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

Friday, June 26, 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 9:32 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, Administrative Coordinator

CAL FIRE San Benito-Monterey Unit Staff (CAL FIRE) Present
George Nuñez, Jr., Unit Chief
Nick Ciardella, Deputy Chief
Matt Stanford, Assistant Chief
John Trenner, Fire Prevention & Planning
Daniel Fry, Battalion Chief
Frank Espinoza, Battalion Chief
Shayon Ascarie, Prevention Captain

Others Present
Kathleen Lee, Director of Governmental & Community Affairs, Pebble Beach Company (PBC) *
Shawn Casey, Vice President Resource Management, PBC
David Goupil, Board Director, Del Monte Forest Property Owners (DMFPO)
Barbara Buikema, General Manager, Carmel Area Wastewater District (CAWD) *
Ken White, Board Director, CAWD *
Domine Barringer, Executive Administrator – Board Clerk, CAWD *
Tim Morris, District Manager, Waste Management
Bessie Nicolaides, Outreach Coordinator, GreenWaste Recovery (GWR)
Salina Galindo-Luna, Director of Communications, GWR *
Vinod Badani, Vice President, E2 Consulting Engineers *
Hampton Stewart, Pebble Beach Resident *
Michael Miller, Public *

**Signifies Zoom virtual attendance*

APPEARANCES, ORDER OF BUSINESS, AND ANNOUNCEMENTS

1. *Appearances and Announcements:* None.

2. *Agenda Changes:* None.

MINUTES AND FINANCIAL MATTERS

3. *Minutes:*

MOTION 26-06-01: Approve, as presented, the *Minutes* of the Regular Board of Directors Meeting held on May 29, 2026

Moved by: Director Froke
Seconded by: Director Gebhart

Motion Approved: Unanimously, carried 5-0.

Absent: None

There were no Board or public comments.

4. *Statement of Receipts and Disbursements:* CFO Marianna Pimentel presented and answered questions.

5. *Check Register:*

MOTION 26-06-02: Approve the *Check Register* for May 2026

Moved by: Director Froke
Seconded by: Director Laska

Motion Approved: Unanimously, carried 5-0

Absent: None

There were no public comments. The Board expressed appreciation for excellent and clear presentation.

TIMED BUSINESS - CONCURRENT PUBLIC HEARINGS

6. *Fiscal Year 2026-27 PBCSD Final Budget and User Service Fees*

President Verbanec opened the public hearing on the Final Budget for Fiscal Year 2026-27 (7/1/26 through 6/30/27) at 9:40 a.m. There were no public comments.

Ms. Pimentel detailed the $280,000 increase from the preliminary budget primarily due to salary adjustments approved by the Board in May 2026 and additional capital equipment. The total budget increased by $4.1 million (9%) from the current Fiscal Year 2025-26, with operating costs increasing 11% to $23.1 million and capital outlays increasing 8% to $27.1 million, primarily driven by the Undergrounding of Overhead Utilities Phase IV Project. Ms. Pimentel presented proposed Fiscal Year 2026-27 solid waste and sewer user service fees and comparisons to neighbor jurisdictions. During the public input period correspondence received by PBCSD from a Pebble Beach resident objecting to Law Enforcement budget increase was acknowledged. The hearing was closed at 10:10 a.m.

Ms. Pimentel thanked Senior Accountant, Nancy Johnson, for taking the lead on budget development, and thanked the finance team, department managers, and staff for the team effort. General Manager Becker also thanked Ms. Pimentel for her efforts in a well-prepared and presented Final Budget.

MOTION 26-06-03: A combined motion, adopting the following Resolutions

Resolution No. 26-16 approving Fiscal Year (FY) 2026-27 service charges and special tax for:

- Garbage and Refuse Collection and Disposal Services: Increase of 3.3% for basic residential from $34.34 per month to $35.46 per month.
- Wastewater Treatment & Disposal Services: Increase of 9.0% for residential from $37.70 per month to $41.10 per month.
- Fire Protection Services: No change in the residential assessment of $51.20 per year and vacant lot assessment of $25.60 per year.

Resolution No. 26-17 certifying compliance with state law for levying of general and special taxes, assessments and property-related fees and charges.

