



**SPECIAL AND REGULAR MEETING**

**BOARD OF DIRECTORS  
MIDPENINSULA REGIONAL OPEN SPACE DISTRICT**

**Wednesday, March 26, 2025**

*The Board of Directors conducted this meeting in accordance with  
California Government Code section 54953.*

**DRAFT MINUTES**

**SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE MIDPENINSULA  
REGIONAL OPEN SPACE DISTRICT**

President Cyr called the special meeting of the Midpeninsula Regional Open Space District to order at 5:00 p.m.

**ROLL CALL**

Members Present: Jed Cyr, Craig Gleason, Karen Holman, Zoe Kersteen-Tucker, Margaret MacNiven, and Curt Riffle

Members Absent: Yoriko Kishimoto

Staff Present: General Manager Ana Ruiz, General Counsel Hilary Stevenson, Assistant General Manager Susanna Chan, Assistant General Manager Brian Malone, Chief Financial Officer/Director of Administrative Services Stefan Jaskulak, District Clerk/Assistant to the General Manager Maria Soria, Executive Assistant/Deputy District Clerk Stephanie Gross

President Cyr announced that the public has the opportunity to comment on the agenda, and the opportunity to listen to this meeting through the internet or via telephone. This information can be found on the meeting agenda, which was physically posted at the District's Administrative Office, and on the District website.

**1. Bear Creek Stables Long-Term Agreement Framework and an Amendment to the Interim, Short-term Stables Services Agreement, both with the Friends of Bear Creek Stables (R-25-35)**

Assistant General Manager Brian Malone presented. Friends of Bear Creek Stables (FBCS) President Rick Parfitt also provided comments.

Director Kersteen-Tucker commented that there is currently no provision that the FBCS Board of Directors (BCS Board) must have board seats available for ward representatives outside of the

Bear Creek Stables community. She requested consideration of ways the FBCS Board could have broader District representation.

Mr. Malone noted that FBCS will likely be broadening their base to the entire equestrian community but further conversation is needed with FBCS to discuss the request.

Director MacNiven inquired if staff would consider an ex-officio position to keep the District apprised of what is occurring at the Bear Creek Stables level.

Mr. Malone stated that there is an interest in keeping the responsibilities of the nonprofit and the District separate but it could be discussed further if requested by the majority of the Board.

Public comment opened at 6:37 p.m.

The following members of the public spoke in favor:

- Pamela Warren
- Kent Knop
- Jenny Whitman
- Audrey Palmer
- Brooke Gaeta
- Robert Alexander
- Mike Bushue

Public comment closed at 6:49 p.m.

Director MacNiven recommended that the FBCS fiscal year be the same as the District's fiscal year for ease of accounting. She suggested to only bring in rock for filling potholes as needed to keep the area cleaner.

Director Riffle suggested leveraging the District's docent program and having a docent on the FBCS Board.

**Motion:** Director Holman moved, and Director Gleason seconded the motion to:

1. Review and provide feedback on the proposed milestones and framework for entering into a long-term agreement with the Friends of Bear Creek Stables to operate horse boarding at Bear Creek Stables and provide nature education, equine interaction, and stewardship programming for the broader public.
2. Amend the current, short-term Stables Services Agreement with the Friends of Bear Creek Stables to extend the term for an additional six months to December 6, 2025, and by an additional \$48,000, for a total not to exceed contract of \$100,000. This extension will provide any additional time necessary to finalize a long-term agreement that can be recommended for Board approval.

**ROLL CALL VOTE:           6-0-0 (Director Kishimoto absent)**

### **ADJOURNMENT**

President Cyr adjourned the special meeting of the Board of Directors of the Midpeninsula Regional Open Space District at 7:16 p.m.

**REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE MIDPENINSULA  
REGIONAL OPEN SPACE DISTRICT**

President Cyr called the regular meeting of the Midpeninsula Regional Open Space District to order at 7:16 p.m.

**ROLL CALL**

Members Present: Jed Cyr, Craig Gleason, Karen Holman, Zoe Kersteen-Tucker, Margaret MacNiven, and Curt Riffle

Members Absent: Yoriko Kishimoto

Staff Present: General Manager Ana Ruiz, General Counsel Hilary Stevenson, Assistant General Manager Susanna Chan, Assistant General Manager Brian Malone, Chief Financial Officer/Director of Administrative Services Stefan Jaskulak, District Clerk/Assistant to the General Manager Maria Soria, and Executive Assistant/Deputy District Clerk Stephanie Gross

President Cyr announced that the public has the opportunity to comment on the agenda, and the opportunity to listen to this meeting through the internet or via telephone. This information can be found on the meeting agenda, which was physically posted at the District's Administrative Office, and on the District website.

