



NOTICE OF THE PLANNING COMMITTEE/SPECIAL MEETING OF THE BOARD OF DIRECTORS

Thursday, December 11, 2025 at 9:30 AM

AGENDA

LOCATIONS:

Open Session to start at or after 9:30 a.m.

Marin Water Board Room – 220 Nellen Avenue, Corte Madera, CA 94925

Outside location for Director Larry Russell - Radisson Hotel Puerto Varas, Del Salvador 024, Business Center, Puerto Varas, Los Lagos, 5550550, Chile

Public Participation:

The public may attend this meeting in-person or remotely using the following methods:

On a computer or smart device, go to: <https://marinwater.zoom.us/j/86822995553>

By phone, dial: **1-669-444-9171** and use Webinar ID: **868 2299 5553**

HOW TO PROVIDE PUBLIC COMMENT:

During the Meeting: Typically, you will have 3 minutes to make your public comment, however, the chair may shorten the amount of time for public comment due to a large number of attendees. Furthermore, pursuant to Government Code, section 54954.2 (the Brown Act), the Board may not take action or discuss any item that does not appear on the agenda.

-- **In-Person Attendee:** Fill out a speaker card and provide to the board secretary. List the number/letter (ex: 6a) of the agenda item(s), for which you would like to provide a comment. Once you're called, proceed to the lectern to make your comment.

-- **Remote Attendee:** Use the "raise hand" button on the bottom of the Zoom screen. If you are joining by phone and would like to comment, press *9. The board secretary will use the last four digits of your phone number to call on you (dial *6 to mute/unmute).

In Advance of the Meeting: Submit your comments by email in advance of the meeting to boardcomment@marinwater.org. To ensure that your comment is provided to the Board of Directors prior to the meeting, please email your comment 24 hours in advance of the meeting start time. Comments received after this cut off time will be sent to the Board after the meeting. Please do not include personal information in your comment such as phone numbers and home addresses.

AGENDA ITEMS:

1. **Call to Order and Roll Call**
2. **Adoption of Agenda**
3. **Public Comment on Non-Agenda Matters**

This is the time when any person may address the Board of Directors on matters not listed on this agenda, but which are within the subject matter jurisdiction of the Board.

4. **Regular Items** (9:35 a.m. – Time Approximate)

- [a.](#) Minutes of the Planning Committee Meeting/Special Meeting of the Board of Directors on November 13, 2025

RECOMMENDATION: Accept the minutes

- [b.](#) Capital Improvement Program – Scenic Avenue Tank Replacement Project (D25025)

RECOMMENDATION: Review and comment on the proposed Scenic Avenue Tank Replacement Project

5. **Upcoming Meeting**

The next Planning Committee Meeting/Special Meeting of the Board of Directors is tentatively scheduled for Tuesday, January 27, 2026, at 9:30 a.m.

6. **Adjournment** (9:50 a.m. – Time Approximate)

ADA NOTICE AND HEARING-IMPAIRED PROVISIONS

In accordance with the Americans with Disabilities Act (ADA) and California Law, it is Marin Water's policy to offer its public programs, services, and meetings in a manner that is readily accessible to everyone, including those with disabilities. If you are an individual with a disability and require a copy of a public hearing notice, an agenda, and/or agenda packet in an appropriate alternative format, or if you require other accommodations, please contact the Board Secretary/ADA Coordinator at 415.945.1448, at least two business days in advance of the meeting. Advance notification will enable Marin Water to make reasonable arrangements to ensure accessibility.

Information agendas are available for review at the Civic Center Library, Corte Madera Library, Fairfax Library, Mill Valley Library, Marin Water Administration Building, and marinwater.org.

Posted: 12-05-2025



STAFF REPORT

Meeting Type: Planning Committee/Board of Directors
Title: Minutes of the Planning Committee Meeting/Special Meeting of the Board of Directors on November 13, 2025
From: Terrie Gillen, Board Secretary
Through: Ben Horenstein, General Manager
Meeting Date: December 11, 2025

TYPE OF ITEM: X Approve Review and Comment

RECOMMENDATION: Accept the minutes

SUMMARY: There was a Planning Committee Meeting/Special Meeting of the Board of Directors on November 13, 2025. Staff is requesting that the minutes from that meeting be accepted.

DISCUSSION: None.

ENVIRONMENTAL REVIEW: Not applicable.

FISCAL IMPACT: None.

ATTACHMENT(S):

1. Draft November 13, 2025 Minutes of the Planning Committee Meeting/Special Meeting of the Board of Directors

DEPARTMENT OR DIVISION	DIVISION MANAGER	APPROVED
Communications & Public Affairs Department	 Terrie Gillen Board Secretary	 Ben Horenstein General Manager



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MINUTES

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AGENDA ITEMS:

1. Call to Order and Roll Call

Vice Chair Ranjiv Khush called the meeting to order at 9:32 a.m.

DIRECTORS PRESENT

Diana Maier

Jed Smith

Ranjiv Khush

Larry Russell (*arrived at 9:36 p.m.*)

DIRECTOR ABSENT

Matt Samson

2. Adoption of Agenda

Director Smith motioned to adopt the agenda. Director Maier seconded the motion.

There were no public comments.

Voting Yea: Directors Maier, Smith, and Khush

3. Public Comment on Non-Agenda Matters

There were no public comments.

4. Regular Items

- a. Minutes of the Planning Committee Meeting/Special Meeting of the Board of Directors on October 28, 2025

RECOMMENDATION: Accept the minutes

Director Smith motioned to accept the minutes. Director Maier seconded the motion.

There were no public comments.

Voting Yea: Directors Maier, Smith, and Khush

Minutes were accepted.

