

**NORTH MARIN WATER DISTRICT**  
**MINUTES OF REGULAR MEETING**  
**OF THE BOARD OF DIRECTORS**  
August 5, 2025

**CALL TO ORDER**

President Joly called the regular meeting of the Board of Directors of North Marin Water District to order at 4:00 p.m. at the District Headquarters, and the agenda was accepted as presented. Present were Directors Jack Baker, Ken Eichstaedt, Rick Fraites, and Michael Joly. Director Stephen Petterle attended via phone. Also present were General Manager Tony Williams, District Secretary Eileen Mulliner, Auditor-Controller Julie Blue and AGM/Chief Engineer Eric Miller.

District employees Robert Clark, Operations and Maintenance Superintendent, Lia Solar, Vincent Verissimo, and Pablo Ramudo were also in the audience.

**MINUTES**

Director Fraites commented on line 6, page 2, of the July 15 minutes saying that work done in the small median in Rush Creek Place looks very nice and thanked the volunteer. Mr. Williams said the eagle scout who did the work, along with Corey Reed, will come to a future Board meeting. President Joly concurred with Director Fraites.

On the motion of Director Joly, seconded by Director Fraites, the Board approved the minutes of the July 15, 2025, meeting by the following vote:

AYES: Director(s) Baker, Eichstaedt, Fraites, Joly, and Petterle

NOES: None

ABSENT: None

ABSTAIN: None

**GENERAL MANAGER'S REPORT**

Tony Williams gave a Potter Valley update. He said that on July 25 ahead of schedule, PG&E released the final surrender of decommissioning plan to FERC. He said the application is a 5-volume set totaling over 2,300 pages, in addition to a 43-page cover letter. He also said there are 2 additional volumes that are not for public release. There is a news story on our website that links to the public documents. He said that between July 18 and July 23, all parties that are involved in future transfers will be executing a water diversion agreement that stipulates what future water diversions will look like. Mr. Williams also said that there will be a \$1.7M a year payment to the Round Valley Indian Tribe for the right to use the water. President Joly asked how that was decided and Mr. Williams said it was most likely by the State, that the water contractors were not involved with it. He said the RVIT is a non-voting member of ERPA. He said the project will cost approximately \$55M in capitol costs to build, with \$7-12M annually in O&M costs. He said that over the next 3 years Sonoma Water will focus on a business plan on how they will charge users of the Russian River water. He also said that the decommissioning will take 3-5 years to complete. He said he will bring more updates at future meetings.

Mr. Williams said there was an article on the District's demo garden and water conservation on the front page of Marin IJ recently, the article is in the Miscellaneous section of the agenda. He said he isn't sure if the Open House will make the paper. He said there is also an editorial piece in the IJ about water conservation.

Director Fraites asked about the \$15M and if it is going to the RVIT, Mr. Williams confirmed it is. Director Eichstaedt asked if the decommissioning is being paid for by PG&E, Mr. Williams said yes, only their costs. He said it is probably in the hundreds of millions of dollars. President Joly asked who is involved and Mr. Williams said almost everyone from the different state and federal agencies.

### **OPEN TIME**

President Joly asked if anyone in the audience wished to bring up an item not on the agenda and there was no response.

### **STAFF/DIRECTORS REPORTS**

President Joly asked if there were any staff or director's reports.

Pablo Ramudo spoke to the Board, he said we have received the lab accreditation, effective August 1, 2025, which was the day after our certification at the Buck Center ended. He said the transition was smooth and confirmed we have vacated the Buck Center. He said there are a couple of loose ends, the independent assessor, who was approved by the State, made an error on their report for our wastewater methods. He said the prior methods of testing were used, not the current ones. He said we will get a corrected report which should happen in the next 2 to 4 weeks. He said we currently have 29 fields of accredited testing methods, and within the next month we will have 36. We will be able to add more tests now that we have a larger lab. In the next 6 months we will be up to 46 fields of accreditation. He said that because the lab can accommodate more instruments, we may be able to ultimately have up to 69 fields of accreditation. President Joly asked what more testing means, and Mr. Ramudo said that some of the tests required are typically sent to outside labs and now we will be able to do more in our own lab. Director Baker asked about partnering with Novato Sanitary District and Mr. Ramudo said that we are currently doing some of their testing, and we are essentially their contract lab and have a good partnership with them. Director Eichstaedt asked how much of our testing is sent out to other labs, Mr. Ramudo said that we have some testing that is required to be done quarterly and annually and some of these will be done more in-house in the future. He said we do about 50 samples weekly. Director Baker asked Mr. Williams if we are still in discussions with Marin Water regarding doing lab work and Mr. Williams said we are not. President Joly confirmed that during the recent Board-to-Board Ad Hoc meeting it was made clear that we do not have the capacity and could only in an exigency situation. Mr. Ramudo recognized the lab staff, Stacie Goodpaster, Marc Reischmann, Jessica Nommsen, Melissa Klapp, and Jose Ochoa, and said they did a great job during the entire process of the lab construction and eventual operations in the new lab, including the move to and from the Buck

