



## **MONTARA WATER & SANITARY DISTRICT**

### **SPECIAL BOARD OF DIRECTORS MEETINGS July 9, 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.

**SPECIAL SESSION** began at 7:33 p.m.

**CALL TO ORDER**

**ROLL CALL**

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

Directors Absent: Softky

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

Others Present: District Counsel Christine Fitzgerald  
District Sewer Engineer, Pippin Cavagnaro  
District Water Engineer, Tanya Yurovsky  
Maya Montalvo, Balance Hydrologics  
Gary Conley, Balance Hydrologics  
Alison Kastama, Kastama Consultants

## **PRESIDENT'S STATEMENT**

Director Boyd highlighted the general manager's recent letters to the Local Agency Formation Commission (LAFCO) and the Coastal Commission included in the General Manager's Report. He emphasized that both letters are timely and address current events that bear on the function and purpose of the Montara Water and Sanitary District (MWSD).

## **ORAL COMMENTS**

Gregg Dieguez thanked the Board for issuing the letters and asked them to review his draft correspondence. He believes planning staff provided the Planning Commission with inaccurate factual information that may have influenced its vote and decision. He is seeking the District's review regarding the accuracy of matters that fall within the District's jurisdiction and expertise.

Director Young said she attended the Mid Coast Council (MCC) and Planning Commission meetings and summarized the discussion of the lookback approach for addressing permits, including an online vote for the public.

## **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

Director Slater-Carter 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 Champion: Aye. The motion passed 4-0.

## **OLD BUSINESS - none**

## **NEW BUSINESS**

1. Review and Possible Action Concerning Authorization to Design the Vallemar Utility Relocation Project with Grant Funding and Collaboration with San Mateo Resources Conservation District (RCD).

General Manager Clemens Heldmaier stated this is an update of the Vallemar Utility Relocation Project, which is supported by a grant in partnership with the San Mateo Resource Conservation District (RCD). Staff recommendation is to authorize the General Manager to use 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-imburement, with the MWSD contribution to not to exceed a total of \$200,000 dollars.

District Sewer Engineer Pippin Cavagnaro provided a project update, noting that up to \$200,000 dollars will be needed to complete the design and support RCD's work on environmental permitting. The general project location is centered on Vallemar St and removing pipes from the paper street The Strand from S. Laguna St. on the South to 16th St on the North, connecting School House tanks, and relocating the water crossing closer to Etheldore. MWSD, SRT, and RCD are working to develop shovel ready plans in a way that protects the Coast in order to get implementation funding.

Director Champion asked whether an alternative plan exists if the grant funding does not come through.

District Sewer Engineer Cavagnaro explained that the project could be broken into smaller phases and funded gradually through the Capital Improvement Plan if necessary.

Director Young asked about the project timeline.

District Sewer Engineer Cavagnaro responded that, considering community impacts and weather constraints, the work would span approximately three to four construction seasons.

Director Young asked about coordination with Caltrans and the Sewer Authority Mid-Coastside regarding their planned projects in the Montara/Moss Beach area.

District Sewer Engineer Cavagnaro said the project includes several components, and they will prioritize those pieces that are more involved with the other agencies' areas of improvement.

Director Young asked where the water-system portion of the project is located.

District Sewer Engineer Cavagnaro explained that the new alignment would run from Etheldore up the east side of the hill. The current crossing descends steeply across the highway, and Carlos Street lacks an adequate water main. The revised alignment would connect from Sierra south to the

Etheldore/Valleamar intersection and bring it across the highway there. This would all be underground.

Director Slater-Carter noted that this project has been discussed since the 1990s and thanked staff for advancing it. She asked whether any other infrastructure needs attention.

District Sewer Engineer Cavagnaro said an additional segment near Ellendale is included, along with a pipe encasement for the Deans Creek crossing between the Church of Jesus Christ of Latter-day Saints (LDS) and Nevada Street. While there are no current issues, they want to have designs ready for the work to be done proactively.

Director Slater-Carter asked whether these pipes date back to the 1950s or 1960s.

