



MONTARA WATER & SANITARY DISTRICT

REGULAR BOARD OF DIRECTORS MEETINGS August 20, 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, Softky, Slater-Carter, and Young

Directors Absent: Champion

Staff Present: Clemens Heldmaier, General Manager

Others Present: District Counsel Christine Fitzgerald
Sewer Authority Mid-Coastside, General Manager Kishen Prathivadi
District Accountant Peter Medina
Kastama Consultants, Alison Kastama

PRESIDENT'S STATEMENT

Director Boyd announced the upcoming “First Flush” volunteer event hosted by the San Mateo County Resource Conservation District on August 26, 2026, which will involve sampling creek water after the first rain. An online training session for interested volunteers will be held on Wednesday, August 26, 2026, at 6:30 p.m. The event flyer will be available on the MWSD website (<https://www.mwsd.net/>), or you can email firstflush@sanmateorcd.org.

ORAL COMMENTS

Director Slater-Carter reported that the Sewer Authority Mid-Coastside (SAM) is well prepared for this year’s winter storms. She noted that SAM will consider an agenda item in September related to preparations for the upcoming winter rainstorm season.

Director Young announced Recology’s upcoming yard waste collection event at Farallone View School on Saturday, August 22, from 7:00 a.m. to 11:00 a.m. She also shared information about the Coastside County Water District’s \$12.8 million water tank project celebration and ribbon-cutting ceremony and noted that Virginia McShane is a candidate representing Moss Beach Heights.

Director Softky reported that he is seeking re-election. Although running unopposed, he stated that he intends to actively campaign, emphasizing transparency and common-sense as key priorities of his platform.

PUBLIC HEARING

CONSENT AGENDA

1. Approve Minutes for special meeting July 9, 2026
2. Approve Financial Statements for June 2026
3. Approve Warrants for August 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 May 2026

Director Slater-Carter made a motion to approve the Consent agenda 1-10. Director Young seconded the motion. Roll call vote: Director Young: Aye, Director Boyd: Aye, Director Slater-Carter: Aye, Director Softky: Aye. The motion passed 4-0.

OLD BUSINESS - none

NEW BUSINESS

1. Review and Possible Action Concerning Approval of Sewer Authority Mid-Coastside (SAM) Mid-Year Budget Amendment and Authorization to Release Additional Budgeted Montara Water and Sanitary District (MWSD) Funds to SAM

General Manager Clemens Heldmaier stated that General Manager Kishen Prathivadi is here and will present a SAM mid-year budget adjustment needed for completion of the upcoming Montara force main project. SAM has provided the necessary figures and can formally request the required funding. Staff recommendation is to adopt Resolution of the Montara Water and Sanitary District Consenting to Approval by Sewer Authority Mid-Coastside of an Amendment to its General Budget for Fiscal Year 2026-2027, and authorize the General Manager to release an additional \$1.751 million dollars to SAM. These funds are already included in the MWSD budget. In the following fiscal year additional funds will be included in the SAM budget for the full completion of the project.

General Manager Kishen Prathivadi presented the mid-year budget amendment, requesting the release of \$1.751 million in additional MWSD funds for the Montara replacement sewer force main project. This work is part of the Intertie Pipeline System (IPS), which conveys wastewater from Montara, El Granada, and northern Half Moon Bay to the treatment plant. The project will replace approximately 13,540 feet of aging pipeline with high-density polyethylene pipe. He noted that while the project is currently required to meet a June 2027 deadline under a consent decree with the Ecological Rights Foundation, SAM is seeking an extension to June 2028 to avoid costly winter-season construction. Design work is now 60% complete, and McGuire and Hester will be doing the work. They provided a Guaranteed Maximum Price (GMP). The SAM Board has provided contingent authorization for the contract, subject to approval of the mid-year budget adjustment by all member agencies. Materials represent the largest portion of the project cost. The GMP included three pricing options; SAM selected the most cost-effective option, which required the scheduled extension. ERF has approved that extension. The total project cost is \$16.5 million. SAM already has \$3.65 million budgeted for FY 2026–2027. It is now requesting an \$8.5 million mid-year adjustment to its current budget, bringing the current-year total to \$12.8 million. The remaining \$4.3 million will be budgeted in FY 2027–2028, with the final amount subject to change based on project progress.

