COASTSIDE COUNTY WATER DISTRICT

766 MAIN STREET

HALF MOON BAY, CA 94019

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

Tuesday, July 14, 2026

The Public was able to participate in the public meeting by joining the meeting in person or through the Zoom Video Conference link provided. The public was also able to join the meeting by calling a provided teleconference phone number.

1) ROLL CALL – President Feldman called the meeting to order at 6:00 p.m. Present at roll call in person in the Boardroom: Vice President John Muller, Director Ken Coverdell, Director David Dickson and Director Chris Mickelsen

Also present: Mary Rogren, General Manager, Jeffrey Schneider, Asst. General Manager Finance/Administration, Patrick Miyaki, Legal Counsel, Cathleen Brennan, Water Resources Analyst, Sean Donovan, Water Treatment Plant Operations Manager, Darin Sturdivan, Water Distribution Operations Manager, Nancy Trujillo, Utility Billing/Accounting Manager, Gina Brazil, Administrative Services Manager, Ingrid Anderson, Administrative Analyst and Lisa Sulzinger, Administrative Analyst

Also Present: Jonathon Sutter, EKI Environment & Water , Inc

2) PLEDGE OF ALLEGIANCE

3) MOMENT OF SILENCE – In Memory of James S. Teter, District Engineer 1974-2024 and Major Frederick Gates, District Board of Director 1988-2001

Each Board member spoke about Mr. Teter's and Mr. Gates' contributions to the District prior to the moment of silence.

4) PUBLIC COMMENT

There was no public comment.

5) CONSENT CALENDAR

A. Approval of disbursements for the month ending June 30, 2026:
Claims: $ 2,427,070.12; Payroll: $ 257,702.64 for a total of $ 2,684,772.76
June 2026 Monthly Financial Claims reviewed and approved by Director Feldman
B. Acceptance of Financial Reports
C. Approval of Minutes of June 9, 2026, Regular Board of Directors Meeting
D. Installed Water Connection Capacity and Water Meters Report
E. Total CCWD Production Report
F. CCWD Monthly Sales by Category Report – June 2026
G. Leak/Flushing Report – June 2026
H. Monthly Rainfall Reports
I. SFPUC Hydrological Conditions Report – June 2026
J. California Special Districts Association (CSDA) 2027-2029 Term Board Election – Bay Area Network , Seat C
K. Approval of Water Service Agreement for 201 Wavecrest Road, Half Moon Bay

President Feldman stated he reviewed the financial claims and found them to be in order.

ON MOTION BY Director Coverdell and seconded by Director Mickelsen, the Board voted by roll call vote to approve the Consent Calendar:

Director Coverdell	**Aye**
Director Dickson	**Aye**
Director Mickelsen	**Aye**
Vice-President Muller	**Aye**
President Feldman	**Aye**

6) MEETINGS ATTENDED / DIRECTOR COMMENTS

- President Feldman presented Lisa Sulzinger, Administrative Analyst, with a token of appreciation from the Board of Directors for her service to the District. Ms. Sulzinger will retire from the District on July 31, 2026.

7) GENERAL BUSINESS

A. <u>Award of Contract to Andreini Bros., Inc. for the Alcatraz Avenue and Santa Rosa Avenue Pipeline Replacement Project</u>

Ms. Rogren introduced Mr. Sutter from EKI Environment & Water, Inc. who designed the Alcatraz Avenue and Santa Rosa Avenue Pipeline Replacement Project. This project will replace all existing domestic water lines on Alcatraz Avenue and Santa Rosa Avenue in the Miramar neighborhood. The work includes the installation of approximately 660 feet of 6-inch ductile iron pipe, new gate valves, and new water service connections. The bid opening was held on July 1, 2026. Eight bids were received and staff recommended that the contract be awarded to Andreini Brothers, Inc., who submitted the lowest bid.

ON MOTION BY Director Dickson and seconded by Director Coverdell, the Board voted by roll call vote to authorize the General Manager to enter into a contractual agreement with Andreini Bros. Inc. for the Alcatraz Avenue and Santa Rosa Avenue Pipeline Replacement Project for a total cost of $329,695.

Director Coverdell	**Aye**
Director Dickson	**Aye**
Director Mickelsen	**Aye**
Vice-President Muller	**Aye**
President Feldman	**Aye**

B. <u>Approval of Professional Services Agreement with EKI Environment and Water, Inc. for Engineering Design, Environmental, and Construction Support Services for the Pilarcitos Creek Road Pipeline Replacement Project</u>

Ms. Rogren summarized the background of the Pilarcitos Creek Road Pipeline Replacement Project. During the severe 2022/23 winter storms, excessive flows in Pilarcitos Creek caused multiple creek bank failures that damaged Pilarcitos Creek Road and creates a risk of undermining both the road and the District's raw water pipeline. The District initially retained an engineering consultant to design creek bank stabilization improvements. However due to the environmentally sensitive nature of the creek and the jurisdiction of multiple regulatory agencies, obtaining the necessary permits for creek bank stabilization improvements is both costly and time-consuming.

