-12-2009.pdf>), it evaluated an integrated planning framework consisting of:

- residential buildout;
- water supply and demand;
- wastewater treatment and transmission;
- transportation capacity;
- public works phasing;
- priority water allocations; and
- growth management.

As the Coastal Commission explained:

“The proposed Update ... assures consistency with Coastal Act requirements that new development is concentrated in urban areas with **adequate public services, including water supply, wastewater disposal, and transportation capacity....**”

“**Coastal Act section 30250 directs new growth and development to existing urban areas with adequate public services, including water supply, wastewater disposal, roadway capacity and other infrastructure**, so that growth does not adversely affect coastal resources.”

The Commission concluded that significant public service issues, including water supply, wastewater capacity, transportation congestion, and cumulative development impacts, required an integrated planning response before modifying growth limitations.

The County's current proposal is intended to address affordable housing implementation but does not revisit those integrated assumptions. Without a current examination of these critical underlying growth assumptions, the proposed amendment fails to consider the potential impacts to public services. The District respectfully submits that the current proposal changes that carefully balanced methodology without evaluating whether the infrastructure assumptions that justified the balance remain valid.

III. The Proposed Amendment Fundamentally Changes the Certified Growth-Management Mechanism

The County's proposed LCP Amendment fundamentally changes the operation of the certified growth management program. Under the current certified LCP, affordable housing projects that exceed the annual 40-unit growth limitation may proceed only if the average number of permits issued over the current year and the following two years does not exceed 40 units per year.

This approach temporarily smooths unusually large affordable housing projects while maintaining the overall annual growth limitation adopted by the California Coastal Commission. *The methodology functions as a short-term planning tool that remains directly tied to current development activity and near-term infrastructure planning.*

The Coastal Commission specifically recommended this three-year averaging approach as a means of accommodating affordable housing projects while preserving the overall 40-unit annual growth limitation adopted to address infrastructure constraints.

Further, the proposed amendment creates a different accounting methodology by calculating compliance using the annual average number of permits issued from January 1, 2013 through the year in which permits are issued. Although this appears at first glance to be merely a longer averaging period, the practical effect is substantially different.

Rather than temporarily smoothing development over a limited planning horizon, the proposed methodology effectively creates a permanent bank of unused residential permits accumulated since 2013. Because each year in which fewer than 40 permits were issued remains permanently incorporated into the calculation, unused permit capacity never expires and continues to influence permit availability indefinitely.

As the historical averaging period grows longer, the denominator also increases each year. Consequently, the County may continue issuing permits well above the historical annual average while remaining below the cumulative average established by the proposed amendment.

Accordingly, the proposed amendment *no longer functions as a limited-term averaging mechanism*. Instead, it establishes a cumulative historical accounting system based upon permit activity extending back more than a decade.

As stated above, the certified LCP established a growth management mechanism designed to regulate the pace of development in relation to available public services and infrastructure. The proposed amendment appears to replace that mechanism with a different planning tool that allows historical unused permit capacity to be carried forward indefinitely, which is more than a mathematical adjustment because it changes how residential growth is measured, how permit availability is determined, and potentially how future development is distributed over time.

The County staff report does not evaluate whether this different accounting methodology affects the infrastructure assumptions that formed the basis for certification of the current LCP. Indeed, the Commission evaluated residential growth together with public service capacities. The Commission concluded that these planning elements collectively formed the basis for limiting residential growth until critical infrastructure deficiencies were addressed. The Commission further stated:

"Once these critical infrastructure needs are addressed, the County will be in a position to reevaluate whether public service capacities are adequate and thus whether growth limitations should be adjusted."

Based on the foregoing, the District respectfully submits that changing the methodology by which the growth limitation operates should similarly be accompanied by an evaluation of whether the supporting infrastructure assumptions remain valid. Before modifying that certified framework, the same integrated analysis should accompany the County's current proposal.