- b. Fire Flow Improvement Program - Sleepy Hollow Pipeline Replacement Project (F24002)

RECOMMENDATION: Review and comment on the Fire Flow Improvement Program - Sleepy Hollow Pipeline Replacement Project

Engineering Design Manager Zak Talbott and Assistant Engineer Bryan Cook presented this item.

Director Larry Russell arrived.

Discussion followed.

There were no public comments.

No formal action was taken.

- c. North Marin Line Stabilization Project Update (F14003)

RECOMMENDATION: Review and comment on the North Marin Line Stabilization Project

Engineering Planning Manager Elysha Irish and Environmental Planner Carly Blanchard presented this item.

Discussion followed.

There was one public comment.

No formal action was taken.

d. Water Efficient Landscape District Code Changes and Local Jurisdiction MOU

RECOMMENDATION: Review and comment on proposed updates to the District's Water Efficient Landscape Code provisions to reflect the 2025 changes to the State Model Water Efficient Landscape Ordinance (MWELo), adopt the State required language from Assembly Bill (AB) 1572 regarding prohibitions on the irrigation of non-functional turf, and extend the memorandum of understanding (MOU) with local jurisdictions to collaborate on MWELo implementation

Water Resources Director Paul Sellier and Water Efficiency Manager Carrie Pollard presented this item.

Discussion between staff and the directors occurred during and after the presentation.

There was one public comment.

No formal action was taken.

5. Upcoming Meeting

Chair Russell announced that the next Planning Committee Meeting/Special Meeting of the Board of Directors will take place on Thursday, December 11.

6. Adjournment

There being no further business, the Planning Committee Meeting/Special Meeting of the Board of Directors adjourned on November 13, 2025, at 10:08 a.m.

Board Secretary



STAFF REPORT

Meeting Type: Planning Committee/Board of Directors
Title: Capital Improvement Program – Scenic Avenue Tank Replacement Project (D25025)
From: Alex Anaya, Director of Engineering
Through: Ben Horenstein, General Manager
Meeting Date: December 11, 2025

AA *BH*

TYPE OF ITEM: Approve X Review and Comment

RECOMMENDATION: Review and comment on the proposed Scenic Avenue Tank Replacement Project

SUMMARY: The Scenic Avenue Tank Replacement Project (Project) will replace an existing 20,000 gallon redwood tank with a new 20,000 gallon bolted steel tank and will install approximately 200 feet of new pipe located in the Town of San Anselmo. In January 2026, the District will open construction bids for the Project. District staff will make a recommendation for contract award at a future regularly scheduled Board meeting.

DISCUSSION: The Scenic Avenue Tank Replacement Project is a component of the District's Capital Improvement Program. This Project will replace an existing 45 year old leak prone redwood tank.

This Project is part of the District's ongoing efforts to eliminate redwood tanks as a way of mitigating their potential water quality problems and inherent seismic vulnerability. In September 2002 the District's Planning Department issued a memorandum regarding the Redwood Tank Replacement Program, which identified redwood tanks for replacement. The replacement prioritization was based on a redwood tanks survey that considered the condition and storage adequacy of each tank in the system. Since 2002, the District has been replacing redwood tanks in our system and of the remaining four redwood tanks in the system, Scenic Avenue Tank is next in the queue for replacement. After replacement of the Scenic Avenue Tank, there will be only three redwood tanks left in the system for replacement. All remaining redwood tanks are on track to be replaced by fiscal year 2028.

The new eighteen-foot diameter, twelve foot tall, 20,000 gallon tank will be a bolted steel tank, and is designed with concrete ring wall foundation, and seismic anchors and pipe connections.

Summaries of the estimated Project costs and schedule are provided below.

Estimated Budget:

Engineer’s Estimate:	\$285,000
Contingency (20%):	\$60,000
Professional Fees:	\$65,000
Materials:	\$10,000
District Labor/Inspection:	\$135,000
Total Budget:	\$555,000
Budget Category:	A1A11

Estimated Project Implementation:

Project Advertisement:	December 16, 2025
Bid Opening:	January 29, 2026
Project Award:	February 2026
Estimated Completion Date:	August 2026
Duration:	200 days

District staff will make a recommendation for consideration of project approval and contract award for this item at a future regularly scheduled Board meeting.

ENVIRONMENTAL REVIEW: The Director of Engineering has determined that the Project is Categorically Exempt pursuant to CEQA Guidelines Section 15302(c), Replacement or Reconstruction. The Project qualifies for exemption pursuant to Section 15302(c) inasmuch as it is the replacement of existing water storage tank and pipeline involving negligible or no expansion of capacity.

FISCAL IMPACT: The total cost to complete the Scenic Avenue Tank Replacement Project is estimated at \$555,000, inclusive of District labor materials and a 20% contingency.

ATTACHMENT(S):

- 1. Site Map

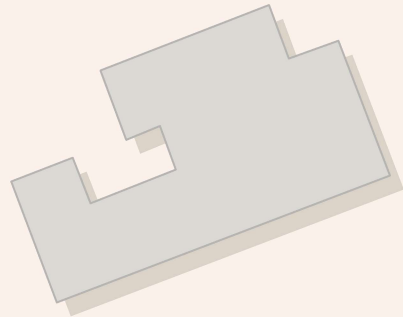
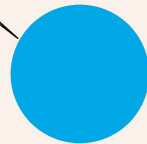


Attachment 1

SCENIC AVENUE TANK REPLACEMENT PROJECT SAN ANSELMO, CA

Section 4. Item #b.

TANK REPLACEMENT



100 SUMMIT RD

Summit Rd

0 20 40 80 Feet



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