



MONTARA WATER & SANITARY DISTRICT

REGULAR BOARD OF DIRECTORS MEETINGS September 17, 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, Softky, Slater-Carter, and Young

Directors Absent: None

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

Others Present: District Counsel Christine Fitzgerald
District Water Engineer, Tanya Yurovski
District Sewer Engineer, Pippin Cavagnaro
District Accountant Peter Medina
Kastama Consultants, Alison Kastama

PRESIDENT'S STATEMENT

Director Boyd honored Bill Hill who volunteered to serve on this board at the District in the 1990s, passed away and recognized his service to the district and community. When they adjourn, they will adjourn in honor of the memory of Mr. Hill.

ORAL COMMENTS

Director Young attended the California Special Districts Association (CSDA) Conference in Palm Desert and participated in several sessions on leadership, governance, strategic planning, and succession planning. The conference provided valuable insights and practical ideas that may support the District.

Director Slater-Carter reported that the CSDA Conference provided valuable educational sessions, networking opportunities, and discussions on future initiatives. She also encouraged greater support and accommodation for older members, particularly those with hearing or vision impairments. Additionally, she noted that a recent San Mateo CSDA meeting included a presentation on emergency preparedness and potential El Niño impacts. Director Slater-Carter further shared that she was recently sworn in as the special district representative on the San Mateo County Local Agency Formation Commission (LAFCo) and looks forward to advocating for the vital role special districts play in serving local communities.

Director Softy reported that he received a refund from San Mateo County because his election was uncontested. He noted that he intends to run a campaign and stressed the importance of community engagement through face-to-face conversations.

PUBLIC HEARING

CONSENT AGENDA

1. Approve Minutes for Regular meeting August 20, 2026
2. Approve Financial Statements for July 2026
3. Approve Warrants for September 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 June 2026

Director Softky made a motion to approve the Consent agenda 1-10. 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.

OLD BUSINESS - none

NEW BUSINESS

1. Discussion about Local Watershed Protection and Fire Prevention on Montara Caltrans Bypass Lands.

General Manager Clemens Heldmaier explained that this agenda item recognizes the successful community effort led by the local Red Alert Montara Moss Beach (RAMMB) group and its leadership. Through their work and collaboration, significant wildfire risk reduction was achieved along the overgrown Caltrans right-of-way that runs through Montara and Moss Beach. He expressed appreciation for their accomplishments and looked forward to hearing from the group and formally acknowledging their contributions to the community.

Larry DeYoung, RAMMB, credited the project's success to strong community advocacy, media attention, and support from multiple agencies including the efforts of Gregg Dieguez. Although Caltrans initially proposed limited vegetation clearing, additional involvement from Cal Fire and recommendations from the contractor resulted in fire hazard mitigation throughout the entire corridor, exceeding the group's original expectations. The question now is who will maintain the property.

Director Young and Director Boyd commended Mr. DeYoung's leadership and dedication in advancing these efforts. While the Board was pleased to support the initiative by sending letters to the appropriate agencies and decisionmakers, it was Mr. DeYoung's persistence and advocacy that helped move the process forward. The Board extends their appreciation to the steering committee and everyone else who contributed to the effort.

Director Young noted that the MCC website outlines the Caltrans Devil's Slide Bypass and explains the need for a specific plan and Coastal Commission certification to make it an official linear trail. She pointed out that the County Planning Department must lead the effort and suggested this is a good time to ask Steve Monowitz to begin planning and emphasized directing funds toward the north Midcoast and designing the trail to support bikes and transit rather than large parking lots.

Larry DeYoung explained that the County has to develop the plan, which will require Coastal Commission approval. He noted that Caltrans intends to sell the property at fair market value and expressed hope that grant funding may be available to support its acquisition and preservation as open space. He also connected District staff with the Executive Director of Trail Stewards of the Santa Cruz Mountains, who may help identify grant opportunities for land acquisition and open space preservation.

2. Review and Possible Action Concerning Review of Recology 2027 Solid Waste Rate Increase

General Manager Clemens Heldmaier stated that the District reviews its solid-waste contract with Recology annually. The contract includes a 6% cap on rate increases, which has been beneficial because Recology's requested increases have often been higher. Although this year's request is slightly lower, prior under-recoveries still need to be addressed. Each year, the District's accountant, Peter Medina, reviews Recology's financial information and provides a report, which is the purpose of this agenda item. Staff will prepare a Prop 218 notice for a 6% rate increase for the first meeting in December.

District Accountant Peter Medina explained that Recology submits "Exhibit E," which outlines prior-year expenses and applies the required indices to calculate the current year's rate. Although the calculated increase for this year is 4.41%, the agreement's 6% cap applies because deferred amounts from previous years must still be recovered. The review process is a strict, formula-based testing of Recology's data to confirm accuracy and proper application of the contract terms. Based on that review, he found no material errors and confirmed that Recology followed the required methodology. The contract runs through 2028, when negotiations take place.

Director Slater-Carter inquired the reason the rate increase is 4.1%, noting that this seems high and wondering whether the District's other costs have risen by the same amount. Does the 4.1% figure reflect the carryover from prior years when Recology's calculated increases were higher, and the District smoothed those amounts to avoid a 7% or 8% jump in service costs?

District Accountant Peter Medina replied that most of Recology's expenses are tied to the Bay Area Consumer Price Index (CPI) and other indices, including those tied to Recology's collective bargaining agreement, which can exceed the CPI. Vehicle-related costs, such as diesel increased 6.07% and fuel increased 8.4%, making them the largest drivers of the overall increase. Every three years, the company undergoes a cost-based audit that informs the next cycle of increases. He emphasized that he independently verifies Recology's calculations and references and based on that review, the combined indices accurately produce the 4.41% increase for this year.

