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

Friday, September 25, 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
Richard B. Gebhart, Director
Leo M. Laska, Director
Jeffrey B. Froke, Director

Board Directors Absent
None

District Legal Counsel Present
Michael Laredo, De Lay & Laredo

District Staff Present
Nick Becker, General Manager (GM)
Chris Simmons, Principal Engineer
Marianna Pimentel, Chief Financial Officer (CFO)
Nic Faro, Maintenance Manager
Delbert Truong, Assistant Engineer
Nancy Johnson, Senior Accountant
Yuriana Nuñez, Admin. Serv. Manager/Board Clerk

CAL FIRE San Benito-Monterey Unit Staff (CAL FIRE) Present
George Nuñez, Unit Chief
Matt Stanford, Assistant Chief
Daniel Fry, Battalion Chief
Tom Bolyard, Battalion Chief *
Mike DeLeo, Battalion EMS Chief
David Gray, Battalion Prevention Chief
Greg Leonard, Battalion Fuels Mgmt. Chief
Robert Douglas, Fire Captain
Evan Morgan, Fire Captain

Others Present
Kathleen Lee, Director of Governmental & Community Affairs, Pebble Beach Company (PBC) *
David Goupil, Board Director, Del Monte Forest Property Owners (DMFPO)
Tim Morris, District Manager, Waste Management
Bessie Nicolaides, Outreach Supervisor, GreenWaste Recovery (GWR)
Barbara Buikema, General Manager, Carmel Area Wastewater District (CAWD) *
Elise Weiland, Board Director, CAWD *
Vinod Badani, Vice President, E2 Consulting Engineers *
Hampton Stewart, Pebble Beach Resident *
Michael Miller, Public *
Kevin Chapman, Public *

**Signifies Zoom virtual attendance*

APPEARANCES, ORDER OF BUSINESS, AND ANNOUNCEMENTS

1. *Appearances and Announcements:* None.

2. *Agenda Changes:* Agenda Item No. 24A was moved up.

24A. *Certificate of Achievement for Excellence in Financial Reporting:* The Finance Team received recognition for consecutive years of receiving the Certificate of Achievement for Excellence in Financial Reporting since 2018. This award is given by the Government Finance Officers Association of the United States and Canada (GFOA).

MINUTES AND FINANCIAL MATTERS

3. *Minutes:*

MOTION 26-09-01: Approve, as presented, the *Minutes* of the Regular Board of Directors Meeting held on July 31, 2026

Moved by: Director Gebhart
Seconded by: Director Laska

Motion Approved: Unanimously, carried 5-0.

Absent: None

There were no Board or public comments.

4. *Minutes:*

MOTION 26-09-02: Approve, as presented, the *Minutes* of the Special Board of Directors Meeting held on August 20, 2026

Moved by: Director Gebhart
Seconded by: Director Laska

Motion Approved: Unanimously, carried 5-0.

Absent: None

There were no Board or public comments.

5. *Statement of Receipts and Disbursements for July and August 2026:* CFO Marianna Pimentel presented and answered questions.

6. *Cash Basis Report for August 2026:* CFO Pimentel presented and answered questions.

7. *Check Registers for July and August 2026:*

MOTION 26-09-03: Approve the *Check Registers* for July and August 2026

Moved by: Director Laska
Seconded by: Director Gebhart

Motion Approved: Unanimously, carried 5-0

Absent: None

There were no Board or public comments.

8. *Monterey County Treasurer Report of Investments for Quarter Ending June 30, 2026:* CFO Pimentel presented and answered questions. Monterey County's investment portfolio reported 4.19% effective rate of return with an estimated $36.2 million in quarterly investment earnings. Ongoing questions continue about investment income reported versus collected with Monterey County. More information to come as it develops.

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9. *California Public Employees Retirement System (CalPERS) and Public Agency Retirement Services (PARS) Status:* CFO Pimentel presented. The District's CalPERS funding status was reported at 98.1% funded, with the investment committee recommending no additional UAL discretionary payments due to strong market returns and expected future improvement to the funding status.