In December 2025, the District engaged EKI Environment and Water, Inc. (EKI, Inc) to conduct a feasibility study to evaluate alternative approaches to replace the pipeline away from the creek, including relocation using horizontal directional drilling (HDD). The study concluded that relocating the pipeline away from the creek bank provides a more resilient long-term solution than repairing the creek bank in place, significantly reducing the risk of future bank failures.

ON MOTION BY Vice President Muller and seconded by Director Mickelsen, the Board voted by roll call vote to authorize the General Manager to enter into a professional service agreement with EKI Environment and Water, Inc. for engineering design, environmental, and construction support services for the Pilarcitos Creek Road Pipeline Replacement Project for a not-to-exceed amount of $146,000.

Director Coverdell	**Aye**
Director Dickson	**Aye**
Director Mickelsen	**Aye**

Vice-President Muller	**Aye**
President Feldman	**Aye**

C. Authorize the General Manager to Procure a Portable Emergency Generator for the Pilarcitos Canyon Well Replacement Project

Ms. Rogren explained that as part of the Pilarcitos Canyon Well Replacement Project, the wells were equipped with manual transfer switches to allow for the use of generator power during a power outage. The portable emergency generator will support the new well infrastructure and can also be deployed elsewhere within the District as a backup to the District's existing standby generators.

ON MOTION BY Vice President Muller and seconded by Director Mickelsen, the Board voted by roll call vote to authorize the General Manager to purchase a Multiquip 180 kVA (150kW) portable emergency generator from Herc Rentals Inc. in the amount of $180,599.57 as a sole source replacement under Resolution 2025-07 for the Pilarcitos Canyon Well Replacement Project.

Director Coverdell	**Aye**
Director Dickson	**Aye**
Director Mickelsen	**Aye**
Vice-President Muller	**Aye**
President Feldman	**Aye**

D. <u>Fiscal 2025-2026 Year- End Financial Results - Preliminary</u>

Mr. Schneider presented the preliminary results of the Fiscal Year ending June 30, 2026. He reviewed the revenue and expense highlights, cash reserves, and Capital Improvement Program spending.

E. <u>Consider Approval of Resolution 2026-07 Establishing Appropriations Limit Applicable to District During Fiscal Year 2026/2027</u>

Article XIIB of the California Constitution, and its implementing legislation, requires each local agency to review the appropriations limit applicable to it annually. The appropriations limit is the maximum amount of the proceeds of taxes which the District can appropriate during the fiscal year.

ON MOTION BY Director Mickelsen and seconded by Vice President Muller, the Board voted by roll call vote to approve Resolution No. 2026-07 establishing appropriations limit applicable to District during Fiscal Year 2026-2027.

Director Coverdell	**Aye**
Director Dickson	**Aye**
Director Mickelsen	**Aye**
Vice-President Muller	**Aye**
President Feldman	**Aye**

F. <u>Approval of Change Order #9 with DN Tanks, LLC. for the Carter Hill Prestressed Concrete Tank and Seismic Upgrades Project</u>

Ms. Rogren explained that the change order provides for the final reconciliation of the construction contract. Throughout construction, minor field modifications, quantity adjustments, and miscellaneous work items were identified as necessary to successfully complete the project. These items were reviewed and evaluated by District staff, often in the field as the work was being performed.

ON MOTION BY Vice President Muller and seconded by Director Coverdell, the Board voted by roll call vote to authorize the General Manager to approve Change Order #9 with DN Tanks, LLC for the Carter Hill Prestressed Concrete Tank and Seismic Upgrades Project for a not-to-exceed amount of $46,689.86.

Director Coverdell	**Aye**
Director Dickson	**Aye**
Director Mickelsen	**Aye**
Vice-President Muller	**Aye**
President Feldman	**Aye**

G. <u>Carter Hill Prestressed Concrete Tank and Seismic Upgrades Project – Update #21</u>

Mr. Donovan provided an update on the progress made on the Carter Hill Prestressed Tank and Seismic Upgrades Project during June 2026.

H. <u>Designate General Manager Mary Rogren as the District's Real Property Negotiator for the Acquisition of Permanent Easement Along Access Road to the District's Nunes Water Tank Site in the City of Half Moon Bay, on Real Property Owned by Dovercrest, LLC Properties, Keet Nerhan [APN 056-310-420 and 056-310- 050]</u>

Ms. Rogren explained that as part of the Carter Hill Tank and Seismic Upgrades Project, that the Coastside Fire Protection requested the construction of a turn out on the access road to the Nunes Water Treatment Plant to allow for two large emergency vehicles to safely pass one another. Because additional easements may be needed, the proposed action is to appoint Mary Rogren, General Manager to act as the District's negotiator.

