

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 Operations Distribution 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 and Mr. Gates' contribution to The District.

- 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 Mickelson, 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 be retiring from The District at the end of July.

7) GENERAL BUSINESS

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

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

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. 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

Ms. Rogren summarized the pipeline project to the Board of Directors. Subsequent to the 2022/23 storms, the District completed a topographical survey and geotechnical investigation, retained an engineering consultant to design creek bank stabilization improvements, and engaged an environmental consultant to evaluate permitting requests. Based on the findings of the feasibility study EKI Environment and Water, Inc. (EKI, Inc) was engaged to conduct in December 2025, staff recommends proceeding with the engineering and environmental permitting necessary to relocate the pipeline using horizontal direction drilling.

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

See Video for notes

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. Fiscal 2025-2026 Year- End Financial Results - Preliminary

Mr. Schneider summarized the preliminary results of the Fiscal Year ending June 30, 20026. He reviewed the revenue and expense highlights, cash reserves, and Capital Improvement Program spending.

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

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 Mickelson and seconded by Vice President Muller, the Board voted by roll call vote to approve the 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. Approval of Change Order #9 with DN Tanks, LLC. for the Carter Hill Prestressed Concrete Tank and Seismic Upgrades Project

Ms. Rogren summarized the change order provides for the final reconciliation of the construction contract. Throughout construction, there were minor field modifications, quantity adjustments, and miscellaneous work items that were identified that were 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. Carter Hill Prestressed Concrete Tank and Seismic Upgrades Project – Update #21

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

H. 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]

Ms. Rogren summarized, as part of the Carter hill Tank and Seismic Update, that the Coastside Fire Protection requested a turn out to be constructed on the access road to the Nunes Water Treatment Plant to allow for two large emergency vehicles to safely pass. Additional easements may be needed, and action is to appoint Mary Rogren, General Manager to act as 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 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]

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 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 summarized the lease agreement with GTE Mobilnet of California Limited Partnership, d/b/a Verizon Wireless (Verizon), which 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 Mickelson 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 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 gave an update regarding the Recruitment Process: During July, the recruiter is continuing to accept applications through July 17, 2026. Currently they have nine qualified candidates.

B. Operations Report

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

C. Water Resources Informational Report

- 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.
- Staff submitted the District's AWSDA Report through the state's WUE portal to the California Department of Water Resources on June 12, 2026.
- On June 16, 2026, staff completed and submitted a questionnaire for the State Water Resources Control Board's Water Loss Program on pressure regulation within our treated water distribution system.
- The Urban Water Management Plan and required tables have been uploaded to the Department of Water Resources and mailed to the California State Library.
- The Urban Water Management Plan is posted on the District's website. An email was also sent to the city and the county providing a link to the 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: _____TBD by Agenda Item 7.H above_____

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: _____TBD by Agenda Item 7.I above_____

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.**

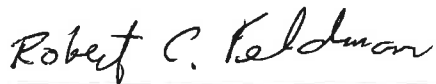
Public Reports on Closed Session Actions - Mr. Miyaki reported:
Closed session item A, Direction was given to agency negotiator.
Closed session item B, Direction was given to agency negotiator.
Closed session item C, No action taken.

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

Respectfully submitted,



Mary Rogren, General Manager
Secretary to the District



Bob Feldman, President
Board of Directors