

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

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

**MINUTES**

**Meeting of November 18, 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 9:02 a.m. Members or alternates present were:

Elise Weiland, Board of Directors, Carmel Area Wastewater District (CAWD)

Suzanne Cole, Board of Directors, CAWD (*arrived at 9:26am*)

Richard Verbanec, Board of Directors, PBCSD

Peter McKee, Board of Directors, PBCSD

David Heuck, Executive Vice President/Chief Administrative Officer, Pebble Beach Company (PBC)

Joe Huston, Independent Reclaimed Water Users Group (IRWUG)

**Others in attendance:**

Chris Simmons, Associate Engineer, PBCSD

Nic Faro, Maintenance Manager, PBCSD

Jim Grover, Principal Accountant, CAWD

Matt Green, Chief Plant Operator, CAWD

Jeff Bandy, PhD, Principal Engineer, CAWD

Chris Foley, Facilities Manager, CAWD

Ken White, Board Director, CAWD

Mohammed Serageldin, Laboratory Manager, CAWD

Brent Reitz, Director of Energy and Water Conservation, PBC\*

Mike McCollough, Assistant General Manager, Monterey Peninsula Water Management District (MPWMD)

David Stoldt, General Manager, MPWMD (*arrived at 9:22am*)

Nishil Bali, Chief Financial Officer/Administrative Service Manager, 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 Huston, seconded by Member Verbanec, and unanimously carried 5-0 to approve the minutes of the May 13, 2025, Committee meeting. Member Cole was not present.*

4. **2026 Committee Meeting Schedule**

*It was moved by Member Huston, seconded by Member Weiland, and unanimously carried 5-0 to approve the 2026 Committee Meeting Schedule with meetings set to begin at 9:30am.*

5. **CAWD/PBCSD Wastewater Reclamation Project Audited Annual Financial Report**

The CAWD/PBCSD Wastewater Reclamation Project Audited Annual Financial Report for Fiscal Year 2024-25 was received as presented by Jim Grover, CAWD Principal Accountant. The audit of the project financials received a clean opinion from auditors.

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

**A. Financial Statements (ending September 30, 2025)**

Jim Grover, CAWD Principal Accountant, gave an overview of Financial Statements. The Reclamation Project was reported to be in good financial standing and has no debt.

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

**B. Treatment Plant**

Matt Green, CAWD Chief Plant Operator, presented and the committee was briefed the committee on plant maintenance and operations during the reporting period. CAWD staff had an initial successful meeting with State regulators as part of the process for reclamation water and ocean discharge permitting requirements. Lab accreditation will be submitted in the first quarter of 2026. CAWD will be recruiting for a new lab technician. Winter projects include inspection of that need replacement and quotes for rebuilding will be presented at the upcoming CAWD Board meeting, servicing the equalization basin and reclamation pumps 931 and 933.

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

**C. Distribution System**

Chris Simmons, PBCSD Principal Engineer, presented slides and provided the distribution system operations and maintenance summary. Forest Lake Reservoir currently holds above average storage volume of 66 million gallons. All alternative source water (ASW) projects are offline as of October 1, 2025. Forest Lake Reservoir activities include replacement of pH probe, servicing of pumps, chlorine feed system, and horizontal mixers. The Cal OES Emergency Action Plan was approved in the summer.

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

7. **Legal Services Agreement with De Lay & Laredo**

Nick Becker, PBCSD General Manager, presented draft agreement for legal services from De Lay and Laredo for the RMC per the direction given by RMC at the May 13<sup>th</sup> meeting. Member Cole voiced that the CAWD Board of Directors preferred to put off the draft agreement and instead go out for a Request for Proposal (RFP). The Committee received public comment from Ken White, CAWD Board Director and past RMC Member, supporting Member Cole's statement. The Committee deliberated on Member Cole's statement and reiterated the occurrences of the May 13<sup>th</sup> meeting. Member Cole made a Motion and RMC voted by roll call.

*It was moved by Member Cole, seconded by Member Weiland, to have RFP be initiated before final selection of legal services, and to hold in abate the Committee decision made in May. Following a roll call vote, the motion failed with one aye, four nays, and one abstention.*

MEMBER	VOTE
Member Cole	Aye
Member Weiland	Abstained
Member Huston	Nay
Member Heuck	Nay
Member Verbanec	Nay
Member McKee	Nay

Discussion resumed on the recommendation to approve the agreement and assign PBCSD to manage the agreement with De Lay & Laredo, and RMC voted by roll call.

*It was moved by Member Verbanec, seconded by Member McKee, to approve legal services agreement with De Lay & Laredo and to assign PBCSD to manage agreement. Following a roll call vote, the motion passed with four ayes, one nay, and one abstention.*

MEMBER	VOTE
Member Cole	Nay
Member Weiland	Abstained
Member Huston	Aye
Member Heuck	Aye
Member Verbanec	Aye
Member McKee	Aye

**8. Reclamation Treatment Facilities 15-Year CIP Master Plan**

Jeff Bandy, CAWD’s Principal Engineer, provided an overview of Phase 2 of the Capital Improvement Master Plan for the reclamation facility, with a presentation highlighting key improvements and alternatives. The project aims to improve reliability, maintainability, and operational flexibility, with a focus on proven technologies. CAWD staff is evaluating options to enhance the filtration, microfiltration (MF), and reverse osmosis (RO) systems while minimizing disruptions to water production. They are considering in-situ upgrades and containerized systems to avoid expanding the footprint. The CAWD team plans to finalize the master plan by May 2026, including cost estimates and a phased implementation approach. They also discussed the potential need for early start projects, such as corrosion control, and the importance of risk analysis for new technologies.

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

David Stoldt, General Manager at MPWMD introduced Mike McCollough as the new Assistant General Manager at MPWMD. Mr. Stoldt reported that MPWMD has applied to the State Board to lift the existing cease-and-desist order (CDO) on Cal-Am. This would have a long-term impact of allowing water meters to be set at homes to be built and potentially increase wastewater flow through the project. The application process takes about 4 – 6 months.

**10. Closed Session**

The Committee did not meet in closed session.

**11. Adjournment & Next Meeting Date**

*There being no further business at 10:29 a.m., it was moved by consensus that the Reclamation Management Project Committee adjourn to its next regular meeting on Tuesday, February 17, 2026, at 9:30 a.m. in the PBCSD Boardroom at 3101 Forest Lake Road, Pebble Beach.*

Respectfully submitted,

Yuriana Nuñez

PBCSD Administrative Coordinator/Board Clerk