Director Young asked why delaying construction would reduce costs.

General Manager Kishen Prathivadi explained that winter work requires additional labor, safety precautions, and logistical measures. The contractor would also procure all materials in advance, decreasing the overall expense.

Director Young asked about price guarantees and contingencies.

General Manager Kishen Prathivadi stated that once the mid-year amendment is approved and the contract is executed, equipment will be procured. Contingency funds would only be used if unforeseen issues arise; SAM would evaluate any such request and approve expenditures as appropriate. General Manager Kishen Prathivadi reviewed the project's *Risk Assessment for Contingencies* chart.

General Manager Clemens Heldmaier added that the project is not located in Montara itself but in Moss Beach, extending southward.

Director Slater-Carter made a motion to adopt Resolution of the Montara Water and Sanitary District Consenting to Approval by Sewer Authority Mid-Coastside of an Amendment to its General Budget for Fiscal Year 2026-2027, and authorize the General Manager to release an additional \$1.751 million dollars to SAM. Director Softky seconded the motion. Roll call vote: Director Young: Aye, Director Boyd: Aye, Director Slater-Carter: Aye, Director Softky: Aye. The motion passed 4-0.

2. Review and Possible Action Concerning Employee Wellness Program.

Clemens Heldmaier presented the District's employee wellness program which provides up to \$25 monthly per full-time employee for fitness expenses upon documentation. The District received a \$320.00 grant from the Association of California Water Agencies Joint Powers Insurance Authority. If all eligible employees participate and claim the full monthly reimbursement, the total annual cost would be \$2,400 dollars. He requested authorization to use up to \$2,400 dollars in District funds to support MWSD full-time employees' participation in wellness activities, reimbursing up to \$25 dollars per month per employee upon submission of proof of payment.

Director Slater-Carter made a motion to authorize the use of up to \$2,400 dollars in District funds to support MWSD full-time employees' participation in wellness activities, reimbursing up to \$25 dollars per month per employee upon submission of proof of payment. Director Softky seconded the motion. Roll call vote: Director Young: Aye, Director Boyd: Aye, Director Slater-Carter: Aye, Director Softky: Aye. The motion passed 4-0.

REPORTS

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

Director Boyd said they discussed the SAM mid-year adjustment. The contractor was present to answer questions.

2. Mid-Coast Community Council (MCC) Meeting

Director Young reported that Kimberly Williams resigned from her role as MCC Chair following her father's passing, with Scott Bollinger taking over. They also discussed the LCP growth limit.

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

Slater-Carter said the CSDA conference is next week in Palm Desert.

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

Slater-Carter noted she will be sworn in as the new LAFCO Special District representative in September. LAFCo will be interviewing for a new alternate public member.

5. Attorney's Report (Fitzgerald)-none

6. Directors' Report

The Board discussed the Strategic Plan, communication concerns, the lack of progress, committee roles and expectations, the possibility of agendizing the topic, and a request for one board member to review the video recording of the previous meeting.

Director Young reported that the committee met and reviewed the Strategic Plan. They used an AI platform to help identify deficiencies and missing elements. She requested that the item be placed on the next agenda.

During the discussion, General Manager Clemens Heldmaier left the meeting and the meeting was then adjourned at 8:55 p.m.

7. General Manager's Report (Heldmaier)

The meeting was adjourned before this item was discussed.

FUTURE AGENDAS

Consideration of adding a flag to the meeting room and incorporating the recitation of the Pledge of Allegiance and Discussion of a potential sewer-theft ordinance.

Brief informational item explaining how sewer and water fees are calculated.

Review and discussion of the Strategic Plan.

BREAK

CONVENE IN CLOSED SESSION

ADJOURNMENT at 8:55 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 17th September 2026

Signed _____
President

SAM FORCE MAIN IN MONTARA REPLACEMENT PROJECT



Project Background

The SAM Force Main Montara (FMM) collects and transports sewage from Montara, Granada and north Half Moon Bay to the treatment plant.

The IPS – including 2 miles (13,395 feet) of original ductile has been in continuous service for more than 40 years and has approached the end of its useful life.

Multiple failures and spills have occurred over recent years resulting in a Consent Decree requiring the FMM to be replaced by June 30, 2027.



Area of Force Main Project Replacement
From Vermont Ave in Moss Beach south along Highway 1 to just south of Capistrano Road.