**ORAL COMMUNICATIONS**

Public comment opened at 7:17 p.m.

The following people spoke in favor of allowing the extended Girouard family as a tenant at Rhus Ridge:

- Jade
- Member of the public
- Rebecca Saenz
- Jennifer Rees
- Jeremiah Girouard
- Alec Siudzinski
- Marianne Schroeder
- Austin Hofschield
- Devin Schroeder
- Tom Rees

Mike Hilly spoke on e-bikes and requested that the Board allow e-bikes on the preserves.

Public comment closed at 7:45 p.m.

**ADOPTION OF AGENDA**

**Motion:** Director Riffle moved, and Director MacNiven seconded the motion to adopt the agenda.

**ROLL CALL VOTE: 6-0-0 (Director Kishimoto absent)**

**CONSENT CALENDAR**

Public comment opened at 7:49 p.m.

Deputy District Clerk Stephanie Gross reported there were no public speakers for this item.

Public comment closed at 7:49 p.m.

**Motion:** Director Riffle moved, and Director Gleason seconded the motion to approve the Consent Calendar.

**ROLL CALL VOTE: 6-0-0 (Director Kishimoto absent)**

1. **Approve the March 25, 2025 Board meeting minutes**
2. **Approve Claims Report**
3. **Contract Amendment for Additional Design, Engineering, Survey, and Technical Studies with John Northmore Roberts & Associates, Inc., of Berkeley, California for the Bear Creek Stables Improvements Project (R-25-36)**

General Manager's Recommendation:

1. Authorize the General Manager to execute a contract amendment in the amount of \$246,869 with John Northmore Roberts & Associates, Inc., (JNRA) to provide additional technical services for the Bear Creek Stables Improvements Project, bringing the contract base amount to a not-to-exceed total of \$1,169,059.
2. Authorize an additional contingency amount of \$55,543 to be reserved for unanticipated issues, bringing the total not-to-exceed contract amount to \$1,224,602.
4. **Award of On-Call Contract for Botanical Resources Services – Inventories and Monitoring (R-25-37)**

General Manager's Recommendation: Award a contract for on-call botanical services to Jodi McGraw Consulting with a term of four (4) years and a not-to-exceed contract amount of \$320,000.

5. **Partnership agreement with UC Santa Cruz Arboretum & Botanic Garden (R-25-38)**

General Manager's Recommendation: Authorize a partnership agreement with the UC Santa Cruz Arboretum & Botanic Garden for botanical services with a term of four (4) years and a not-to-exceed contract amount of \$200,000.

## **INFORMATIONAL REPORTS**

### A. Committee Reports

None

### B. Staff Reports

General Counsel Hilary Stevenson made a follow up statement to an earlier announcement made on February 26, 2025 pursuant to Government Code section 54957.1, stating that the Board held a closed session on February 26, 2025 and by a 7-0 vote approved the initiation of litigation. The subject matter is an Unlawful Detainer action.

### C. Director Reports

None

## **ADJOURNMENT**

President Cyr adjourned the regular meeting of the Board of Directors of the Midpeninsula Regional Open Space District into a special meeting at 7:52 p.m.

## **SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE MIDPENINSULA REGIONAL OPEN SPACE DISTRICT – CLOSED SESSION**

## **ROLL CALL**

Members Present: Jed Cyr, Craig Gleason, Karen Holman, Zoe Kersteen-Tucker, Margaret MacNiven, and Curt Riffle

Members Absent: Yoriko Kishimoto

Staff Present: General Manager Ana Ruiz, General Counsel Hilary Stevenson, Assistant General Manager Brian Malone, Assistant General Manager Susanna Chan, Real Property Manager Allen Ishibashi, and Real Property Agent II Lupe Hernandez

### **1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Government Code Section 54956.8)**

**Property:** Santa Clara County APNs: 558-31-008

**Agency Negotiator:** Lupe Hernandez, Real Property Agent II

**Negotiating Party:** County of Santa Clara

**Under Negotiation:** Purchase Terms

### **2. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Government Code Section 54956.8)**

**Property:** Santa Clara County APNs: 562-06-022

**Agency Negotiator:** Allen Ishibashi, Real Property Manager

**Negotiating Party:** Timothy Cunningham

**Under Negotiation: Purchase Terms**

Public comment opened at 7:53 p.m.

Ms. Gross reported there were no public speakers for this item.

Public comment closed at 7:53 p.m.

The Board convened into closed session at 7:55 p.m.

**ADJOURNMENT**

President Cyr adjourned the special meeting of the Board of Directors of the Midpeninsula Regional Open Space District at 8:50 p.m.

Stephanie Gross  
Deputy District Clerk