IV. The Coastal Commission Required an Integrated Infrastructure Analysis

MWSD respectfully requests that the County evaluate whether the underlying infrastructure assumptions remain valid in light of more than a decade of actual development. Thus, the question is whether changing the methodology used to administer the growth cap alters the assumptions regarding:

- water demand;
- wastewater generation;
- public works phasing;
- infrastructure capacity;
- priority-use reservations; and
- future capital improvements.

The Coastal Commission specifically treated these subjects as interdependent when certifying the current LCP. Indeed, Commission staff stated that the proposal before it included

"an update of the estimated Midcoast residential buildout," "an update of the estimated Midcoast water and sewer demand," "reallocation and reservation of increased water supply," and "a reduction in the residential growth rate limit ... to address infrastructure constraints."

The current amendment proposes to modify only one of those interrelated planning elements. The District respectfully submits that the additional analysis is warranted because the Coastal Commission originally conditioned the residential growth limitation upon the relationship between growth and available public services.

V. District Engineering Analysis

LCP Policy 1.23 established the annual residential growth limitation as one element of an integrated public infrastructure strategy. As recognized in the County's staff report, the annual growth limit was intended to remain in place until: (1) a comprehensive transportation management plan was incorporated into the LCP; (2) facilities were constructed to adequately manage stormwater and eliminate wastewater overflows; and (3) the growth rate was modified

through an LCP amendment. While progress has been made on portions of this framework, the County has not demonstrated that the integrated infrastructure assumptions supporting the certified LCP have been comprehensively reevaluated before changing the growth-management methodology.

Moreover, District engineering analysis demonstrates that the proposed amendment is not merely an accounting revision. Using the County's own permit data, approximately 188 previously unrealized residential permits could remain available under the proposed cumulative methodology. Because those unused permits never expire, the proposal allows a potential future spike in annual development while remaining below the cumulative average dating back to 2013. This represents a materially different growth-management mechanism than the existing rolling three-year methodology.

From an infrastructure planning perspective, the distinction is significant. Based upon MWSD's historical average residential demand of approximately 48 gallons per capita per day and an average household occupancy of approximately 3.14 persons per dwelling, implementation of approximately 188 additional units within a single year would increase average day demand by more than 28,000 gallons per day, resulting in an approximately a 10.4 percent increase over the District's current average day demand. This level of growth substantially exceeds the historical planning assumptions used in the District's water supply planning, capital improvement programming, infrastructure sizing, reserve planning, and long-term financial planning.

The District has historically relied upon the certified LCP's annual growth limitation and associated planning assumptions when preparing master plans, capital improvement programs, capacity analyses, grant applications, and infrastructure replacement schedules. Replacing the certified methodology after more than a decade of reliance changes the planning baseline upon which those decisions have been made. Before implementing a fundamentally different accounting methodology, the County should evaluate the implications for infrastructure planning and public utility providers that have reasonably relied upon the certified LCP.

Recent residential growth has also been concentrated within MWSD's service area. Consequently, the proposed amendment may disproportionately increase demands on MWSD's water and wastewater infrastructure, accelerate capital improvements, and shift additional financial burdens to existing and future MWSD ratepayers. The issue is not whether development should occur within one service area or another; rather, it is whether the County has evaluated whether actual development patterns remain consistent with the water demand, wastewater, and infrastructure assumptions underlying the certified LCP.

These engineering findings reinforce the District's legal concern that the proposed amendment changes the operation of one of the principal implementation mechanisms of the certified LCP

without a corresponding evaluation of the integrated infrastructure framework upon which the California Coastal Commission relied when certifying the Midcoast growth-management program.

Consequently, changing the methodology for measuring residential growth should also include an evaluation of whether these supporting infrastructure assumptions remain accurate today. The relevant question is whether changing the averaging methodology affects the infrastructure assumptions upon which the certified LCP relies.

VI. Procedural and Planning Considerations

Planning staff states that modifying the averaging methodology is the quickest method of addressing the current permitting problem and will improve administrative efficiency and reduce permitting uncertainty. Planning staff concludes that changing the averaging methodology is needed to avoid administrative challenges, facilitate future affordable housing and compliance challenges.

However, characterizing the proposal extends beyond a simple administrative revision because it changes the implementation mechanism of the certified LCP.