FIRE DEPARTMENT

10. *Fire Chief's Monthly Report:* Battalion Chief Fry reported on fire department activities, including details of the two local major wildfires: the Timber Fire (25,000 acres, 59% contained) and the Plaskett Fire (nearly 30,000 acres, 97% contained) both burning within the Los Padres National Forest, with the Plaskett Fire growing rapidly due to terrain differences. He also reported on a successful Concourse d'Elegance event, during which firefighters provided emergency medical services. The Fire Department hosted a five-day aerial apparatus operator training course attended by nine participants from Pebble Beach and Soledad. The Monterey County Urban Search and Rescue (USAR) Team successfully located a missing 13-year-old hiker at Toro Park and additionally conducted extended training exercises, including a simulated gas explosion. Chief Unit George Nuñez announced the promotion of Greg Leonard to Battalion Chief, Peninsula Fuels Reduction Specialist and Assistant Fire Marshall, and David Gray to Battalion Chief and Fire Marshall, overseeing the Fire Prevention Department. Chief Gray summarized fire prevention activities, trainings, and community outreach efforts. During Car Week, the Drone Program logged 47 flight hours and successfully conducted drone detection operations. The department also responded to four aquatic rescues, including one fatality. Chief Leonard provided updates on fuels management projects, noting that prior mitigation efforts helped limit the spread of a small fire at Jacks Peak. He also discussed updates on vegetation management regulations under Zone Zero. General Manager Becker congratulated Chiefs Leonard and Gray on their promotions.

MAINTENANCE, ENGINEERING & CONSTRUCTION

11. *Operations and Maintenance Report:* Principal Engineer Chris Simmons reported decreased water storage levels at Forest Lake Reservoir (FLR), which dropped by 30 million gallons over two months but remains in good standing at 52 million gallons (45% capacity). Recent equipment updates include a new CCTV van for sewer line surveys. Maintenance staff replaced an air relief valve in odor scrubber room at Seal Rock Pump Station P-3, and on the Reclamation activities, they conducted FLR chlorine feed system upgrades. Maintenance and Engineering staff also completed safety trainings led by ACWA JPIA at Cabrillo College and confined space training at the District.

12. *Capital Improvement Projects:* Principal Engineer Simmons gave an overview of Capital Improvement Projects and answered questions. Undergrounding work started on September 8 with contractor Outsource conducting potholing and planning to install utility boxes and joint utility trench between them. Work is projected to continue through November on Lopez Road. Seal Rock Pump Station P-3 Rehabilitation Project remains on track for completion in January despite challenges with removing existing pump pads. District staff will coordinate a site visit for interested Board members at Seal Rock Pump Station P-3 in November to review progress. The 2026-27 Sewer Line Replacement Project is currently out to bid with plans to present bids and award construction at the October Board meeting.

13. *Utility Fee Payment to Comcast for Phase IV of Undergrounding of Overhead Utilities Project:*

MOTION 26-09-04: Adopting Resolution 26-14 authorizing General Manager to issue payment of Comcast's Phase IV utility fee for an amount not to exceed $225,000.

Moved by: Director Laska
Seconded by: Director Gebhart

Motion Approved: Unanimously, carried 5-0.

Absent: None

There were no Board or public comments.

14. *Wastewater Reclamation Management Committee (RMC) Meeting on July 14, 2026:* General Manager Becker provided summary of the July 14 meeting and reported on the Governance Sub-Committee (GSC) formation, goals, and objectives.

15. *Minutes from the Reclamation Management Committee (RMC) Meeting on September 8, 2026:* Mr. Becker reported that the GSC preliminary findings were presented to the Reclamation Management Committee (RMC). The GSC is moving forward with searching for and hiring third-party to draft a new five-way agreement, which will be submitted to each independent Board for review and final approval.

16. *A. CAWD Board of Directors Meeting on August 27, 2026:* Director Froke and General Manager Becker attended the meeting. The meeting included discussion of CAWD's position on RMC delegation authority. Their Board approved a study to evaluate options for adapting the treatment plant in place to mitigate sea level rise concerns, with decisions needed by 2040 and implementation by 2060.

