



MONTARA WATER & SANITARY DISTRICT

REGULAR BOARD OF DIRECTORS MEETINGS March 5, 2026

MINUTES

This meeting took place at the district office located at the above address. Simultaneous public access and participation was also available remotely, via telephone or the ZOOM application.

REGULAR SESSION began at 7:34 p.m.

CALL TO ORDER

ROLL CALL

Directors Present: Boyd, Champion, Slater-Carter, Softky, and Young

Directors Absent: None

Staff Present: Clemens Heldmaier, General Manager
District Clerk, Tracy Beardsley

Others Present: District Counsel Christine Fitzgerald
District Water Engineer, Tanya Yurovski
Kastama Consulting, Alison Kastama

PRESIDENT'S STATEMENT

Director Boyd announced the conclusion of the lawsuit involving Montara and Granada. The court issued a detailed opinion dismissing Half Moon Bay's claims

against both communities. He noted that in cases like this, there are no real winners.

ORAL COMMENTS

Clemens Heldmaier reported that the San Mateo County Resource Conservation District's annual chipper event is scheduled for May 26, with efforts underway to boost participation. The District will post details on its website and provide flyers at the office. He also read an email from Gregg Dieguez outlining progress on the campaign to reduce wildfire risk in the Caltrans right-of-way, noting that Caltrans is taking steps to address overgrown vegetation.

Andrew Boston raised concerns about the Public Records Act requests regarding documentation supporting the classification of Seal Cove infrastructure at multiple meetings, which have been pending for several months. He is requesting responsive documents or a clear timeline for production.

Director Young highlighted the upcoming Recology compost giveaway scheduled for this Saturday from 8:00 a.m. to 12:00 p.m. She also noted ongoing issues with the website, including missing training certificates and outdated committee assignments (Form 806). To address these concerns, she suggested establishing a website committee.

Michelle Dragony stated that the District's new website has broken links, affecting her website and access to past agendas and documents, and raised concerns about a possible Brown Act violation. She also criticized the District's handling of the issue, noting a lack of response from the Montara Water and Sanitary District (MWSD).

Director Boyd clarified that the Brown Act only requires current meeting agendas and materials to be accessible, not past records.

District Counsel Christine Fitzgerald concurred.

Clemens Heldmaier defended the District's efforts, stating that the claims about the website are inaccurate, that the site complies with the Brown Act, and that he responded to all inquiries.

Michelle insisted that past agendas are necessary for her work and that the district is not responding to her queries.

Director Boyd offered to meet with Michelle to discuss the website issues further.

Director Softky added that maintaining synchronization of digitally recorded data is a challenge. As older information becomes outdated and new protocols are introduced, it's inevitable that some older links will need to be retired as new ones are created.

PUBLIC HEARING

CONSENT AGENDA

1. Approve Minutes for Regular meeting February 5, 2026.
2. Approve Financial Statements for January 2026
3. Approve Warrants for March 1, 2026
4. SAM Flow Report
5. Monthly Review of Current Investment Portfolio
6. Connection Permit Applications Received
7. Monthly Water Production Report
8. Rain Report
9. Monthly Solar Energy Report
10. Monthly Public Agency Retirement Service Report for December 2025

Director Softky made a motion to approve the Consent agenda. Director Slater-Carter seconded the motion. Roll call vote: Director Champion: Aye, Director Young: Aye, Director Boyd: Aye, Director Slater-Carter: Aye, Director Softky: Aye. The motion passes 5-0.

OLD BUSINESS - none

NEW BUSINESS

- 1. Review and Possible Action Regarding MWSD's Participation in the San Mateo County Local Hazard Mitigation Plan (LHMP) Update and Including Sewer Authority Mid-Coastside (SAM) in MWSD LHMP Annex**

General Manager Clemens Heldmaier and District Water Engineer Tanya Yurovski presented the plan, which must be updated every five years to maintain eligibility. They emphasized its importance for securing federal funding and highlighted the District's past success in obtaining grants. They are requesting approval this evening to participate in the program.