Project Construction

Replacement in-kind of IPS sewer force main segment along SR-1 with approximate length of 13,540 ft.

Open-trench and trenchless construction methods proposed.

Five construction staging areas proposed.

Four by-pass valves.

Temporary construction control measures and BMPs.

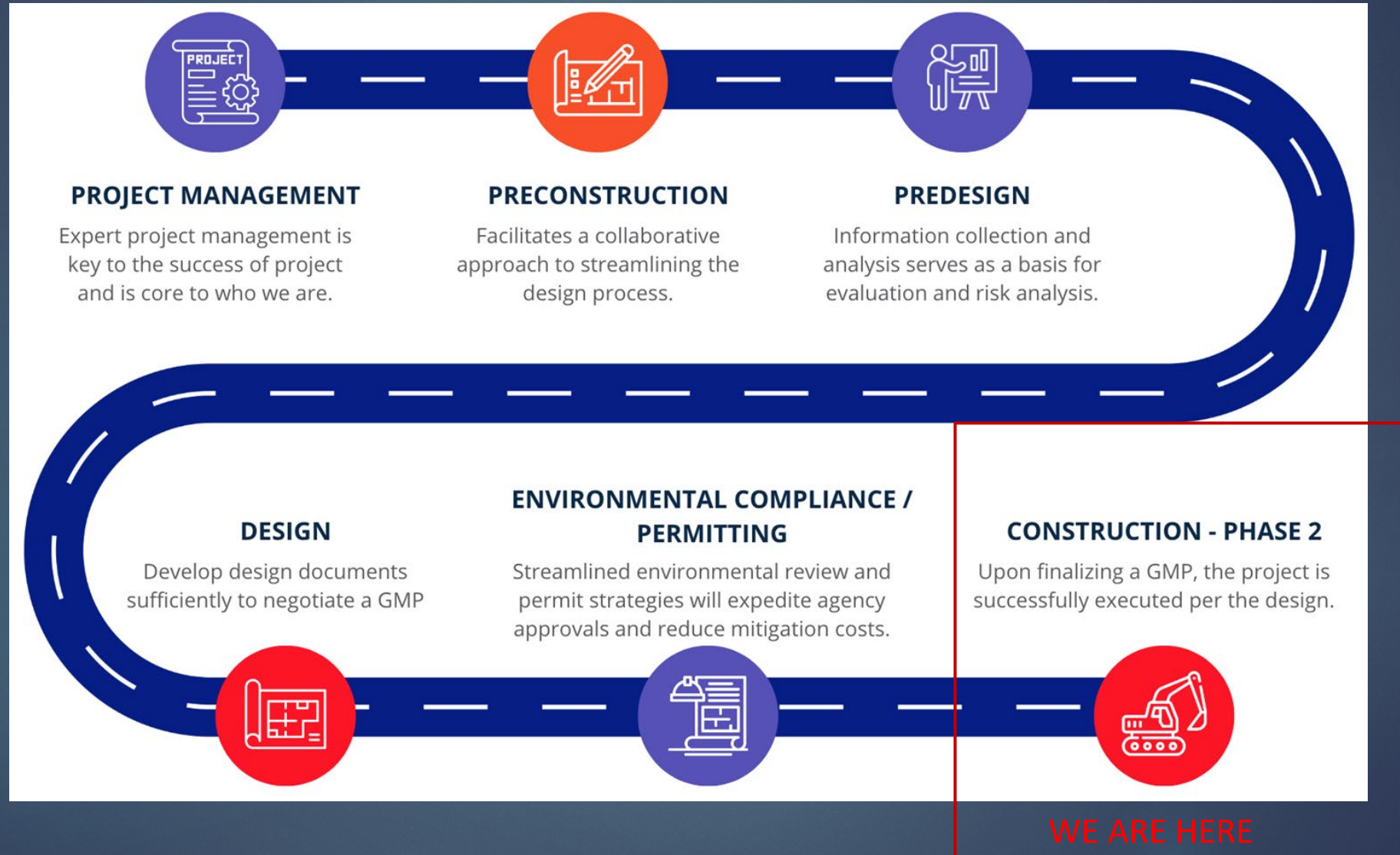


Project Objectives

- Replace the aging and/or deteriorating sewer infrastructure to ensure safety, reliability, and service continuity
- Extend the useful life of the existing sewer system
- Eliminate risks associated with the aged ductile iron pipe of the existing Montara force main.
- Develop a comprehensive project design that takes into consideration the existing topographic, geologic, hydrologic, biological, and environmental opportunities and constraints and is sensitive to the environment, provides for the protection of health and safety, and promotes the community, the County and the region.
- Satisfy the requirements of Ecological Rights Foundation Consent Decree dated August 22, 2019.