The Board thanked District Accountant Peter Medina and received the report.

3. Review and Possible Action Concerning Open Position for Local Agency Formation Commission Alternate Special District Member.

General Manager Clemens Heldmaier noted that Director Slater-Carter was recently elected as the special district representative to the San Mateo County Local Agency Formation Commission (LAFCo). LAFCo is now seeking

nominations for the open alternate seat that Director Slater-Carter previously held, which would be filled for the remainder of the term ending in 2028. Also as in prior years, LAFCo is requesting authorization to use the electronic ballot process, which the District can provide this week. The recommendation is for the board to discuss the item and authorize the general manager to submit the electronic ballot authorization to LAFCo.

Director Young said they are not nominating names.

Director Slater-Carter replied other people have put in their names.

Director Boyd replied that they are only authorizing submission of the electronic ballot to LAFCo.

4. Review and Action Concerning Receipt of Funding for FEMA-Declared Disasters on Behalf of Sewer Authority Mid-Coastside (SAM)

General Manager Clemens Heldmaier reported that the District received another check for more than \$75,000 dollars, which will pass directly through to SAM for the benefit of the Coastside. She thanked Tanya Yovsky of SRT for helping establish the process that allows the District to receive these funds on SAM's behalf and acknowledged Peter Medina for managing the accounting both for the District and for SAM to ensure everything is properly tracked. This additional \$75,000 will again support the entire Coastside. This is for the electrical system relocation project.

Director Young how much has been received so far.

District Accountant Peter Medina said \$1,809,976.98 dollars have been received. They will probably have a single audit when complete.

Director Young asked how the money is distributed at SAM.

Director Boyd said those funds are taken off the top and the agencies then pay the rest.

REPORTS

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

Director Boyd said the Intertie Pipeline System (IPS) repair project is finally moving forward, with several approvals and work beginning. SAM secured an extension to avoid construction during the wet season, reducing risk. The project is costly, and he encouraged board members to review the SAM agenda to understand the scale of expenses and staffing needs. All member agencies have agreed to proceed, and he praised staff's visual project updates as informative and recommended watching the meeting on video.

2. Mid-Coast Community Council (MCC) Meeting

Director Young said that although she didn't attend the meeting the agenda indicated a focus on Granada Community Services District (GCSD) parks and a proposal to expand oversized-vehicle parking restrictions on Capistrano Road to other neighborhoods. She noted that an item late in the agenda mentioned the District's community outreach regarding letters about Seal Cove, and MCC requested the Montara Water and Sanitary District (MWSD) attend a future meeting to provide updates. She wasn't sure whether MCC had already contacted MWSD.

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

Director Slater-Carter noted they had already reported on the recent conference. The most recent CSDA meeting was held on Monday and included a presentation from the Office of Emergency Services. She said she would send the presentation to Clemens so it can be posted on the District's website.

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

Director Slater-Carter said two sphere-of-influence matters are being reviewed, including drainage issues in the Atherton area. Declining vehicle license fee revenue has left special districts with fewer resources to maintain aging drainage systems that were built a long time ago, leading to current infrastructure problems. The sphere-of-influence study will help clarify responsibilities and funding needs, and staff will prepare a report for that for the November meeting.

5. Attorney's Report (Fitzgerald)

District Counsel Christine Fitzgerald reported on new wildfire-prevention defensible space requirements that may eventually affect District facilities. In 2020, the Legislature passed AB 3074, which required the State forestry and Fire protection board to establish a new "Zone Zero", which is a five-foot ember-resistant buffer around certain structures to prevent windblown embers from igniting nearby vegetation or materials. Although the law passed years ago, the detailed implementing regulations were repeatedly delayed. The Board of Forestry finally approved them in August, and they are now under review by the Office of Administrative Law but are not yet in effect. Once effective, the rules will limit combustible materials within five feet of buildings located either in State Responsibility Areas or Very High Fire Hazard Severity Zones. Portions of Montara and Moss Beach fall within these zones, meaning MWSD facilities, such as pump stations, tanks, and other structures, may need to comply. The District has no enforcement role, but as a property owner it will be responsible for meeting the requirements. Implementation will likely be phased over several

years. Staff will continue monitoring the regulations and once finalized, will identify any affected facilities. She noted that the long delay in issuing the rules may have been accelerated by recent major fires, such as the Pacific Palisades fire.

Director Champion asked if there is an existing map of the high-risk areas in Montara and Moss Beach.

District Counsel Christine Fitzgerald stated that it is on the State Fire Marshal's website, you can easily look up fire-hazard zones. Just search for it on Google, and once you're on the site, you can enter any address and zoom in or out. The zones are color-coded and simple to navigate.

Director Young added that you can also type in "zone 0" and you can see their guidelines are. One of the main important things is that you can't have anything combustible around the perimeter.

6. Directors' Report

Director Young reported that she attended the Board of Supervisors meeting and the County plans to create a new government location facility on the Coastsides and Supervisor Mueller will seek public input on potential locations. At a *Seniors on the Move* event, the San Mateo County District Attorney discussed check-washing scams affecting even county checks. The City had their meeting and the Council's deficit is improving, the council approved healthcare for its members, and it ended its automatic license plate reader contract while the Midcoast keeps its system.

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

8. Strategic Plan Ad Hoc Committee- none

FUTURE AGENDAS

BREAK at 8:40pm

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.

CONFERENCE WITH LEGAL COUNSEL- ANTICIPATED LITIGATION

Paragraph (2) or (3) of subdivision (d) of Gov. Code § 54956.9 (one potential case)

ADJOURNMENT at 10:30 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 15 October 2026

Signed _____
President