



1902 - Serving Our Community for over 120 Years - 2026

**WEST BAY SANITARY DISTRICT
MINUTES OF THE REGULAR MEETING OF THE DISTRICT BOARD
WEDNESDAY, JUNE JULY 8, 2026 AT 7:00 P.M.**

1. Call to Order

President Dehn called the meeting to order at 7:00 PM

Roll Call

BOARD MEMBERS PRESENT: President Dehn, Secretary Walker, Treasurer Thiele-Sardiña, Director Moritz, and Director Otte

BOARD MEMBERS ABSENT: None

STAFF MEMBERS PRESENT: Heydari, Ramirez, and by Zoom: Reese, and General Counsel Alex Geise

Others Present: By Zoom: Sandra Bardas (sent protest letter to the board), and Michael Miller resident.

2. Communications from the Public: None.

3. Consent Calendar

Matters listed under this item are considered routine and will be enacted by one motion. The motion, seconds, and vote are applicable to any included resolutions and recorded accordingly. There will be no separate discussion of these items unless specifically requested by a member of the Board.

A. Approval of Minutes for Regular meeting June 24, 2026

Motion to Approve by: Walker 2nd by: Thiele-Sardina Vote: AYE: 5 NAY: 0 Abstain: 0

Comments: None

4. Update, Discussion and Direction on Collection of Unpaid Fees Associated with Accessory Dwelling Units

Comments: General Manager Ramirez reported that the ADU Sewer Service Charge Rate Study is underway, with results from HF&H expected in September.

5. Public Hearing: Consider Approving Resolution Confirming Tax Roll Report on Sewer Service Charges for the Fiscal Year 2026/2027

Motion to Open by: Thiele-Sardina 2nd by: Moritz Vote: AYE: 5 NAY: 0 Abstain: 0

Comments: General Manager Ramirez reported that the District initially planned to add all new ADUs to the tax roll. However, ADUs that did not qualify, as well as those who have not yet been notified, were removed from the tax roll. Only ADUs that qualified and whose owners had been notified were added. As a result, projected revenue changed by approximately

\$400,000, while the charge remained unchanged.

The following are the top ten customers for WBSD:

APN	Expr1	OWNER	SITUSNO1	SITUSSTREET
055-260-290	\$ 1,261,434.70	HIBISCUS PROPERTIES LLC	1	FACEBOOK
055-242-190	\$ 666,792.00	CLPF GRP UPTOWN MENLO PARK LLC	141	JEFFERSON
055-170-360	\$ 597,532.46	ANTON MENLO BLACKHORSE LLC	3639	HAVEN
055-236-320	\$ 506,520.00	GS MP PORTAL OWNER LLC	110	CONSTITUTION
062-470-080	\$ 462,303.80	UNITED STATES OF AMERICA	795	WILLOW
061-430-490	\$ 458,043.68	REAL SOCIAL GOOD INV LLC	1258	EL CAMINO REAL
055-235-150	\$ 393,625.70	INDEPENDENCE MENLO HOTEL OWNER LLC	200	INDEPENDENCE
074-470-110	\$ 335,770.84	LELAND STANFORD JR UNIVERSITY	2825	SAND HILL
071-440-170	\$ 325,080.00	LELAND STANFORD JR UNIVERSITY	500	EL CAMINO REAL
074-281-120	\$ 322,056.00	MAXIMUS SG NEW GF OWNER LLC	350	SHARON PARK

Sandra Bardas spoke during public comment and stated that she has been addressing the Board for several years regarding what she believes are unfair sewer charges for homeowners with very small houses. She stated that she owns a duplex with two bedrooms and one bathroom and believes it is unfair to be charged for two dwellings. She further stated that owners of larger homes with multiple bathrooms are charged approximately half as much because they are considered one dwelling. Ms. Bardas expressed her desire for a more equitable method of assessing sewer charges.

Motion to Close by: Moritz 2nd by: Walker Vote: AYE: 5 NAY: 0 Abstain: 0

6. Consider Approving Resolution Confirming Tax Roll Report on Sewer Service Charges for Fiscal Year 2026/2027

Motion to Approve by: Thiele-Sardiña 2nd by: Moritz Vote: AYE: 5 NAY: 0 Abstain: 0

Comments: None

7. General Manager's Report

Comments: General Manager Ramirez reported that the Ethics Training is due by the end of the year and that the Code of Ethics Policy is due for review. He also reported that a Multi-Family Flow and Loadings Study is underway, as well as a Connection Fee Study.

He further reported that interviews for the Engineering Intern position are scheduled for Tuesday, July 14. The Operations Superintendent will present an update to the Board on July 22 regarding the high-frequency CIP construction, its impact on the high-frequency preventive maintenance program, and the contracts currently in place.

General Manager Ramirez also noted that the next Board meetings are scheduled for July 22 and August 12, and that the Annual Goals Lunch is scheduled for August 11.

8. Consider Adoption of a General Regulation Amending the Code of General Regulations Table of Contents, Article I, Section 103, Subdivision (2) "The Capital Assets Fund," Article I, Section 105 "Definitions," Article VIII, Section 701 "Pre-existing Discharges," Article VIII, Section 710 "Payment of Permit Fees," Article IX Section 900, Subdivision (3) "Residential Customers Sewer Service Charge, and Article IX, Section 901, Subdivision (3) "Charges by Type of Connection."