Force Main in Montara Replacement Project Schedule Roadmap

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Project Status

- SAM entered into a Design-Build Contract with McGuire & Hester and MNS in November 2024.
- IS/MND was adopted on April 27, 2026.
- Permits are pending and are expected to be issued soon.
- On July 27, 2026 DB Team met with project stakeholders to discuss project details.
- SAM is today considering approval of Progressive Design-Build Contract #2 for construction of the Project.



Permit Status

Agency	Permit	Status	Date Anticipated/Issued	Notes
San Mateo County	Encroachment Permit	Pending	Anticipated no later than 8/17/2026	BKF to confirm if payment is needed.
San Mateo County	Coastal Development Exemption	Issued	Issued 5/14/2026	No further action required.
U.S. Army Corps of Engineers	CWA Section 404 Nationwide Permit	Processing	Anticipated no later than 10/25/2026	USACE requested additional information on 7/30 which BKF provided on 7/31. Pending USFWS Section 7 consultation (federal ITP).
San Francisco Regional Water Quality Control Board	CWA Section 401 Water Quality Certification	Issued	Issued 8/3/2026	No further action required.
California Department of Fish and Wildlife	CFGF Section 1602 Streambed Alteration Agreement	Processing	Anticipated no later than 08/31/2026	CDFW issued draft agreement on 7/15. BKF provided negotiation comments on 7/31 which CDFW is currently reviewing.
Caltrans	Encroachment Permit	Issued	Issued 7/28/2026	No further action required.