Center. President Joly said the Board is grateful for their dedication. Director Eichstaedt asked Mr. Williams how many mutual aid agreements we have, Mr. Williams said we have 11 but he will confirm that number. Mr. Ramudo said we have done testing for several West Marin water agencies.

Eric Miller noted that each of the Directors was given an information card on the San Mateo Transmission Main CIP project and said that we will be doing similar notification cards on future CIP projects.

President Joly asked about the dedication plaque and Mr. Miler said it should arrive in time for the Open House in September.

### **ACTION CALENDAR**

#### **APPROVE: DECLARING SURPLUS PROPERTIES EXEMPT STATUS**

Tony Williams gave an overview of the District's surplus properties which have previously identified as no longer useful for the District. One of the properties not previously listed is a house at 25 Giacomini Rd in Pt. Reyes Station that the District would like to have declared as surplus exempt under the State Surplus Lands Act (SLA). This property was noted in last year's budget for disposition and is in this year's budget as non-operating revenue and it qualifies for an exemption. The other 10 parcels also qualify for the exemption. He said that on some of the properties we hope to do exchanges with other agencies. Several of these properties are in West Marin, some are surrounded by land owned by the National Park Service, and they have expressed that they are willing to take them. Mr. Williams said if passed, the Resolution in the agenda item will be sent to the State in order to request the exemptions per the SLA requirements. They have 30 days to agree or disagree. He said that regarding 25 Giacomini Rd property, we have had discussions with CLAM (Community Land Trust Association) and they are interested in purchasing the property. President Joly asked for feedback from the other Board members. Mr. Williams said it was purchased in 2005 in order to have an employee in West Marin to respond to emergencies but that didn't work out and for the last 10 years it has been rented to private individuals. He mentioned that since there isn't a Corp yard out in West Marin and therefore no materials on hand, having a staff member onsite doesn't address all situations. In addition, the person would have to possibly read meters, shut off a valve, or perform a water test which would mean the staff member would have to be from the operations or construction departments and they would have to be state certified to be able to do some of those tasks. In any case, we have been unsuccessful in finding an employee who wants to live in West Marin and take on these responsibilities. Mr. Williams also emphasized that the District is not in the business of being a landlord and it is potentially a liability to own a property like this. President Joly asked if we take it off the surplus properties list, would we not be able to sell it and Mr. Williams said that was correct. Director Fraites asked that, if the Board approves the recommendation, how will the properties be disposed of. Mr. Williams said, with the exception of the non-exempt properties such as site #1 on the list (Rosalia Tank site, Oleander Dr),