District Sewer Engineer Cavagnaro confirmed they have been in place since the system's early years and are reaching the end of their service life. Replacing these pipes will also improve flow management efficiency.

Director Boyd said they are being asked to Authorize the General Manager to peruse addition funding for completion of project design of the Valleamar 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-imbursement, with the MWSD contribution to not to exceed a total of \$200,000 dollars.

Director Slater-Carter made a motion to Authorize the General Manager to peruse addition funding for completion of project design of the Valleamar 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-imbursement, with the MWSD contribution to not to exceed a total of \$200,000 dollars. Director Champion seconded the motion. Roll call vote: Director Young: Aye, Director Boyd: Aye, Director Slater-Carter: Aye, Director Champion: Aye. The motion passed 4-0.

## 2. Review and Support for WaterSMART Grant Applications

General Manager Clemens Heldmaier introduced Maya Montalvo of Balance Hydrologics, who presented three WaterSMART grant applications for the Montara Water Project. The WaterSMART program is a federal Bureau of Reclamation initiative that funds projects aimed at improving water-supply reliability and reducing water-resource conflicts in the western United States.

Maya Montalvo explained that the District applied for two grant categories—the Applied Science Grant and the Small-Scale Water Efficiency Project. Both have

two-year timelines and require a minimum of 50/50 cost share. The three proposed projects are:

- Hydrologic Data Management & Decision Support: Consolidates streamflow, groundwater, pumping, and water-quality data into a single database and includes installing six telemetry stations.
- Groundwater Age-Dating for Recharge Evaluation: A two-year isotope hydrology study with quarterly sampling, producing a decision-support tool and dashboard to help operators assess groundwater sustainability across well locations. This work will be done in collaboration with Lawrence Livermore National Laboratory and California State University East Bay.
- SCADA and Distribution Monitoring Modernization: Installs flow meters, pressure sensors, and updated SCADA software to improve leak detection and reduce non-revenue water. This will be done primarily by Calcon Systems.

Maya Montalvo described the project team, which includes Mark Woyshner, Gary Conley, Maya Montalvo, and Ate Visser of Lawrence Livermore National Laboratory, as well as Emilio Grande of California State University, East Bay.

Maya Montalvo noted that MWSD's share of the total project cost is estimated at approximately 55%.

Gregg Dieguez stated that the last time the District reduced pumping was around 2018 and referenced a three-year period during which water-age testing indicated the water was approximately 2,000 years old. He asked whether the proposed study would provide real-time information comparable to this earlier study, whether the SCADA system would require replacement regardless of the grant, whether all capital costs were included in the estimates, and what the anticipated annual operation, maintenance, and asset replenishment costs would be.

General Manager Clemens Heldmaier responded that the District has never reduced pumping rates at the Alta Vista Well due to drought conditions. Although water levels declined at times, the aquifer continued to provide an adequate water supply. He explained that the isotope study is intended to improve understanding of long-term water behavior.

General Manager Clemens Heldmaier further explained that water age-dating helps identify well drawdown and recharge patterns. Initial pumping produced older water, while more recent sampling indicates that younger water is replenishing the aquifer. Current samples show water ages of approximately 30 to 40 years, which is typical for the area. They are currently working with an old SCADA system and a portion of a new system running parallel.

Maya Montalvo added that project cost estimates include Calcon's proposal. She stated that she would consult with Calcon regarding maintenance requirements and expected system lifespan.

Director Slater-Carter commented that software lifespan depends on the supporting hardware, technological advances, and the District's operational needs and desired level of system sophistication.

General Manager Clemens Heldmaier explained that the underlying software architecture remains more than 40 years old and that it has become increasingly difficult to find personnel qualified to maintain the legacy system.

Director Boyd observed that the proposed improvements could reduce water loss by enabling staff to identify and address leaks more quickly. He said the enhanced system would provide greater visibility into system operations and improve operational control.

District Water Engineer Tanya Yurovsky clarified that some non-revenue water is unavoidable and necessary for activities such as fire and pipe flushing, and system cleaning. She noted that the District has one of the lowest water consumption rates in the region and that the proposed program will be instrumental in maintaining and improving performance.