Prepared: 8/5/2026

RISK ASSESSMENT FOR PROJECT CONTINGENCIES

Montara FM Replacement Risk Register					Cost Impact	Value in Dollar	>Lower Limit	<=Upper Limit		Schedule Impact	Value in months	>Lower Limit	<=Upper Limit		Probability	Value in %	Range in Probability
					Very low	\$ 25,000	\$0	\$25,000		Very low	0.5	0	0.5		Very low	5.0%	0 to 5%
		Project Value	\$ 10,000,000		Low	\$ 50,000	\$25,000	\$50,000		Low	1	0.5	1		Low	10.0%	5% to 10%
		Project Duration in months	12		Medium	\$ 100,000	\$50,000	\$100,000		Medium	2	1	2		Medium	20.0%	10% to 20%
					High	\$ 250,000	\$100,000	\$250,000		High	4	2	4		High	30.0%	20% to 30%
		Risk Type	Priority		Very High	\$ 500,000	\$250,000	\$500,000		Very High	6	4	6		Very High	40.0%	30% to 40%
		Cost	50%		Extreme	>\$500,000	\$500,000			Extreme	>6	6					
		Schedule	50%														
Risk							Un-									Risk Management Plan	
Sr.No	Active (Y/N)	Risk Category	Risk Title	Risk Description: Event description; what, where, why and when it could happen; responsibility	Construction or Design Risk	Risk to: Cost, Schedule or both	Probability	Qualitative Impact of Probability	\$ Impact	Qualitative Impact of Cost	Cost Score	Months Impact	Qualitative Impact of Schedule	Schedule Score	Total Score	Risk Response Strategy	Response Plan
1	N	Trenchless - HDD	Hydrofracture at HDD 1	HDD 1 (San Vicente Creek)	Construction	Cost, Schedule	10%	Low	\$90,000	Medium	24	2.00	Medium	24	24	Mitigate	Design pipeline deep to get a 2.0 safety factor on HFIRs
2	N	Trenchless - HDD	Hydrofracture at HDD 2	HDD 2 (Vegetation/Wetland)	Construction	Cost, Schedule	10%	Low	\$90,000	Medium	24	2.00	Medium	24	24	Mitigate	Design pipeline deep to get a 2.0 safety factor on HFIRs
3	N	Trenchless - HDD	Hydrofracture at HDD 3	HDD 3 (Crosses Dennison)	Construction	Cost, Schedule	10%	Low	\$125,000	High	32	2.00	Medium	24	28	Mitigate	Design at depth sufficient to have a 2.0 SF on HFIR
4	Y	Trenchless - HDD	Hydrofracture at HDD 4	HDD 4 (tie in location)	Construction	Cost, Schedule	20%	Medium	\$200,000	High	48	2.00	Medium	36	42	Mitigate	Design pressure relief holes at utility crossing locations
5	N	Trenchless - HDD	Hydrofracture at HDD 5	HDD 5 (Deer Creek)	Construction	Cost, Schedule	10%	Low	\$125,000	High	32	2.00	Medium	24	28	Mitigate	Design at depth sufficient to have a 2.0 SF on HFIR
6	N	Trenchless - AB	Hydrofracture at AB 1	Auger Bore 1 (loss of contact grout to the ground surface) - End of HDD 2	Construction	Cost, Schedule	2%	Very low	\$50,000	Low	8	1	Low	8	8	Accept	
7	N	Trenchless - AB	Hydrofracture at AB 2	Auger Bore 2 (loss of contact grout to ground surface) - Tie In Location	Construction	Cost, Schedule	2%	Very low	\$50,000	Low	8	1	Low	8	8	Accept	
8	N	Trenchless - AB	Settlement of Caltrans Hwy - AB 1	AB 1	Construction	Cost, Schedule	5%	Very low	\$250,000	High	16	1	Low	8	12	Accept	
9	N	Trenchless - AB	Settlement of Caltrans Hwy - AB 2	AB 2	Construction	Cost, Schedule	5%	Very low	\$250,000	High	16	1	Low	8	12	Accept	
10	Y	Trenchless - HDD	Utility Settlement in HDD 1	HDD 1 - 6" Sewer (7 feet)	Construction	Cost, Schedule	20%	Medium	\$30,000	Low	24	1	Low	24	24	Mitigate	Pothole Utility for visual observation during HDD
11	Y	Trenchless - HDD	Utility Settlement in HDD 2	HDD 2 - Existing FM (10 feet)	Construction	Cost, Schedule	10%	Low	\$30,000	Low	16	1	Low	16	16	Accept	