Resolution No. 26-18 approving Final Budget for FY 2026-27.

Resolution No. 26-19 approving positions, classifications, and pay schedule for FY 2026-27.

Resolution No. 26-20 adopting the Appropriation Limit for FY 2026-27.

Resolution No. 26-21 approving Sewer Connection Fee for FY 2026-27.

Moved by: Director Laska
Seconded by: Director Gebhart

Motion Approved: Unanimously, carried 5-0

Absent: None

There were no Board or public comments.

END OF TIMED BUSINESS

FIRE DEPARTMENT

7. *Fire Chief's Monthly Report:* Battalion Chief Fry presented overview of trainings, Drone Program activities, and operation activities, including a vegetation fire on Ronda Road caused by a downed power line and a multi-family structure fire where Pebble Beach firefighters assisted Cypress Fire Protection District. Battalion Chief Espinoza announced that the PBCSD has been formally accepted onto the California Board of Forestry's Fire Risk Reduction Community List starting July 1st and will remain effective for two years. The District's recent fuels management efforts included the arrival of goats on May 27th and ongoing work on a 10-acre shaded fuel break on Drake Road and first entry work on Bristol Curve with Tope's Tree Service.

8. *Fuel Management Work for Fiscal Year 2026-2027:* Fuels Manager John Trenner presented.

MOTION 26-05-04: Adopting *Resolution 26-22* approving amendments to contracts for fuel reduction services to be provided on a time and materials basis with Bleck Fire Prevention & Excavation with a budget of $350,000; Community Tree Service with a budget of $350,000; Tope's Tree Service with a budget of $250,000; and Goats R Us with a budget of $150,000; for a total amount not to exceed $1,100,000.

Moved by: Director Froke
Seconded by: Director McKee

Motion Approved: Unanimously, carried 5-0

Absent: None

There were no Board or public comments.

9. *Schedule A Contract with CAL FIRE:* Unit Chief George Nuñez presented the Schedule A contract with CAL FIRE and recommended to extend the CAL FIRE contract for a three-year period for an amount not to exceed $30,395, 910. The contract includes the addition of four new full-time positions. Three positions – the Battalion Chief (Fuels), Environmental Scientist, and Forestry Technician – will be cost-shared among the PBCSD, Cypress Fire Protection District, and Carmel Highlands Fire Protection District and will support fire prevention and fuel management programs across all three Districts. The fourth position, Fire Apparatus Engineer/Paramedic, will be funded 100% by the PBCSD.

MOTION 26-06-05: Adopting *Resolution 26-23* authorizing a three-year agreement for Fiscal Years 2026-27 through 2028-29 with California Department of Forestry and Fire Protection to provide structural fire protection, emergency medical, and fire prevention services for an amount not to exceed $30,395,910.

Moved by: Director Froke
Seconded by: Director Gebhart

Motion Approved: Unanimously, carried 5-0

Absent: None

There were no Board or public comments.

10. *2026 Open House & Public Safety Day Event:* Captain Shayon Ascarie presented slides and reported on the successful event that took place on Saturday, June 13, 2026, with approximately 950 guests, 46 fire department staff, and 12 PBCSD staff.

MAINTENANCE, ENGINEERING & CONSTRUCTION

11. *Operations and Maintenance Report:* Principal Engineer Chris Simmons reported Forest Lake Reservoir storage level at 104 million gallons or 90% capacity, with overall demand tracking normal despite lower usage in April. Production levels increased from 87% in May to 91% in June, with reservoir storage dropping by 11 million gallons in June. Maintenance wastewater activities included Seal Rock Pump Station P-3 air scrubbing unit repairs and crane railing repairs. On the Reclamation activities, maintenance staff replaced a pump at the Alternative Source Water (ASW) diversion site located at the 18th Green Pebble Beach Golf Links, and coating work was completed for Forest Lake Reservoir aboveground piping. Assistant Engineer Delbert Truong with assistance from consultant Corpro recently completed a cathodic protection survey of the recycled water distribution pipeline and assessment results are expected in July. Staff is researching the California Uniform Public Construction Cost Accounting Act (CUPCCAA) and is working with legal counsel to develop a recommendation to present to the Board at a future meeting.