B. CAWD Board of Directors Meeting on September 24, 2026: Director Gebhart and General Manager Becker attended the meeting. Director Gebhart shared CAWD Board's discussion on the planning roadmap for dealing with rising ocean levels, Principal Engineer Jeff Bandy provided detailed review of a proposed office building to be constructed at the Treatment Plant. He also updated the Board on the GSC's activities in engaging with three law firms through an RFP process to provide services to the RMC in drafting a new five-way agreement.

SOLID WASTE

17. *A. ReGen Monterey Board of Directors Meeting*: Vice President McKee attended the meeting on August 21, 2026. Among the meeting's highlights was the retirement of Board Director Jerry Blackwell and Mariane Carboni joining the Board respectively, employee years of service recognitions, and an update on the Franchise Agreement matters.

B. ReGen Monterey Board of Directors Meeting: Vice President McKee attended the meeting on September 18, 2026, and reported that under closed session the Board is conducting property negotiations with California American Water. Staff is evaluating their financial review process system. Chief Engineer David Ramirez was promoted to Assistant General Manager.

18. *ReGen Monterey Report on 2030 Collection Franchise Planning Update*: Mr. Becker provided updates on the Franchise Agreement set to expire for 2030; member agency staff are collaborating on new Franchise Agreement and related RFP, with updates to be presented to respective jurisdictions.

GENERAL GOVERNMENT

19. *Community Advisory Board Meeting:* President Verbanec and General Manager Becker attended the meeting held on August 5, 2026. President Verbanec shared that Pebble Beach Company Foundation awarded several scholarships totaling $160,000.

20. *Del Monte Forest Property Owners Roads & Traffic Committee Meeting:* General Manager Becker provided summary of the meeting held on August 27, 2026. The committee discussed successful traffic management during Car Week. The additional California Highway Patrol resources assigned to this event proved to be an effective tool. Pebble Beach Company provided a paving and drainage work schedule for the remainder of the year.

21. *Del Monte Forest Property Owners Safety Committee Meeting:* Mr. Becker attended the meeting on August 27, 2026 and provided the highlight of the meeting including a complaint from a resident about Car Week house parties and concerns of excessive street parking. Mr. Becker updated the committee on proposed fuel reduction projects.

22. *PBCSD Safety Committee Meeting:* Principal Engineer Simmons provided a brief summary of the meeting held on September 16, 2026.

23. *Open Space Advisory Committee Meeting:* Mr. Becker summarized the September 15, 2026 meeting, during which Greg Leonard was introduced as the new Fuels Management Chief. Chief Leonard provided updates on ongoing fuel mitigation projects at the Los Altos fuel break and Huckleberry Hill Preserve. Planned projects include fuel treatments along primary ingress and egress routes, near Highway 1 gate, and in Pescadero Canyon. Del Monte Forest Conservancy recently allocated funding for fuels reduction efforts and requested a meeting with PBCSD and CAL FIRE to coordinate future projects.

MISCELLANEOUS INFORMATION AND COMMUNICATION

24. *A. General Manager Report:* General Manager Becker informed the Board that Directors McKee and Froke were appointed in-lieu of election. He also reported that Eide & Bailly submitted a letter of engagement for auditing services and will present at the December Board meeting. Additionally, he reminded the Board of upcoming Household Hazardous & E-Waste Collection Event on September 26, 2026, and Board training requirements.

B. Miscellaneous Communications: None.

C. Questions from Directors or staff seeking clarification of matters within purview of the District: A question was raised about preparedness for potential internet outages and their impact on operations, which District staff shall investigate further.

CLOSED SESSION

25. *Conference with Legal Counsel – Existing Litigation (Gov. Code § 54956.9 (d)(1):* There was no public comment regarding the Carmel Area Wastewater District v. Pebble Beach Community Services District litigation. The Board went into Closed Session at 11:37 a.m. for a conference with legal counsel and returned to open session at 12:10 p.m. Legal counsel reported that an update was provided to the Board, and direction was given, but no reportable action was taken.

ADJOURNMENT

26. There being no further business, President Verbanec adjourned the meeting at 12:10 p.m. to a regular Board meeting to be held on Friday, October 30, 2026, at 9:30 a.m., in person and via Zoom.

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Nicholas R. Becker, Board Secretary

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