They outlined the upcoming timeline: in April, the County will return the District's Annex draft for a two-week review and comment period; in May, the full Local Hazard Mitigation Plan (LHMP) will be compiled and released for a 30-day public comment period; and in June or July, the final draft will be submitted to the California Office of Emergency Services (CalOES), after which the State will forward it to FEMA for review and approval. Proposed public outreach efforts include posting an LHMP flyer on the District's Nextdoor account, at local post offices, and sharing updates on the District and SAM websites.

The Board discussed the benefits of participating in the LHMP, including projects such as relocating the electrical building at the SAM treatment plant.

Director Young expressed support for participation, citing the District's strong track record in securing funding, and asked whether Seal Cove would be included.

General Manager Heldmaier responded that any applicable projects, regardless of location within the District, would be included.

Director Softky raised questions about potential funding amounts, the District's obligations if funds are awarded, and the extent of Board input.

District Water Engineer Tanya Yurovski explained that identified projects are from their capital improvement program, and that projects not specifically listed are not excluded from funding opportunities. She noted that grants typically range from \$500,000 to \$3,000,000 dollars, and that participation helps position the District competitively for funding.

General Manager Heldmaier also read a comment from Gregg Dieguez.

Director Slater-Carter made a motion to authorize participation in the 2026 San Mateo County LHMP and include SAM in the MWSD annex. Director Champion seconded the motion. Roll call vote: Director Champion: Aye, Director Young: Aye, Director Boyd: Aye, Director Slater-Carter: Aye, Director Softky: Aye. The motion passes 5-0.

REPORTS

1. Sewer Authority Mid-Coastside Meeting (SAM) (Slater-Carter)

Director Boyd noted that Half Moon Bay will be applying for the LHMP and offered to include SAM under its umbrella. He added that if MWSD needed similar support, Half Moon Bay said they would be willing to assist, though he acknowledged that MWSD already has its own process in place.

Director Slater-Carter expressed interest in developing a strategic plan for SAM now that the lawsuit has concluded.

2. Mid-Coast Community Council (MCC) Meeting

Director Slater-Carter suggested that the Board consider removing the MCC from the agenda, noting that a former Chair had stated the MCC no longer represents the community and has been reluctant to include certain member agencies.

Director Softky recommended placing the matter on a future agenda for further discussion.

3. California Special Districts Associations (CSDA) Report (Slater-Carter)

Director Slater-Carter noted that a meeting is scheduled for next Friday. She also shared that she and Director Champion attended the required financial training, describing it as very useful and noting that it is available for free on the CSDA website for CSDA members.

Director Young highlighted the upcoming CSDA Annual Conference and Legislative Days in Sacramento.

4. Local Agency Formation Commission (LAFCo) Report (Slater-Carter)-none

5. Attorney's Report (Fitzgerald)

District Counsel Christine Fitzgerald announced that in reference to the Closed Session item involving claims related to the Seal Cove Emergency area, Director Young has been disqualified from participating due to a financial conflict of interest. This conflict arises from the proximity of her residence to the affected area and related personal financial considerations. In compliance with the Political Reform Act (Government Code §87100), Director Young will recuse herself from the discussion and exit the Boardroom prior to the Board's discussion on the matter.

6. Directors' Report

Director Young asked whether a committee meeting could be scheduled to discuss the Strategic Plan.

General Manager Clemens Heldmaier responded that he will reach out to the consultant to check availability and proceed from there.

7. General Manager's Report (Heldmaier)-none

FUTURE AGENDAS

Consideration of whether to continue including the MCC on the agenda

BREAK at 8:46 p.m.