12. *Capital Improvement Projects:* Principal Engineer Simmons gave an overview of Capital Improvement Projects and answered questions. Outsource, Inc. received a notice of award with a contract not to exceed $8 million for the Undergrounding of Overhead Utilities Project, and construction is scheduled to begin in mid-August. In connection with the Highway 68 Pump Station P-4 Rehabilitation Project, instrumentation and control panel build has begun with TrueBlue Automation Services. The related engineering design contract with E2 Engineers is still well underway. The Seal Rock Pump Station P-3 project received materials from Tesco, and the Wastewater Collection System Rehabilitation Project is in design phase with plans to bid later in the fall.

13. *Wastewater Reclamation Management Committee (RMC) Meeting on June 9, 2026:* General Manager Becker reported on the RMC's decision to meet monthly and form a subcommittee/task

group to review governance-related agreements, with the first meeting scheduled for July 1st with representatives from each agency.

14. *CAWD Board of Directors Meeting on June 25, 2026:* Director Laska and General Manager Becker attended the meeting. Mr. Becker summarized the meeting's key points. The CAWD Board approved the Fiscal Year 2026-27 Final Budget, a 3.0% COLA, and a $1 million allocation for the Sea Level Rise Project with the goal to get from the current $9 million to $15 million. CAWD appointed Principal Engineer Jeff Bandy as the representative on the RMC's subcommittee/task group.

SOLID WASTE

15. *ReGen Monterey Board of Directors Meeting*: Vice President McKee attended the meeting on June 19, 2026, and reported that Director of Operations Jay Ramos and past Board Director Gary Bales had passed away. They were both honored at the ReGen Monterey Board meeting. The agency's AB2561 report covered status of thirteen vacancies (9%) out of 140 positions. Their Board received and approved the Final Budget and approved pay scales for fiscal year 2026-27. Roseanna Guerrero is the new Director of Finance & Administration.

16. *ReGen Monterey Report on 2030 Collection Franchise Planning Update*: Mr. Becker reported that all seven Monterey Peninsula agencies have supported going out for an RFP. The next stage is for HF&H Consultant to prepare RFP documents including an updated franchise agreement; this process is anticipated to take approximately twelve months.

GENERAL GOVERNMENT

17. *Del Monte Forest Property Owners Roads & Traffic Committee:* Director Froke and General Manager Becker attended the meeting held on May 28, 2026. Pebble Beach resident presented traffic safety concerns in the Sunridge area and requested support for coverage from CHP particularly during the upcoming Car Week.

18. *Del Monte Forest Property Owners Safety Committee:* The Board inquired about emergency declaration authority, and Unit Chief Nuñez clarified that the Department of Emergency Management has primary authority for declaring emergencies.

MISCELLANEOUS INFORMATION AND COMMUNICATION

19. *A. General Manager Report:* General Manager Becker reiterated the RMC's direction to form a subcommittee/task group and that each agency would appoint a representative to serve on the subcommittee.

MOTION 26-06-06: Designating General Manager Nick Becker to represent the PBCSD on the RMC's subcommittee/task group.

Moved by: Director McKee
Seconded by: Director Verbanec

Motion Approved: Unanimously, carried 5-0

Absent: None

There were no Board or public comments.

Additionally, Mr. Becker provided updates on the status of the Records Retention Schedule; provided notification of Monterey County of Election's filing period begins on July 13th and ends on August 3rd applicable to Vice President McKee and Director Froke; he also restated the news of the passing of ReGen Monterey's Director of Operations Jay Ramos and past Board Director

Gary Bales; and reminded the Board about forthcoming Employee Appreciation Picnic on July 9th and Kelvin Ellison's retirement celebration on July 31st.

B. Miscellaneous Communications: Mailed correspondence from a Pebble Beach resident was covered during Agenda Item No. 07 discussion.

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

CLOSED SESSION

20. No Closed Session was held.

ADJOURNMENT

21. There being no further business, President Verbanec adjourned the meeting at 11:52 a.m. to a regular Board meeting to be held on Friday, July 31, 2026, at 9:30 a.m., in person and via Zoom.

Nicholas R. Becker, Board Secretary