

**PEBBLE BEACH COMMUNITY SERVICES DISTRICT
REGULAR MEETING OF THE BOARD OF DIRECTORS
MINUTES**



**Friday, January 30, 2026, at 9:30 a.m.
3101 Forest Lake Road, Pebble Beach, CA 93953
District Boardroom**

CALL TO ORDER

President Richard D. Verbanec called the meeting to order at 9:30 a.m.

ROLL CALL

Board Directors Present

Richard D. Verbanec, President
Peter B. McKee, Vice President
Jeffrey B. Froke, Director
Richard B. Gebhart, Director (*arrived at 9:38am*)
Leo M. Laska, Director *

Board Directors Absent

None

District Legal Counsel Present

Michael Laredo, De Lay & Laredo

District Staff Present

Nick Becker, General Manager
Chris Simmons, Principal Engineer
Nic Faro, Maintenance Manager
Nancy Johnson, Senior Accountant
Yuriana Nuñez, Administrative Coordinator
Nijesh Sthapit, Accountant *
Alayna Paxton, Environmental Compliance Coordinator*

CAL FIRE San Benito-Monterey

Unit Staff (CAL FIRE) Present

George Nuñez, Jr., Unit Chief
Tom Bolyard, Battalion Chief
Josh Silveira, Battalion Chief & Unit PIO
Greg Leonard, Prevention Captain
John Trenner, Fire Prevention & Planning
Shayon Ascarie, Prevention Captain

Others Present

Mary Ann Leffel, Board Member, Division 3, Monterey Peninsula Airport District (MPAD),
Chair, Local Agency Formation Commission (LAFCO)
John Gaglioti, Board Member, Division 2, MPAD
Bill Lipe, Board Director and Treasurer, Resource Conservation District of Monterey County (RCDMC)
Craig Geddes, Sergeant, California Highway Patrol (CHP)
Brandon Smith, Commander, Monterey County Sheriff's Office (MCSO)
Peter Brown, Director of Security, Pebble Beach Company (PBC)
Paul Tomasi, Assistant Security Manager, PBC
Cheryl Burrell, Planning and Real Estate Division, PBC
Shawn Casey, Vice President Resource Management, PBC
Kathleen Lee, Director of Government and Community Affairs, PBC *
Ken White, Board Director, Carmel Area Wastewater District (CAWD)
Chris Foley, Facilities Manager, CAWD
Bessie Nicolaides, Outreach Coordinator, GreenWaste Recovery (GWR)
Salina Galindo-Luna, Director of Communications, GWR
Hampton Stewart, Pebble Beach Resident *
Michael, Public *

**Signifies Zoom virtual attendance*



APPEARANCES, ORDER OF BUSINESS, AND ANNOUNCEMENTS

1. *Appearances and Announcements:* None
2. *Agenda Changes:* Agenda Item No. 21 and Agenda Item No. 08 were moved up.
21. Local Agency Formation Commission of Monterey County (LAFCO): Mary Ann Leffel introduced herself as the incumbent Commission Chair and addressed the Board seeking re-election as the Independent Special District Regular Member to serve a four-year term. Bill Lipe introduced himself as a local of Monterey Peninsula and Board Director and Treasurer of the Resource Conservation District of Monterey County and addressed the Board seeking their support and vote as the Independent Special District Alternate Member to serve a four-year term.

LAW ENFORCEMENT

8. *Law Enforcement Program Status Report:* CHP Sergeant Geddes gave an overview of the verbal warnings and citations issued during the reporting period. The recent bicyclist versus vehicle incident resulting in the bicyclist's fatality was briefly discussed as well as CHP's participation along with CAL FIRE on the hazardous materials incident that occurred at the Lodge. MCSO Commander Smith provided an update on Sheriff's Office activity in Del Monte Forest. Fraud affecting the elderly community increased during the reporting period, and Commander Smith advised to report any suspicious activity. PBC's Director of Security, Peter Brown, communicated that PBC recently met with the Coastal Commission to discuss the hazards e-bikes present in Del Monte Forest. Mr. Brown suggested that residents should submit complaints directly to the Coastal Commission to increase awareness of the e-bike issues.

MINUTES AND FINANCIAL MATTERS

3. *Minutes:*
MOTION 26-01-01: Approve, as presented, the *Minutes* of the Regular Board of Directors Meeting held on December 12, 2025
Moved by: Director Gebhart
Seconded by: Director Froke
Motion Approved: Unanimously by roll call vote, carried 5-0
There were no Board or public comments.
4. *Statement of Receipts and Disbursements:* General Manager Nick Becker presented and answered questions.
5. *Cash Basis Report:* General Manager Nick Becker presented and answered questions.
6. *Check Register:*
MOTION 26-01-02: Approve the *Check Register* for November and December 2025
Moved by: Director Froke
Seconded by: Director Gebhart
Motion Approved: Unanimously by roll call vote, carried 5-0
There were no public comments. Board inquired about the cost for goats grazing. Staff responded that unit cost of goats is based on a weekly rate.
7. *Monterey County Treasurer's Investment Report for Quarter Ending September 30, 2025:* General Manager Becker provided update on the report noting discrepancies between investment revenues received and that which is reported in the investment report.