CONVENE IN CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

(Government Code §54956.9(d)(1))

Case Name: City of Half Moon Bay v. Granada Community Services District, et al. (Santa Clara County Superior Court No. 17CV316927)

CONFERENCE WITH LEGAL COUNSEL- ANTICIPATED LITIGATION

Significant Exposure to Litigation pursuant to paragraph (2) of subdivision (d) of Gov. Code § 54956.9 (12 potential cases - Seal Cove Emergency)

ADJOURNMENT at 9:50 pm

The district has a curfew of 10:30 pm for all meetings. The meeting may be extended for one hour by vote of the Board.

Respectfully Submitted,

Signed _____
Secretary

Approved on the 2nd, April 2026

Signed _____
President

Tracy Beardsley

From: Clemens Heldmaier
Sent: Friday, March 6, 2026 3:00 PM
To: Tracy Beardsley
Subject: FW: Caltrans funds project to mitigate wildfire risk on Montara Bypass

Please include in March 5 minutes.
Clemens

From: Gregg Dieguez [REDACTED]
Date: Thursday, March 5, 2026 at 4:52 PM

All,

It took just over 1 year, but it appears that RAMMB has tangible momentum in our campaign to mitigate the wildfire danger in the ROW. Previously, Caltrans has done isolated trimming and debris removal on the overgrown Bypass. The linked CEQA document, which describes a funded Caltrans project, refers to "Highway 1", but all Caltrans projects are mapped to the nearest Highway; the coordinates given are in the middle of the ROW; and the exemption refers to excess land. We are still awaiting a map and project plan showing the sections of the ROW involved, but are optimistic it is the entire ROW.

Below is the link to the CEQA project description and notice of exemption for the project.

We, along with other stakeholders, will continue to monitor the scope and execution of the project in relation to the wildfire risk. It appears to be the start of what we hoped to accomplish, and are hopeful that it will be done before the fall wildfire season and dry NNE winds arrive, which could threaten communities down the Midcoast.

Highway 1 Montara Vegetation Management DO (EA 4X370)

<https://ceqanet.lci.ca.gov/2026020696>

Will continue to provide you updates as needed. Thanks for your continued support.

Regards,

Gregg A. Diéguez
RAMMB Steering Committee
P.O. Box 370404
Montara, CA 94037



Tracy Beardsley

From: Clemens Heldmaier
Sent: Friday, March 6, 2026 3:02 PM
To: Tracy Beardsley
Subject: FW: Agenda

Please include in March 5 minutes
Clemens

From: Gregg Dieguez [REDACTED]
Date: Monday, March 2, 2026 at 4:36 PM
To: Clemens Heldmaier <clemens@MWSD.net>, Scott Boyd <scott@mwsd.net>
Subject: Re: Agenda

Clemens,
I will be unable to attend this Thursday's MWSD Board meeting, but please pass on to the Board my endorsement of MWSD's continued leadership in LHMP and FEMA planning. While FEMA may disappear under the current Federal Administration, I have hopes it will return in 3 years under a future administration, plus there is Climate Bond Funding from CA, maybe measure K money from SMC, and perhaps other sources to come. It will benefit us all for MWSD to register our needs via the LHMP process.

Further, I believe there are other leadership or co-sponsorship roles MWSD can play in our community on matters of water & sewer, Stormwater, SLR, wildfire, telecommunications, etc. etc. I hope to discuss those other matters with you and the Board in the near future. As the best-positioned representative agency for the Midcoast, I encourage MWSD to - as resources allow - play a key role, if not lead, in public works infrastructure matters here.