Motion to Approve by: Moritz 2nd by: Thiele-Sardiña Vote: AYE: 5 NAY: 0 Abstain: 0

Comments: General Manager Ramirez reported that the proposed updates are intended to improve consistency and address laws and requirements related to ADUs. He noted that the term "Connection Fee" has been changed to "Infrastructure Capacity Fee" as well as other terms to align with state terminology and eliminate inconsistencies in the language.

9. Consideration of Resolution Authorizing President and Secretary of the District Board to Enter into Reimbursement Agreement for \$91,717.50 Between the Amar Goel and Komal Goel, Trustees of The Birchwood Trust and the West Bay Sanitary District.

Motion to Approve by: Walker 2nd by: Otte Vote: AYE: 5 NAY: 0 Abstain: 0

Comments: General Manager Ramirez reported that the project will abandon the unused easement, replace the existing 6-inch, 90-year-old terracotta sewer main with an 8-inch HDPE pipe, and install an additional manhole. He stated that the District has agreed to pay \$91,717.50, representing one-half of the total project cost.

The Board approved Agenda Item No. 9, as stated, with direction to legal counsel to ensure the District acquires all property rights necessary to perform the construction based on the prescriptive placement of the pipe with all related and adjacent properties.

10. Consider Resolution Accepting Deed of Easement Pursuant to for the Construction of Sewer Main for 175 Britton Avenue, Town of Atherton, California

Motion to Approve by: Thiele-Sardiña 2nd by: Otte Vote: AYE: 5 NAY: 0 Abstain: 0

Comments: None

11. Establish July 22, 2026, as the Date of a Public Hearing to Consider Amending the Code of General Regulations for Board Member Compensation

Motion to Approve by: Thiele-Sardiña 2nd by: Moritz Vote: AYE: 5 NAY: 0 Abstain: 0

Comments: General Manager Ramirez reported that the current Board compensation rate is \$282 per meeting and that a proposed increase to \$293 per meeting will be considered at the public hearing.

12. Consider Adopting Resolution Honoring the Service of Jed Beyer to the District

Motion to Approve by: Walker 2nd by: Thiele-Sardiña Vote: AYE: 5 NAY: 0 Abstain: 0

Comments: General Manager Ramirez reported that a breakfast will be held on August 6th in recognition of Jed Beyer's 26 years of service to the District.

13. Discussion and Direction on Sharon Heights Recycled Water Facility

Discussion/Comments: General Manager Ramirez reported that they are moving forward with solar. The next O&M meeting is scheduled for July 14.

14. Discussion and Direction on Bayfront Recycled Water Project and Status Update

Discussion/Comments: General Manager Ramirez reported that the District met with HF&H regarding the updated recycled water study. A review of the study with the Finance Committee is scheduled for Monday, July 20, at 8:30 AM. On July 22, the Board will schedule a public hearing for the recycled water rates, with adoption of the rates planned for September.

15. Report, Discussion, and Direction on RethinkWaste (SBWMA)

Discussion/Comments: President Dehn reported that there are no meetings scheduled for July or August. The audit was completed, signed off on, and passed.

There are concerns regarding Ox Mountain because the landfill is reaching capacity. Under the current contract, it can be used through 2031, but it is unclear what the County plans to do after that. If disposal must be moved to another location, costs are expected to increase significantly due to trucking.

AB 762 is currently in appropriations and is expected to be acted upon in August when the Legislature returns to session.

Regarding the midyear budget update, the cost of the master plan increased by \$80,000 from the original estimate. Public yardage decreased by 8% and has not returned to pre-COVID levels.

Representatives will meet with the new City Manager of San Carlos to discuss the fee being paid to San Carlos for the land at the MERF. If an agreement cannot be reached, they will proceed to mediation.

16. Report and Discussion on Silicon Valley Clean Water (SVCW) Plant

Discussion/Comments: Director Otte reported that the organization is continuing to operate under the name SVCW for the time being. The outreach program is alive and active. He also reported that there was an update regarding algae and that SVCW is maintaining its legal right to pursue action against the Regional Water Quality Control Board and the State regarding nutrient regulations.

This month, the Board will consider two action items: receiving a presentation on the nutrient planning alternatives analysis, and approving/signing a contract with Stanford to conduct a financial and political implications analysis of the nutrient removal project and identify opportunities to optimize the proposed alternatives.

Director Otte also reported that tours of the treatment plant are being offered. The WBSD Board expressed interest in attending a tour, and General Manager Ramirez will coordinate and schedule the visit.

17. Closed Session

- A. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
Significant Exposure to Litigation pursuant to Cal. Gov't. Code §54956.9(d)(2):
(1 potential case)
- B. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
Initiation of Litigation Pursuant to Govt. Code § 54956.9(d)(4)
(1 potential case)
- C. PUBLIC EMPLOYEE PERFORMANCE EVALUATION
Unrepresented employee: General Manager

Entered closed session at 9:15 PM Left closed session at 9:16 PM

Reportable action: None

18. Comments or Reports from Members of the District Board and Consider Items to be Placed on Future Agenda

Discussion/Comments: None

19. Adjournment Time: The meeting was adjourned at 9:17 PM\

/s/ Edward P. Moritz

Secretary (pro tem)