the goal is to transfer them to the City of Novato, the County of Marin, or the National Park Service, depending on the property. Director Fraites said that property #1 looks like a nice property and Mr. Williams noted it has no access, but it does have commercial value. Director Fraites asked about Site #5 (Adjacent to the Atherton Tank site), Mr. Williams said the County is interested in that the parcel and it would not be able to be developed for residential and it backs up to County open space. Director Fraites said that it doesn't make a lot of sense to keep the 25 Giacomini Rd property and that it would be difficult to put an employee out there. He said we could send a crew out there if something comes up and supports disposing of the property. President Joly confirmed that by keeping it on the list it remains surplus, Mr. Williams said yes. President Joly then confirmed that if it is declared exempt that it is sellable, Mr. Williams said that is correct. Director Baker asked if we have gone through the formalities to ensure that there haven't been any missteps and Mr. Williams confirmed that we have. Director Eichstaedt commented that West Marin needs housing and said he would like the District to keep the property and make it work. He said the original intent was for emergency responsiveness. He also said that he has spoken with several West Marin agencies and would like more time to make a decision. He said he would like it to be kept for some leverage. He proposed to have the resolution declare the other 10 properties as exempt and remove 25 Giacomini from the Resolution. Mr. Williams said if another agency, such as Inverness PUD or Stinson Beach Utility or any other agency is interested, they can buy the property and staff hasn't pre-determined a disposition pathway. Director Eichstaedt asked if we asked the current tenant to vacate, Mr. Williams answered that we did. Director Eichstaedt said he felt this was premature but Mr. Williams said this has come to the Board twice in the past. President Joly asked if putting the property on the exempt list compromises it, Director Eichstaedt said he wasn't sure how it could be marketed. President Joly asked Mr. Clark if he feels that having an employee out there changes the safety dynamics, Mr. Clark said we are limited to a certain number of staff. He said that the younger staff are mostly single and the rent may not be affordable for them. He said the next level of staff are established in their living situations and do not want to live out there. He also said that some of the eligible staff do not have the certifications necessary to do some of the work that could come up. He said it would take a very unique individual or family to live out there. Director Peterle added that when he worked at MMWD, they had housing for some of the ranger employees, that it was required for some of the jobs and the rent was reasonable. He said it would be hard to keep someone out in West Marin if they didn't want to stay and if no one else wanted to move out there we would have a problem. He said he can see both sides of the issue. Director Eichstaedt asked which enterprise would get the proceeds, Julie Blue said the Novato enterprise would because it had purchased it originally. Director Fraites asked what a delay would cause. Mr. Williams said this would essentially create two projects and this would mean an increased workload and in turn it could linger on the books similar to the past surplus of properties. Director Eichstaedt proposed a revised action by removing 25 Giacomini from the list. President Joly said they need to have a motion to exempt (remove) 25 Giacomini from the list and they need to vote

whether or not to remove it from the list and the property would come back in approximately 3 months to be decided whether or not to be surplussed. Director Petterle asked if it would automatically go back on the list in 3 months, Mr. Williams said that would delay sending the resolution to the State and would complicate things. He said it would be better to revise the resolution with the 10 properties and send it to the State after approval. Mr. Williams said he would have to bring back another resolution to add the parcel back on the list. Director Fraites said if we include it, would Director Eichstaedt still have time to negotiate. Mr. Williams clarified there is no time limit to dispose of it.

On the motion of Director Eichstaedt, and seconded by Director Petterle, the Board considered removing the 25 Giacomini Rd property from the list to be declared exempt by the following vote:

AYES: Director(s) Eichstaedt, and Petterle

NOES: Director(s) Fraites, Baker, and Joly

ABSENT: None

ABSTAIN: None

Director Eichstaedt said he felt strongly that this site should come back to the Board later and he feels it needs careful consideration.

On the motion of Director Joly, and seconded by Director Fraites, to consider the surplus exempt property list as it stands, the Board approved adopting the Resolution and Declaring Surplus Properties Exempt Status by the following vote:

AYES: Director(s) Baker, Fraites, Joly, and Petterle

NOES: Director Eichstaedt

ABSENT: None

ABSTAIN: None

### **INFORMATION ITEMS**

#### **2025 DISTRICT AND REGIONAL WATER SUPPLY UPDATE**

Tony Williams told the Board the 2022 water supply enhancement study for Novato was a 2018 strategic plan item. He reminded the Board that the study looked at almost all of the water supply possibilities. He said the goal was to see if we could find an additional 1,000-2,000 acre feet (AF) of storage. He said it wasn't a deficiency, or a long-term shortage, just a goal. Mr. Williams said there were four alternatives that were evaluated were deemed infeasible: aquifer storage, indirect potable reuse, desalination, and expanding the recycled water system. He said, one alternative that looked at increasing Stafford Lake capacity, included adding a gate to the notch in the dam spillway and could add 726 AF. He noted that Eric Miller will cover this project in more detail in the next item. Mr. Williams ended with a summary of the water supply project that Sonoma Water was undertaking in the period of 2025 to 2045.

