

**Carmel Area Wastewater District/Pebble Beach Community Services District  
Pebble Beach Company**

**WASTEWATER RECLAMATION PROJECT  
MANAGEMENT COMMITTEE (RMC)**

**MINUTES**

**Meeting of May 13, 2025  
Pebble Beach Community Services District (PBCSD)**

**1. Call to Order**

Nick Becker, PBCSD General Manager, serving as facilitator, called the meeting to order at 9:00 a.m. Members or alternates present were:

Scott Lonergan, Board of Directors, Carmel Area Wastewater District (CAWD)  
Ken White, Board of Directors, CAWD  
Richard Verbanec, Board of Directors, PBCSD  
Richard Gebhart, Board of Directors, PBCSD (*arrived at 9:10am*)  
David Heuck, Executive Vice President/Chief Administrative Officer, Pebble Beach Company (PBC)  
Joe Huston, Independent Reclaimed Water Users Group (IRWUG)

**Others in attendance:**

JJ West, General Manager, Monterey Peninsula County Club (MPCC)  
Chris Simmons, Associate Engineer, PBCSD  
Nic Faro, Maintenance Manager, PBCSD  
Marianna Pimentel, Chief Financial Officer, PBCSD\*  
Barbara Buikema, General Manager, CAWD  
Jim Grover, Principal Accountant, CAWD  
Ed Waggoner, Operations Superintendent, CAWD  
Matt Green, Chief Plant Operator, CAWD  
Jeff Bandy, Principal Engineer, CAWD  
Chris Foley, Facilities Manager, CAWD  
Kevin Young, Wastewater System Analyst, CAWD  
Brent Reitz, Director of Energy and Water Conservation, PBC\*  
Mollie Wooden, Compliance Manager, PBC  
Mike McCollough, Assistant General Manager, Monterey Peninsula Water Management District (MPWMD)  
Michael Laredo, Partner, De Lay & Laredo  
Yuriana Nuñez, Administrative Coordinator/Board Clerk, PBCSD

*\*Signifies virtual attendance*

**2. Period for welcoming visitors, receiving public comments regarding matters not listed or considering changes to the agenda**

There were no public comments or requested changes to the agenda.

**3. Minutes**

*It was moved by Member Verbanec, seconded by Member White, and unanimously carried 5-0 to approve the minutes of the February 11, 2025, Committee meeting.*

**4. CAWD/PBCSD Wastewater Reclamation Project Budget for Fiscal Year 2025-2026**

Barbara Buikema, CAWD General Manager, provided an overview of the proposed budget. Revenue of water sales is just over \$4 million, and non-operating share is \$930,000. Total operating expenses of \$3,955,078 represent a 17% increase over last year's budget largely due to anticipated cost of living adjustments. Non-operating expenses amount to \$1,039,625 in capital projects and purchases, rollover of \$299,000, and \$219,000 being allocated to reserves.

*It was moved by Member Heuck, seconded by Member White, and unanimously carried 5-0 to adopt the CAWD/PBCSD Reclamation Project Budget for Fiscal Year 2025-26.*

**5. Receive and consider reports relating to Operations and Maintenance of Project**

**A. Financial Statements, ending March 31, 2025**

Jim Grover, CAWD Principal Accountant, gave an overview of financial statements for the period ending March 31, 2025. The Reclamation Project was reported to be in good financial standing. Cal Am rates are projected to significantly increase starting next year.

*The Operations and Maintenance Financial Statements for the period were received for information and no action was required or taken by the Committee.*

**B. Receive/consider reports relating to Project Operations and Maintenance (“O & M”)**

Ed Waggoner, CAWD Operations Superintendent, introduced new CAWD employee, Matt Green, Chief Plant Operator, who is now overseeing CAWD's plant operations. Mr. Green presented, and the committee was briefed on plant maintenance and operations during the period. All reverse osmosis (RO) trains are operating at 90% recovery. The tariff's impact on price increase from suppliers remains unknown. New check valves for all three reclamation pumps are projected to be replaced in the next fiscal year. A new sampling and analysis plan report and an off-spec water plan report were completed by staff to fulfill water reclamation regulation requirements from the Central Coast Regional Water Quality Control Board. The monitoring plan becomes effective July 1, with the first monitoring report due in November. CAWD is working on their lab accreditation with the onboarding of a highly experienced new lab manager, which will reduce contracted lab services. Accreditation can potentially be accomplished within one to two years. Organizational staff changes were presented and subsequently, staff recognized Superintendent Waggoner, who will be retiring at the end of the year, for his excellent leadership, knowledge, and mentorship to both CAWD and PBCSD, and the lasting impacts his service and contributions helped improve the Reclamation Project. Mr. Waggoner, in return, thanked staff for all the support he received and commended his team for their contributions.

*The Project O & M Report was received for information and no action was required or taken by the Committee.*

**C. Distribution System Operations and Maintenance and Water Use**

Chris Simmons, PBCSD Associate Engineer, presented slides and provided a distribution system operations and maintenance report. Forest Lake Reservoir measured 96% of capacity. All six alternative source water (ASW) projects were brought online in April, with an average of 95,000 gallons per day. All air relief valves at Forest Lake Reservoir were serviced as well as pipeline isolation valves. Algae

strainers will be replaced by staff upon awaited arrival. ASW well pump at MPCC #9 was replaced prior to irrigation season. One of two pumps at the Viscaino Pump Station was replaced. The Reclamation Project Oversight Committee held their first meeting in two years earlier in the month and looks to meet more frequently, with the onset of a more normal irrigation season.

***The Distribution System O & M Report was received for information and no action was required or taken by the Committee.***

#### **6. Legal Counsel Retirement**

Nick Becker, PBCSD General Manager summarized the vacancy of the legal counsel due to the retirement of Rob Wellington, long-standing legal counsel for the RMC, highlighting that the appointment of a new legal counsel is at the discretion of the RMC. As a reference, Mr. Becker pointed out that CAWD recently selected Fenton & Keller as their legal counsel, and PBCSD selected De Lay & Laredo as their legal counsel and requested guidance on how the committee would like to proceed with their selection. Member Heuck stated that PBC has worked with both counsels and was comfortable in selecting De Lay and Laredo as legal counsel for the RMC. The RMC directed staff to solicit legal service engagement with De Lay and Laredo and report back at the November RMC meeting.

#### **7. Receive Miscellaneous Information or Announcements from Members, Staff or Visitors**

There was a consensus at the February 11<sup>th</sup> RMC meeting about permanently changing the committee meeting starting time from 9:30 a.m. to 9:00 a.m., thereby staff presented updated meeting calendar to reflect the earlier start time.

Mike McCollough was introduced as the new Assistant General Manager at MPWMD. Mr. McCollough briefly reported that the prognostication of water is a *normal* water year. An increase in water meter charges will affect the commercial sector more than the residential sector.

#### **8. Closed Session**

The Committee did not meet in closed session.

#### **9. Adjournment & Next Meeting Date**

***There being no further business at 9:52 a.m., it was moved by consensus that the Reclamation Management Project Committee adjourn to its next regular meeting on Tuesday, November 18, 2025, at 9:00 a.m. in the PBCSD Boardroom at 3101 Forest Lake Road, Pebble Beach.***

Respectfully submitted,

Yuriana Nuñez  
PBCSD Administrative Coordinator/Board Clerk