Contingencies Summary

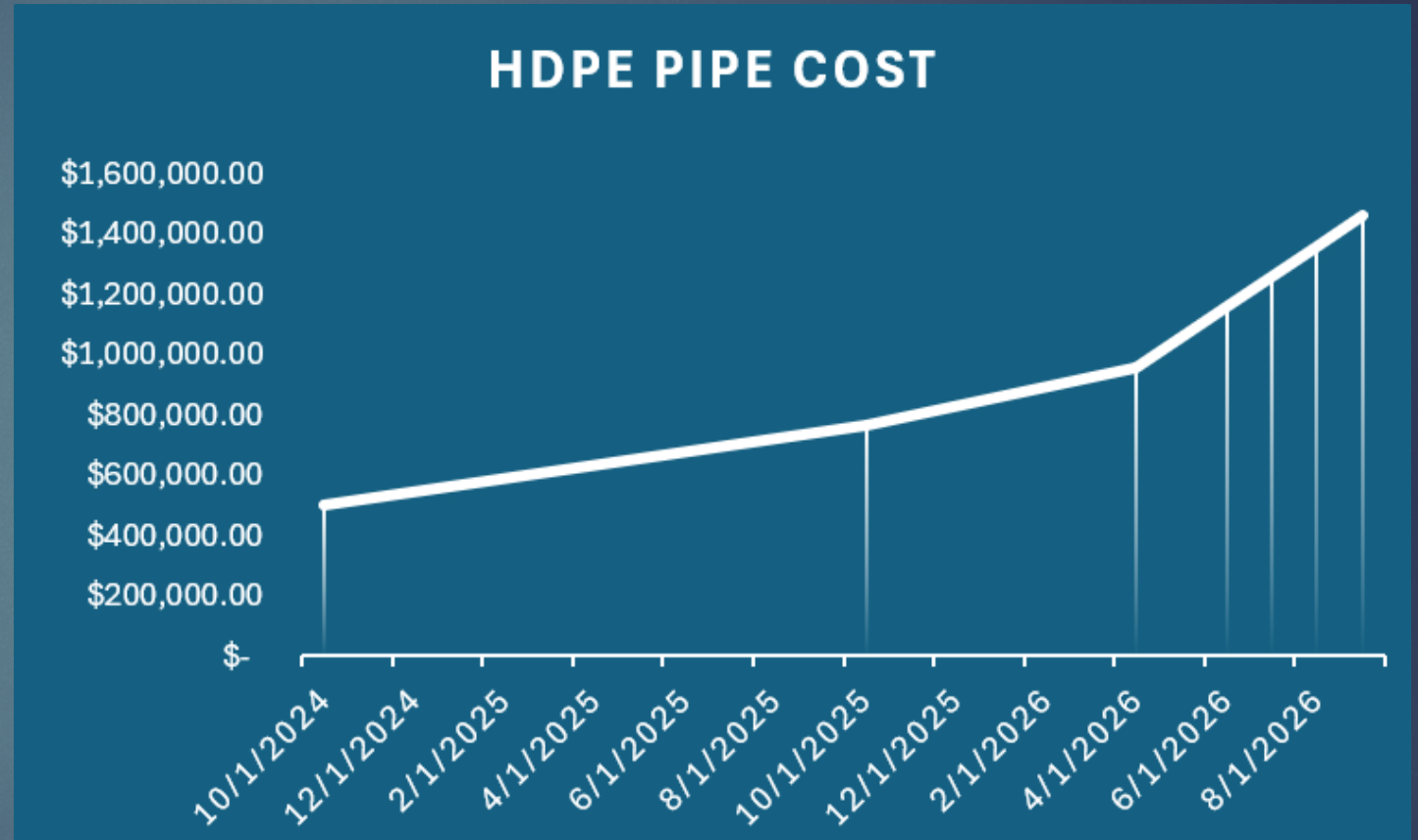
CONTRACTOR RISK CONTINGENCY	\$480,000
SAM RISK CONTINGENCY	\$326,000
ADDITIONAL CONTINGENCY FOR SAM RISK	\$500,000
TOTAL	\$1,306,000

Contract Language for Contingencies

No expenditure from any contingency amount shall occur without prior written approval from Owner. Design-Builder shall provide sufficient supporting documentation demonstrating the basis for each proposed contingency expenditure. Any unused contingency amounts remaining at Final Completion shall be credited to Owner.



Material
Costs
Anticipated
To Escalate



TOTAL CONSTRUCTION COSTS

FORCE MAIN REPLACEMENT CONSTRUCTION COSTS				
			Option 1-June 2027	Option 2-June 2028
			Project Completion	Project Completion
Guaranteed Maximum Price			\$ 17,328,100.00	\$ 13,228,000.00
Contingencies			\$ 1,306,000.00	\$ 1,306,000.00
Total Construction Contract With Contingencies			\$ 18,634,100.00	\$ 14,534,000.00
SAM Engineering Support - SRT			\$ 500,000.00	\$ 500,000.00
Public Outreach Communications-KSC			\$ 75,000.00	\$ 75,000.00
Mitigation Monitoring Consultants-BKF			\$ 426,938.00	\$ 426,938.00
Construction Testing Services - BAGG			\$ 151,000.00	\$ 151,000.00
Construction Inspection Services - MCM			\$ 800,000.00	\$ 800,000.00
Total Other Costs during Construction			\$ 1,952,938.00	\$ 1,952,938.00
TOTAL PROJECT COST			\$ 20,587,038.00	\$ 16,486,938.00

EXCEPTIONS/CLARIFICATIONS TO GMP PROPOSAL

PIPE QUOTE AND JACK & BORE
WORK-EXPIRATION EXTENDED TO
8/31/26

ONE YEAR WARRANTY- TYPICAL FOR
CONSTRUCTION PROJECTS BUT CAN
BE EXTENDED FOR A PRICE.

OTHER ITEMS PROVIDE A BASELINE
FOR THEIR ESTIMATED WORK OR
MONITORING SERVICES THAT SAM
WILL PROVIDE.

REMAINDER ARE ITEMS THAT WERE
INCLUDED IN THE CONTINGENCIES.

