



Midpeninsula Regional
Open Space District

Board Meeting 17-02

SPECIAL MEETING

BOARD OF DIRECTORS MIDPENINSULA REGIONAL OPEN SPACE DISTRICT

Mitchell Park Community Center - Matadero Room
3700 Middlefield Rd.
Palo Alto, CA 94303

**Tuesday, January 24, 2017
9:30 AM**

DRAFT MINUTES

SPECIAL MEETING

CALL TO ORDER

President Hassett called the special meeting of the Midpeninsula Regional Open Space District to order at 9:34 a.m.

ROLL CALL

Members Present: Jed Cyr, Cecily Harris, Larry Hassett, Yoriko Kishimoto, and Curt Riffle

Members Absent: Nonette Hanko and Pete Siemens

Staff Present: General Manager Steve Abbors, Assistant General Manager Ana Ruiz, Assistant General Manager Kevin Woodhouse, Chief Financial Officer/Director of Administrative Services Stefan Jaskulak, General Counsel Sheryl Schaffner, Assistant General Counsel Hilary Stevenson, District Clerk/Assistant to the General Manager Jennifer Woodworth, Deputy District Clerk Maria Soria, Planning Manager Jane Mark, Interim Public Affairs Manager Christine Butterfield, Engineering and Construction Manager Jay Lin, Human Resources Supervisor Candice Basnight, Information Systems Technology Manager Garrett Dunwoody, Visitor Services Manager Michael Newburn, Land and Facilities Manager Brian Malone, Natural Resources Manager Kirk Lenington, Real Property Manager Mike Williams,

ORAL COMMUNICATIONS

No speakers present.

ADOPTION OF AGENDA

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

VOTE: 5-0-0 (Directors Hanko and Siemens absent)

BOARD BUSINESS

General Manager Steve Abbors provided opening comments summarizing the agenda topics for the retreat.

Assistant General Manager Ana Ruiz presented key elements and takeaways from this year's environmental scan, including the impact the economy may have on the District's projects in the coming year. Overall, the robust local economy and higher assessed values result in higher property tax revenues and added income from cash investments, creating strong economic growth for the District. However, the strong economy has further escalated costs, resulting in higher bids that are above project estimates and intensified livability stressors related to housing costs and longer commutes for District employees. Currently, the District is able to afford the cost escalations, and therefore retain its strong emphasis on project delivery, including improving its business processes to support and expedite projects and services. The economy will need continued monitoring to ensure large cost items, such as major land purchases and new office facilities, remain fiscally sustainable and that bond issuances are structured to keep the property Measure AA tax rate at or below \$3.18 per \$100k of assessed valuation as promised to the voters. The District now has the capacity to effectively monitor the uncertain political environment and track legislation to protect District interests, and establish effective working relationships with the new members of the local delegation who will be instrumental in championing open space goals and funding.

Director Harris inquired regarding the level of resources that will be devoted to Santa Clara and San Mateo Counties.

Ms. Ruiz explained resources would be used on a regional basis throughout the District.

Director Riffle commented on the increasing traffic in the area due to companies expanding and an influx of new employees, which may lead to an increased demand for the District's preserves. The District will need to seek solutions to address this demand, including transit options. This will also lead to an increased need to seek partnership opportunities.

Director Kishimoto spoke in favor of being at the forefront on wildfire prevention, increasing transit opportunities for preserves, working with the District's Coastside residents, and monitoring the impact of inflation on District projects.

Director Harris spoke in favor of transit opportunities, including subsidized transit tickets for employees, spoke regarding increased pressure on housing in the area, and spoke regarding opportunities for increasing awareness of the District by the public.

Public comments opened at 10:10 a.m.

No speakers present.

Public comments closed at 10:10 a.m.

Ms. Ruiz spoke regarding the informational materials provided regarding District socio-demographics.

Director Riffle suggested including Measure AA voting results with the demographic data provided by the Diversity ad hoc committee.

Director Riffle requested additional information regarding the visitor use survey for the District's preserves and suggested providing the information on an annual basis as part of the environmental scan.

Visitor Services Manager Michael Newburn reported the visitor use survey is ongoing and will continue for a year. The survey has started in the Rancho San Antonio preserve.

Ms. Ruiz reported the Public Affairs Department will be doing its own survey to monitor preserve visitor demographics.

Mr. Abbors commented on the District continuing its outward focus to reach out to elected officials, partner agencies, and nonprofit organizations.

Assistant General Manager Kevin Woodhouse described District achievements and progress related to the current language included in the Strategic Plan. Mr. Woodhouse then summarized proposed edits to the Strategic Plan as suggested by staff.

The Board of Directors reviewed the proposed edits to the Strategic Plan and made further suggested edits to the language for each of the goals and associated objectives.

Public comments opened at 10:46 a.m.

Frank Bakonyi spoke in favor of the Board's approach to the Strategic Plan.

Bruce Tolley spoke regarding the District's method of measuring success on the Strategic Plan.

Public comments closed at 10:48 a.m.

Director Riffle spoke in favor of staff reporting to the Board on the District's success in meeting the Strategic Plan goals and objectives.

Mr. Abbors commented on the annual List of Accomplishments as a possible method of reporting on this matter.

Public comments opened at 11:08 a.m.

Mr. Tolley commented on how the word "diversity" is being used in the Strategic Plan stating that it is not defined in the document.

Ms. Woodworth explained numerous types of diversity are included in the Board-adopted Diversity policy.

Public comments closed at 11:09 a.m.

The Board suggested having a future study session regarding the District's Coastal Annexation to review District's obligations under it, including progress since the 2004 annexation.

Public comments opened at 11:20 a.m.

Mr. Tolley inquired how success would be measured for Goal 4.

Mr. Jaskulak explained these are measured through the District's processes, including project tracking and budget forecasting. Additionally, the procurement process being restructured and streamlined as well as streamlining other processes, such as the bid process.

Public comments closed at 11:24 a.m.

Director Kishimoto said that in light of rising construction costs, the District might need to look at the estimates included in Measure AA to confirm they are still accurate.

Director Riffle spoke regarding the need to address the Coastal community concerns and needs.

Director Harris commented on the location of District-owned land in the Coastal area as compared to where coastal residents live, stating most of the owned land is in the southern area, but most residents live in the northern area. Therefore, preserve use in the Coastal area will likely be from non-residents.

President Hassett suggested continuing this discussion at the Coastal Area study session previously mentioned.

Motion: Director Cyr moved, and Director Kishimoto seconded the motion to adopt the proposed changes to the Strategic Plan, as amended by the Board.

VOTE: 5-0-0 (Directors Hanko and Siemens absent)

The Board recessed at 11:48 p.m. and reconvened at 12:26 p.m. with Directors Cyr, Harris, Hassett, Kishimoto, and Riffle present.

ADJOURNMENT

President Hassett adjourned the Special Meeting of the Board of Directors of the Midpeninsula Regional Open Space District at 1:10 p.m.

Jennifer Woodworth, MMC
District Clerk