FIRE DEPARTMENT

9. *Fire Chief's Monthly Report:* Battalion Chief Tom Bolyard presented summary of operational activities and training and answered questions. Battalion Chief & Unit PIO Josh Silveira presented on Drone Program and gave an overview of events and flight stats in 2025. The main events covered were the Moss Landing battery fire, locating a victim in Aromas, and the Pacific Grove plane crash. John Trenner provided summary of activities and trainings in the Prevention Department. Captain Hollingshead was promoted to Battalion Chief and will be relocating. Prevention staff is gearing up for the AT&T Pro Am Tournament, Captain Elliot Morona has been brought onboard for fuel management support. Unit Chief Nuñez shared details on new AI cameras that can provide real-time alerts on wildfire activity. Staff is evaluating the feasibility of installing these new cameras at Huckleberry Hill and at Palo Corona Park.
10. *2025 Fuel Reduction Projects and 2026 Objectives:* Captain Greg Leonard presented slides and answered questions. Mr. Becker gave kudos to Captain Leonard and Chief Silveira for the work completed and thanked the Board of Directors for the continued support of both the fuel reduction and drone programs.

MAINTENANCE, ENGINEERING & CONSTRUCTION

11. *Operations and Maintenance Report:* Principal Engineer Chris Simmons presented slides. and provided status of Forest Lake Reservoir storage capacity, recycled water demand, and wastewater Treatment Plant production. Maintenance activities included sewer line cleaning near The Lodge area, replacement of Reclamation strainers at Forest Lake Reservoir, a successful inspection and cleanup work at Poppy Hills storage tank, along with Maintenance staff safety trainings.
12. *Capital Improvement Projects:* Principal Engineer Simmons gave overview of the Capital Improvement Projects and answered questions.
13. *CAWD Board of Directors Meeting:* Board President Verbanec and General Manager Becker attended the December 18, 2025 meeting and provided highlights. New Board appointments were passed, and the Board President is now Robert Siegfried and Vice President is Kevan Urquhart. The Board is considering an extra-territorial intertie agreement with Canada Woods Water Company for connecting the communities of Monterra and Tehama to CAWD's wastewater collection system. An additional 20,000 gallons per day of wastewater are anticipated to be received by the treatment plant that will be reclaimed and used by the Reclamation Project.
14. *CAWD Board of Directors Meeting:* Director Laska and General Manager Becker attended the January 29, 2026 meeting and shared highlights.

SOLID WASTE

15. *ReGen Monterey Board of Directors Meetings:* Vice President McKee provided highlights from the January 23, 2026 Board meeting, which included the announcement of two retirements in the Financial Department, a review of SB1383, an overview of the stakeholder engagement survey, the engagement of the current solid waste hauler, and a conversation of landfill services for the future.



16. *Household Hazardous & E-Waste Collection:* Environmental Compliance Coordinator, Alayna Paxton, led the 18th Household Hazardous and E-Waste event held on Saturday, October 4, 2025, and provided statistics of the collections made. Mr. Becker acknowledged Mrs. Paxton's great job in leading the event.

GENERAL GOVERNMENT

17. *Community Advisory Board:* Board President Verbanec and General Manager Becker attended the meeting held on December 10, 2025.
18. *Special Districts Association of Monterey County:* Board President Verbanec and General Manager Becker attended the meeting held on January 20, 2026. Mr. Becker shared highlights of the meeting, which included a presentation from Supervisor Lopez on relevant inland and coastal issues, Brown Act updates under SB 707, and forthcoming CSDA sponsored events.
19. *PBCSD Spring/Summer Newsletter:* Administrative Coordinator, Yuriana Nuñez presented a list of suggested topics for the upcoming Spring/Summer PBCSD Newsletter. The Board directed staff to add a fraud alert message, and to form a working group whose purpose would be to facilitate communication for residential participation and assist them in registering and sending complaints to the Coastal Commission regarding e-bike activity at Pebble Beach.

20. *2026 Board of Director Assignments:* There were no changes to the Board of Director assignments.

MOTION 26-01-03: Approving the 2026 Board of Director Assignments to continue that which was assigned in 2025 and assigning Director Froke to the DMFPO's Safety Committee.

Moved by: Director McKee

Seconded by: Director Laska

Motion Approved: Unanimously by roll call vote, carried 5-0

There were no Board or public comments.

21. *Local Agency Formation Commission of Monterey County (LAFCO) Election:*

MOTION 26-01-04: Providing Board direction to submit vote to LAFCO on behalf of PBCSD in support of Mary Ann Leffel as the Independent Special District Regular Member to serve a four-year term.

Moved by: Director McKee

Seconded by: Director Laska

Motion Approved: Unanimously by roll call vote, carried 5-0

There were no Board or public comments.

22. *General Manager's Compensation:*

MOTION 26-01-05: Approving the General Manager's salary increase by 5.5%, effective January 1, 2026, and issuing a one-time seven-month incentive pay of 5.5% payable on February 1, 2026.

Moved by: Director McKee

Seconded by: Director Gebhart

Motion Approved: Unanimously by roll call vote, carried 5-0

There were no Board or public comments.



23. *District Legal Counsel's Compensation:*

MOTION 26-01-06: Approving an increase of the District Counsel's monthly retainer by \$200, effective January 1, 2026.

Moved by: Director McKee

Seconded by: Director Froke

Motion Approved: Unanimously by roll call vote, carried 5-0

There were no Board or public comments.

MISCELLANEOUS INFORMATION AND COMMUNICATION

24. *A. General Manager Report:* The Board received the General Manager's report covering , the 2026 Organizational Goals and Management Objectives, a reminder of the Form 700 submittal deadline of April 1, 2026, a notice of vacancy in the LAFCO Public Member seat, a summary sheet of SB 707 on the Brown Act updates prepared by De Lay & Laredo, and an announcement on the 2026 Special District Legislative Days dates of April 7 – 8, 2026.

B. Questions from Directors or staff seeking clarification of matters within purview of the District:
None.

CLOSED SESSION

25. No closed session was held.

ADJOURNMENT

26. There being no further business, President Verbanec adjourned the meeting at 12:37 p.m. to a regular Board meeting to be held on Friday, February 27, 2026, at 9:30 a.m., in-person and via Zoom.



Nicholas R. Becker, Board Secretary