Exclusions:

- No costs for video inspection of completed systems have been included. NOT REQUIRED
- We have not included costs for air testing any part of the new system. NOT REQUIRED
- We are excluding the costs for the rock and fabric below the pipe bedding as shown in Detail 3 on DWG C-32. NOT REQUIRED
- We have not included costs for engineered calculations for HDD operations. NOT REQUIRED
- We are excluding the cost of gyro location of HDD pipe. NOT REQUIRED
- We have not included costs for the removal or relocation of existing utilities. CONTINGENCIES
- We have not included costs for handling, removal, or disposal of hazardous or contaminated substances. CONTINGENCIES
- No costs have been included for utility settlement, vibration monitoring, sound monitoring, or associated mitigation measures. CONTINGENCIES
- Our pricing does not include labor requirements for local hires or any Disadvantaged Business Enterprise (DBE) requirements. NOT REQUIRED
- We have not included any costs associated with third party testing or inspection. SAM
- Environmental, paleontological, and cultural monitoring costs have not been included. SAM
- Biological resources compliance costs are not included. SAM

EXCEPTIONS/CLARIFICATIONS

EXCEPTIONS/CLARIFICATIONS LISTED IN GMP		
Not Required		Jack and bore subcontract includes one mobilization only.
Contingency	XX	Jack and bore subcontract pricing expires 8/31/26.
SAM Agrees	XX	Piping materials quote pricing 7/31/26. (M&H will cover any increases to this until (8/31/26)
	XX	No work will be done the day before the pumpkin festival, Friday 10/16/26.
	XX	Specification S312316: Calls for slurry backfill in paved areas only. Detail 3, DWG C-32 calls for slurry backfill in all trenches. We are deferring to DWG C-32.
	XX	Detail 3, DWG C-32: Calls for 3" cold mill and AC overlay for entire width of lane. We are not open-cut trenching any road parallel sections of asphalt, so this is not applicable. We are assuming a 12" cut on either side of the trench in perpendicular road crossings.
	XX	The drawings show Class II AB backfill for bypass vaults and the Princeton connection vault. We are assuming that slurry backfill will be acceptable in these locations along with the trench.
	XX	Our pricing includes engineering support during construction, submittal reviews, RFI review and response, construction observation, survey, layout and staking, and record drawings.
	XX	Option 2 does not contain any cost for dewatering. If needed, dewatering will come out of the contingency fund.
	XX	This pricing does not include \$480,000 construction contingency identified in the Risk Matrix. This cost will be carried by the owner in the owner's contingency.
	XX	We have included the costs for hydrostatic testing of the new system.
	XX	We have included tracer wires for all HDD installed pipe.
	XX	Because of the shortened construction window and an expected wetter than normal winter in 2026-2027, we cannot guarantee our ability to complete the project as presented in Option 1 on or before June 30, 2027.
	XX	The production rates of some tasks are based on a consistent supply of bulk cement. Freight delays due to site logistics, unforeseen conditions, or traffic delays may impact the production rate.
	?	The warranty period included in our pricing shall not exceed one year from the date of substantial completion of the project scope.
	XX	HDD pricing is based on drilling in sand, silt, or clay and does not include drilling through rock or cobble.
	XX	No costs for video inspection of completed systems have been included.
	XX	We have not included costs for air testing any part of the new system.
	XX	We are excluding the costs for the rock and fabric below the pipe bedding as shown in Detail 3 on DWG C-32.
	XX	We have not included costs for engineered calculations for HDD operations.
	XX	We are excluding the cost of gyro location of HDD pipe.
	XX	We have not included costs for the removal or relocation of existing utilities.
	XX	We have not included costs for handling, removal, or disposal of hazardous or contaminated substances.
	XX	No costs have been included for utility settlement, vibration monitoring, sound monitoring, or associated mitigation measures.
	XX	Our pricing does not include labor requirements for local hires or any Disadvantaged Business Enterprise (DBE) requirements.
	XX	We have not included any costs associated with third party testing or inspection.
	XX	Environmental, paleontological, and cultural monitoring costs have not been included.
	XX	Biological resources compliance costs are not included.

Recommendations

It is recommended that the Board authorize the General Manager to sign a Progressive Design Build Phase 2 Contract with McGuire & Hester for Option 2 - Not to Exceed Amount of \$13,228,000, contingent upon obtaining a time extension from ERF to complete the project by June 30, 2028.

Questions?