With thanks for your consideration,

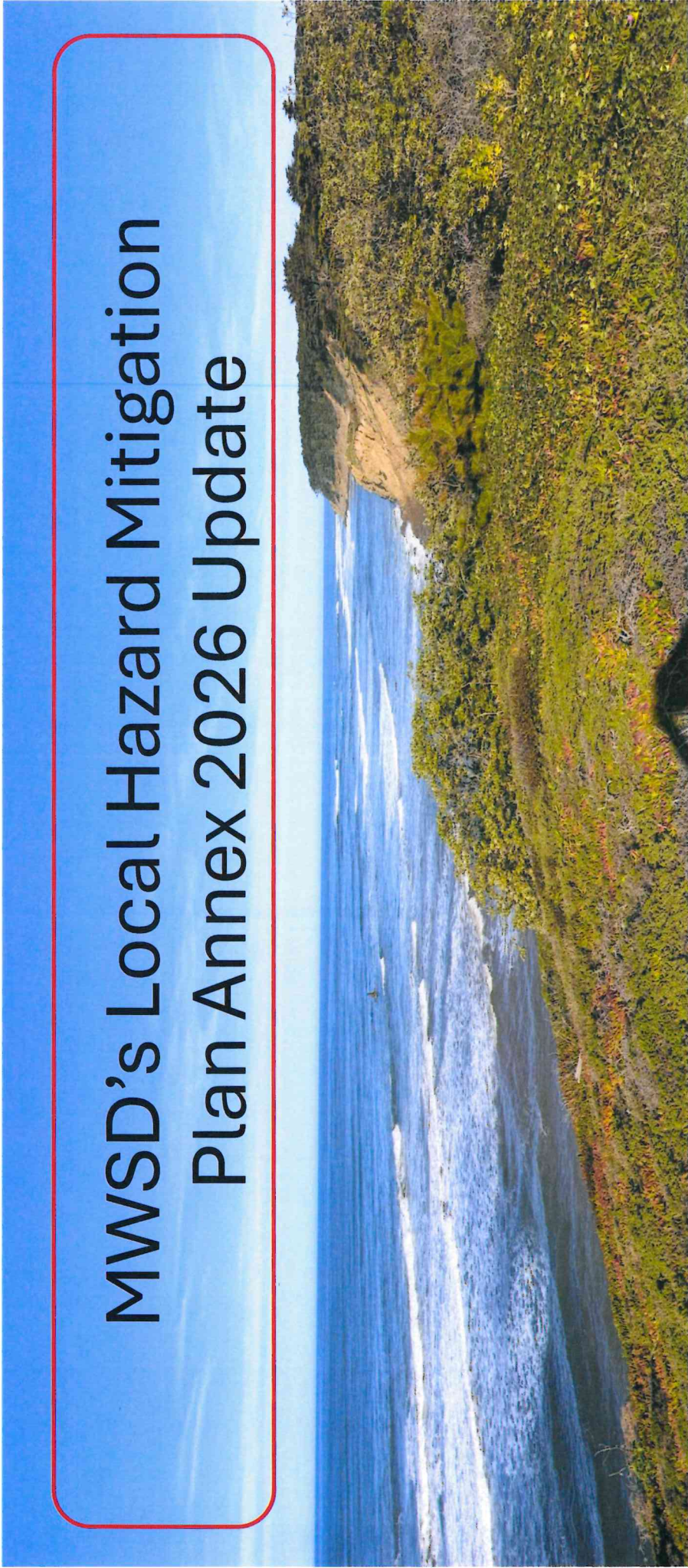
Gregg A. Diéguez
Director of Sustainability - SHIFT Bay Area
Founder: MIT Club of Northern Calif. Energy & Environment Program
P.O. Box 370404
Montara, CA 94037



On Mon, Mar 2, 2026 at 4:03 PM Clemens Heldmaier <clemens@mwsd.net> wrote:

To sensitively manage the natural resources entrusted to our care, to provide the people of Montara - Moss Beach with reliable, high – quality water, wastewater, and trash disposal at an equitable price, and to ensure the fiscal and environmental vitality of the district for future generations. Be open to providing other services desired by our community.