The Coastal Commission's regulations governing amendments to an LCP requires discussion of an amendment's relationship to and effect on the remainder of the certified LCP. (14 CCR section 13552) The County's staff report does not evaluate updated water demand, wastewater demand, public works, fire flow, emergency supply, priority-use allocations or infrastructure phasing. As stated above, these omissions mirror concerns identified by the Coastal Commission in 2009. Commission staff specifically stated:

"Once these critical infrastructure needs are addressed, the County will be in a position to reevaluate whether public service capacities are adequate and thus whether growth limitations should be adjusted."

Accordingly, administrative efficiency and infrastructure planning should be considered together rather than separately.

Moreover, the District recognizes that the County's adopted Housing Element may require the County to pursue future amendments to the certified Local Coastal Program in order to accommodate additional housing opportunities. However, those obligations do not alter the Coastal Commission's independent responsibility to determine whether any proposed LCP amendment is consistent with the Coastal Act. Indeed, the Housing Element expressly provides:

"... The Housing Element does not alter any policies or regulations relating to the County's coastal zone, and has been reviewed and determined to be consistent with the LCP and all implementing regulations."

As such, the Housing Element does not diminish the need for updated analyses of water supply, wastewater capacity, transportation, fire protection, public infrastructure, and priority-use allocations where the proposed amendment would materially affect the certified growth-management framework. To the contrary, if the County anticipates future increases in the allowable rate of residential development, that prospect further supports preparing a comprehensive amendment evaluating the infrastructure assumptions underlying the certified LCP rather than adopting piecemeal amendments that address individual implementation issues in isolation.

Finally, the Coastal Commission recognized during its previous certification of the LCP that residential growth cannot be evaluated solely by reference to permit availability. Rather, the Commission emphasized that development potential throughout the Midcoast is affected by environmental constraints, including geologic hazards, environmentally sensitive areas, and other physical conditions that influence the location, density, and feasibility of development.

The Commission further observed that County regulations limiting development within environmentally constrained areas are necessary to protect public safety and comply with state and federal environmental requirements. These considerations formed part of the planning framework supporting certification of the current LCP and those principles remain equally applicable today.

Since certification of the current LCP, San Mateo County has completed an updated geotechnical evaluation of the Seal Cove area. The report documents continuing, and in certain locations accelerating, ground movement affecting both public infrastructure and private property. It also revises prior geologic hazard mapping and identifies conditions that present increasing challenges for public infrastructure, private utilities, roadways, and private development within portions of the Midcoast. The District's response to these documented conditions has been guided by its statutory obligation to provide safe and reliable water and wastewater service while protecting public health, public resources, and critical public infrastructure. The District offers this information to illustrate that the environmental constraints identified by the Coastal Commission continue to evolve and directly affect infrastructure planning.

Accordingly, before modifying the certified residential growth-management methodology, the County should evaluate whether updated information regarding geologic hazards and other

environmental constraints warrants corresponding revisions to the infrastructure planning assumptions that underlie the certified Local Coastal Program.

VII. Conclusion

The County staff report characterizes the proposed amendment as a relatively limited modification to the methodology used to average residential building permits. However, the practical effect of the amendment appears to be substantially broader.

Rather than merely extending the averaging period, the proposal would replace the certified rolling three-year averaging methodology with a cumulative historical accounting system based upon permit activity dating back to January 1, 2013. As a result, unused permit capacity accumulated over more than a decade would continue to influence permit availability indefinitely, fundamentally changing the manner in which the Midcoast residential growth management program operates. This is not simply a mathematical adjustment; it changes the accounting methodology used to administer one of the principal implementation mechanisms of the certified Local Coastal Program.

MWSD respectfully requests that the Board defer action on the proposed amendment until the County completes an integrated evaluation of the infrastructure assumptions that support the certified Midcoast Local Coastal Program.

The District believes such analysis will provide the County, the Coastal Commission, and the public with a more complete record upon which to evaluate whether the proposed amendment maintains the internal consistency of the LCP while accommodating the County's housing objectives.