ON MOTION BY Director Dickson and seconded by Vice President Muller, the Board voted by roll call vote to designate General Manager Mary Rogren as the District's Real Property Negotiator for the potential acquisition of a permanent easement along the access road to the District's Nunes Water Tank site in the City of Half Moon Bay, on real property owned by Dovercrest, LLC Properties, Keet Nerhan [APN 056-310-420 and 056-310-050]

Director Coverdell	**Aye**
Director Dickson	**Aye**
Director Mickelsen	**Aye**
Vice-President Muller	**Aye**
President Feldman	**Aye**

I. Designate General Manager Mary Rogren as the District's Real Property Negotiator for the Potential New Communications Site Lease Agreement for the use of Property Owned by the District at 200 Lewis Foster Drive, City of Half Moon Bay, CA [APN 056-310-270] (also known as the Nunes Water Tank Site) with GTE Mobilnet of California Limited Partnership, d/b/a Verizon Wireless

Ms. Rogren explained that the lease agreement with GTE Mobilnet of California Limited Partnership, d/b/a Verizon Wireless (Verizon), expires in September 2029. Due to the construction of the new prestressed concrete water storage tank (HMB #1) and the planned construction of a second tank (HMB #2), Verizon must relocate its existing cell tower facility to a new location on District property. As part of this relocation, the District and Verizon are negotiating a new lease agreement for the relocated cell site and associated new equipment.

ON MOTION BY Director Mickelsen and seconded by Director Coverdell, the Board voted by roll call vote to designate General Manager Mary Rogren as the District's Real Property Negotiator for the potential new Communications Site Lease Agreement for the use of property owned by the District at 200 Lewis Foster Drive, City of Half Moon Bay, CA [APN 056-310-270] (also known as the Nunes Water Tank Site) with GTE Mobilnet of California Limited Partnership, d/b/a Verizon Wireless

Director Coverdell	**Aye**
Director Dickson	**Aye**
Director Mickelsen	**Aye**
Vice-President Muller	**Aye**
President Feldman	**Aye**

8) MONTHLY INFORMATIONAL REPORTS

A. General Manager's Report

- Ms. Rogren provided an update regarding the General Manager recruitment process. The recruiter is continuing to accept applications through July 17,2026.

B. <u>Operations Report</u>

Mr. Sturdivan summarized the Operations highlights for the month of June 2026.

C. <u>Water Resources Informational Report</u>

- Ms. Brennan reported on the 2025 Consumer Confidence Report (CCR) Annual Water Quality Report has been posted. The drinking water delivered to customers met all U.S. EPA and California drinking water standards in calendar year 2025. A postcard was mailed to the District customers and delivered on June 15, 2026.

- Ms. Brennan also reported on other recent submittals to the State including the District's Annual Water Supply and Demand Assessment Report, the Water Loss Program Questionnaire, and the 2025 Urban Water Management Plan.

9) DIRECTOR AGENDA ITEMS – REQUESTS FOR FUTURE BOARD MEETINGS

There were no requests for future agenda items.

10) CLOSED SESSION

A) Conference with Real Property Negotiators
Pursuant to California Government Code Section 54956.8
Property: Permanent easement along access road to the District's Nunes Water Tank Site in the City of Half Moon Bay, CA [APN 056-310-420 and 056-310-050]
Agency Negotiators: Mary Rogren, General Manager
Negotiating Parties: Dovercrest, LLC Properties, Keet Nerhan
Under Negotiation: Price and Terms of Payment

B) Conference with Real Property Negotiators
Pursuant to California Government Code Section 54956.8
Property: Potential new Communications Site Lease Agreement for the use of property owned by the District at 200 Lewis Foster Drive, City of Half Moon Bay, CA [APN 056-310-270] (also known as the Nunes Water tank Site)
Agency Negotiators: Mary Rogren, General Manager
Negotiating Parties: GTE Mobilnet of California Limited Partnership, d/b/a Verizon Wireless, Warren Tock
Under Negotiation: Price and Terms of Payment

C) Pursuant to California Government Code Section 54956.9(d)(2)
Conference with Legal Counsel – Anticipated Litigation
Significant Exposure to Litigation

One Potential Case

11) RECONVENE TO OPEN SESSION - at 8:18 p.m.

Public Reports on Closed Session Actions – Mr. Miyaki reported:

Closed session item A, Direction was given to agency negotiator.

Closed session item B, Direction was given to agency negotiator.

Closed session item C, No action taken.

12) MEETING ADJOURNED - at 8:21 p.m.

Respectfully submitted,

____
Mary Rogren, General Manager
Secretary to the District

____
Bob Feldman, President
Board of Directors