MWSD's Local Hazard Mitigation Plan Annex 2026 Update



San Mateo County's Multijurisdictional Local Hazard Mitigation Plan (LHMP or Plan)

- MWSD has participated in the San Mateo County's LHMP in 2021
- The LHMP defines measures to reduce risks from natural disasters in San Mateo county through:
 - Outlining threats
 - Assessing vulnerabilities
 - Identifying mitigation actions
 - Incorporating public feedback
- The 2026 LHMP will update the 2021 Plan



2021 Multijurisdictional Local Hazard Mitigation Plan Volume 1—Planning-Area-Wide Elements

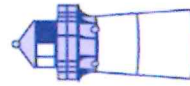


October | 2021



MWSD's Participation

- MWSD is a “Planning Partner” in the multijurisdictional LHP and is designated as a special purpose district.
- Each jurisdiction has an annex in the LHP.
- In 2021, MWSD’s annex also covered Sewer Authority Mid-Coastside (SAM)



**Montara Water
and Sanitary District**



2021 Multijurisdictional Local Hazard Mitigation Plan Volume 2 — Planning Partner Annexes



October | 2021



Why is the 2026 LHMP update important?

- The Robert T. Stafford Act requires jurisdictions like MWSD and SAM to participate in current LHMPs to pursue and receive federal funding.
- Jurisdictions must update their LHMP every five years to remain eligible.
- This update ensures MWSD and SAM are eligible for FEMA funding for non-emergency disaster assistance, including funding for mitigation projects.
- **Example** – SAM received \$500,000 in FEMA Hazard Mitigation Grant Program (HMGP) funds in 2025 to move electrical equipment at their WWTP to reduce the risk of flooding.



2026 LHMP Update



- San Mateo County Department of Emergency Management (SMC EM) is leading the overall LHMP update process.
- Each jurisdiction is responsible for updating their annex from the 2021 plan and must document:
 - Public engagement
 - Public feedback incorporation
- District Staff proposes to update elements of the annex including:
 - Asset Replacement Values
 - Risk Assessment
 - Hazard Mitigation Actions = Proposed Projects

Activities Completed to Date by Staff

District Water Engineer attended two workshops hosted by SMC Office of Emergency Management (EM):

- **January 28:** LHMP Update & Odysseus Tutorial
- **February 12:** Mandatory LHMP Stakeholder Workshop
- **February 27:** Staff submitted preliminary forms created by SMC EM to support MWSD's annex update.

Next Steps

- **Request MWSD Board Approval to participate in the SMC LHMP - tonight**
- **April:** SMC EM will provide the MWSD annex draft to the District for a two-week review and comment period.
- **May:** SMC EM will compile full LHMP and release a draft of the full multi-jurisdictional LHMP for a 30-day public comment period.
- **June/July:** SMC EM will submit Final LHMP to the State of CA Office of Emergency Services (CalEOS) and FEMA for review and approval.

Next Steps (continued)

- **MWSD Board Approval to participate in the SMC LHMP
– tonight**
- **MWSD Board will be asked to consider adopting a
Universal Resolution as required by FEMA to accept
grant funding, similar to the one adopted in 2022 – at a
future Board meeting**

Proposed MWSD and SAM Public Engagement Actions

- March 5, 2026 Board meeting presentation and a future Board Meeting
- Post the LHMP flyer on the District's Nextdoor account
- Post flyer at district office and post office
- Inform customers of LHMP update on MWSD and SAM websites

San Mateo County is updating the Local Hazard Mitigation Plan (LHMP)

What is the LHMP?

The LHMP identifies natural hazard risks, such as floods, wildfires, earthquakes, and severe weather. The Plan outlines actions to reduce damage before disasters happen—protecting people, homes, and businesses.

Why the LHMP Matters

- Uses updated data and local knowledge to identify the highest risk natural hazards.
- Develops practical strategies to reduce potential damage from natural hazards.
- Strengthens coordination among the County, cities, towns, special districts, community organizations, and residents.
- Keeps San Mateo County eligible for federal hazard mitigation funding.

Want to learn more or share input?