Director Champion asked about security considerations for the new SCADA update.

Maya Montalvo said that the upgrades include new pressure sensors, flow meters, and a booster pump at the School House location.

Director Young asked whether the project involves adding sensors or replacing existing ones.

General Manager Clemens Heldmaier replied that additional sensors are being added. When asked about the age of the existing sensors, he stated that sensors are replaced as they fail and that he did not know the age of the current units.

Director Boyd compared sensor replacement to changing lightbulbs as needed.

Director Young then asked how many sensors are currently in service.

General Manager Clemens Heldmaier replied that the District currently has two sensors and that additional sensors will allow for more refined monitoring across the system.

Director Slater-Carter confirmed that the current network of pressure sensors is reliable and detects leaks anywhere within the water distribution system.

General Manager Clemens Heldmaier agreed, noting that leaks can be identified through pressure drops in the system.

Director Slater-Carter added that the additional sensors would provide a more robust backup for notification capability and confirmed that they have adequate pressure sensors so if there is a water leak in any of their water lines anywhere in the system they are notified.

### 3. Review of 2015 Strategic Plan and Current Activities

The General Manager presented a review of the District's 2015 Strategic Plan, highlighting accomplishments in water-supply planning, communications, rates and financial management, government relations, and expanded services. He stated that it is in alignment with the LAFCO Municipal Services Review framework and a formal revision is not currently necessary.

Director Young commented that they had not had a meeting yet and several elements of the Strategic Plan should be updated. She also suggested adding District bylaws.

Director Boyd noted that this issue was raised last year and she had not yet provided an analysis to support a deficiency, describing her claim as unsubstantiated. The strategic plan is built to be used on an ongoing basis and does not become outdated solely due to the passage of time.

Director Boyd recommended identifying specific items within future agendas that align with items in the Strategic Plan and tag it indicating this is in alignment with the Strategic Plan item and why it is important.

Director Young requested a Strategic Plan Committee meeting to evaluate potential updates and revisions and questioned the District's decision not to hire Martin Rauch to assist with the process. She also expressed frustration regarding not being able to use MWSD office meeting space.

The Board discussed whether an update is needed, with some members expressing a preference to continue operating under the existing plan.

Director Boyd clarified that the committee could proceed with its review and evaluation efforts without the use of outside consultants or compensation and established a six-week timeframe for the committee to hold a meeting.

## REPORTS

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

Director Slater-Carter reported that the solar project will not be moving forward. Lease negotiations are underway for the legal right of SAM to be on Half Moon Bay's property, and staff is working on an easement agreement that is expected to be signed soon. She explained that Half Moon Bay is seeking an easement agreement for the Landstra Strip, the wetland area near SAM that is adjacent to residential properties. She added that the next meeting will focus on funding and construction of the SAM force main in Montara.

Director Boyd provided additional context regarding the SAM easement on property owned by the City of Half Moon Bay. He explained that Half Moon Bay wants to modify the Kehoe watercourse and relocate the sewer main in the Kehoe area, which he believes is beneficial for everyone. He noted that collaboration among the agencies has improved.

## **2. Mid-Coast Community Council (MCC) Meeting**

Director Young noted that a special meeting was held to prepare a formal reply to the Planning Commission to address the 40-unit housing cap. At the regular meeting there was a presentation from the San Mateo County Medical Reserve Corps.

## **3. California Special Districts Associations (CSDA) Report (Slater-Carter)-none**

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

Director Slater-Carter noted that there is currently a public member vacancy. Gregg Dieguez and another individual have applied for the position. She is running for the LAFCo seat, but the results will not be known for approximately one month.

## **5. Attorney's Report (Fitzgerald)-none**

## **6. Directors' Report-none**

## **7. General Manager's Report (Heldmaier)-none**

Director Slater-Carter encouraged everyone to read General Manager Clemens Heldmaier's report to gain a full understanding of the complexity and breadth of the District's work.

## **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 9:38 pm**

**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.

**ADJOURNMENT at 11:05 pm**

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 20th, August 2026

Signed \_\_\_\_\_  
President