## **FY2022 THROUGH FY2025 STAFFORD DAM ACTIVITIES REPORT**

Eric Miller gave an overview of Stafford Dam activities. He mentioned the sixteen active piezometers that measure groundwater and noted that the seismograph has not been active for a while. President Joly asked if it would tell what is happening in the dam and Mr. Miller said we would know about earthquake activity from other regional sensors before the seismograph provided data. He said that groundwater wells are monitored monthly via the piezometers and we will be installing automated sensors into the piezometers such that the readings are real-time. President Joly asked when the installation will happen and Mr. Miller said 4 of the 16 have already been installed but are not active yet. He also said that our crews are performing the installations. Mr. Miller spoke about the project to add an adjustable slide gate in the spillway and said that we are looking into how we will install but we will first have to look at a hydraulic study as well as a seepage study. He said we will have to engage with permit agencies next. President Joly asked about the three-foot rise and did anything pop out. Mr. Miller said that during a wet year the spillway will get inundated and water will spill at the emergency crest. Director Fraites asked about the three-foot rise and if there are any repercussions over a long time. Mr. Clark responded on what has happened over time in previous wet years. Director Fraites asked what a weephole is. Mr. Miller explained that they are holes to allow groundwater in the dam or spillway to move out and lessen pressure. Director Fraites asked if the sketch of the spillway gate provided was a future idea, not actually installed, and Mr. Miller confirmed that it was a future idea. Mr. Miller mentioned that CEQA requirements would have to be met and will likely have to have an Environmental Impact Report (EIR) done, which will probably cost about \$1M. He said we will have to decide if we want to invest in that. Mr. Williams added that we have had a good relationship with California Department of Fish and Wildlife (CDFW) but there are new staff now. The CDFW visited the dam last year and a conversation about an EIR came up during the visit. He said CDFW will want to know the change in downstream sediment flow from the project and said that these studies are very costly. Director Fraites asked if we see any potential CEQA issues and Miller said he didn't think so. Mr. Williams said that in regard to shore impacts at the lake we could potentially have a 3 to 1 ratio of plant or tree replacement. President Joly said it was a good memo, he asked how many years for depreciation for the dam, Mr. Miller said they believe it is 100 years. Director Petterle said, in looking to the future, that it would be nice to demonstrate to the public what we have done.

## **JM MANUFACTURING COMPANY PVC PIPE LEGAL SETTLEMENT**

Tony Williams said this was an old case from 2006 and has been settled. He said we were not part of the recent plaintiffs. He said that since there was no actual damages or failures of the pipe, part of the settlement was that no agency can disallow JM Eagle pipe from their system. He said that we have an approved material list and it has been updated to add JM Eagle pipe.

## **WAC/TAC MEETING AGENDA, AUGUST 4, 2025**

Tony Williams highlighted one of the items on the agenda, item #10, which is the Biological

Opinion Status Update, an overview of the 2025 BO. He said that Lake Sonoma now has a block of water earmarked for additional releases of fish. He said they are still in discussions with the State Regional Water Quality Board. Regarding item #11, the Eel Russian River Project Authority and Potter Valley Authority and Potter Valley Project Update, he said the designated director of ERPA is the Executive Director. He said that ERPA approved both Sonoma Water and Mendocino Water to track their costs and that the State should be releasing \$18M to ERPA at some point.

### **MISCELLANEOUS**

President Joly noted an item in the disbursements on pension payments, Ms. Blue said we prepay in July to CalPERS.

The Board received the following miscellaneous items: Disbursements – Dated July 17, 25, and 31, 2025, Lab Accreditation, NOAA Seasonal Drought Outlook – June 31, 2025, Potter Valley Project Update – PowerPoint.

The Board also received the following articles: Marin IJ – – Affordable housing proposal advances – POINT REYES STATION, Marin IJ – Reducing irrigation – SAVING STRATEGIES, Marin IJ – Push to save will continue rain or shine – EDITORIAL, Press Democrat – Sonoma County officials try to assuage water-shortage fears sparked by Potter Valley Project decommissioning plan, Press Democrat – PG&E advances water system exit plan – NORTH COAST, USACE- Public comment begins for Coyote Valley Dam water control manual update, Pt. Reyes Light – Grandi owner revives hotel, restaurant plan, SF Gate – Letting a Northern California river run free comes at a cost.

### **ADJOURNMENT**

President Joly adjourned the meeting at 5:55 p.m.

Submitted by



Eileen Mulliner  
District Secretary