



Midpeninsula Regional
Open Space District

June 14, 2017
Board Meeting 17-14

SPECIAL AND REGULAR MEETING

BOARD OF DIRECTORS MIDPENINSULA REGIONAL OPEN SPACE DISTRICT

Administrative Office
330 Distel Circle
Los Altos, CA 94022

Wednesday, June 14, 2017

DRAFT MINUTES

SPECIAL MEETING – CLOSED SESSION

President Hassett called the special meeting to order at 5:01 p.m.

ROLL CALL

Members Present: Jed Cyr, Nonette Hanko, Cecily Harris, Larry Hassett, Curt Riffle, and Pete Siemens

Members Absent: Yoriko Kishimoto

Staff Present: General Manager Steve Abbors, General Counsel Sheryl Schaffner, Chief Financial Officer/Director of Administrative Services Stefan Jaskulak, Real Property Manager Mike Williams, Senior Real Property Agent Allen Ishibashi, Senior Planner Tina Hugg

Public comments opened at 5:01 p.m.

No speakers present.

Public comments closed at 5:01 p.m.

Real Property Manager Mike Williams and Senior Real Property Agent Allen Ishibashi participated by teleconference.

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

Property: Santa Clara County APN: 170-04-054

Agency Negotiator: Allen Ishibashi, Senior Real Property Agent

Negotiating Party: Pearlman Properties

Under Negotiation: Purchase Terms

General Manager Steve Abbors, Chief Financial Officer/Director of Administrative Services Stefan Jaskulak, Senior Planner Tina Hugg, Real Property Manager Mike Williams, and Senior Real Property Agent Allen Ishibashi left the room and/or teleconference and did not participate in Items 2 or 3.

2. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION (Significant exposure to litigation pursuant to Government Code Section 54956.9(b)):
(One potential case)

3. PUBLIC EMPLOYEE PERFORMANCE EVALUATION. Government Code Section 54957(b)(1)
Title of Employee: General Counsel

President Hassett adjourned the special meeting of the Board of Directors of the Midpeninsula Regional Open Space District at 6:13 p.m.

SPECIAL MEETING – STUDY SESSION

President Hassett called the special meeting to order at 6:15 p.m.

President Hassett reported the Board met in closed session, and no reportable action was taken.

ROLL CALL

Members Present: Jed Cyr, Nonette Hanko, Cecily Harris, Larry Hassett, Curt Riffle, and Pete Siemens

Members Absent: Yoriko Kishimoto

Staff Present: General Manager Steve Abbors, General Counsel Sheryl Schaffner, Area Manager – Skyline Craig Beckman, Assistant General Manager Kevin Woodhouse, Lead Open Space Technician Don Mackessey, Maintenance Supervisor Michael Gorman, Ranger Jessica Lucas, Land and Facilities Manager Brian Malone, District Clerk/Assistant to the General Manager Jennifer Woodworth

1. Innovation Team Fog Harvesting Project Informational Report (R-17-71)

Area Manager- Skyline Craig Beckman described the initial goal of the Innovation Team and its work on fog harvesting with the initial idea that staff would be installing collectors with the purpose of supplying water for District needs such as cattle or wildlife troughs. Mr. Beckman introduced the other members of the Innovation Team that helped staff and support the project.

Lead Open Space Technician Don Mackessey described the research conducted by the project team in conjunction with United States Geological Survey (USGS) staff member Alicia Torregrosa. Mr. Mackessey described the expanded project goals that were developed to evaluate material choices, fog characteristics, and collector location and their relationship to collection volume. Staff used their research to make decisions on the design of future fog collection devices.

USGS staff member Ms. Torregrosa described the international network of coastal fog research areas throughout the world. The fog collectors in Bay Area help USGS gather data to better understand the types of fog in the area and how far inland the fog reaches.

Mr. Mackessy described the process for selecting the fog harvesting sites and reported the Purisima location was visible to members of the public, which led to many inquiries related to the project.

Maintenance Supervisor Michael Gorman described the process used to design the frames to hold the collecting material.

Mr. Beckman described the working relationship among field staff and scientific experts and the contributions of all, including staff time, materials, and equipment, that helped make the project successful.

Ranger Jessica Lucas explained the data collected is being shared with partners, including the National Oceanographic and Atmospheric Administration and other researchers. In addition to members of the public and other researchers that showed interest in the project, the project inspired media interest including *Bay Nature* that has produced various articles and *Open Roads* who produced a video.

Mr. Beckman described the potential future of the project explaining once sufficient data is collected, staff will report out on the information in a way that supports decision making regarding installation of practical collectors at other locations. Also staff will continue to maintain existing collectors into the future as long as they provide useful data for USGS research.

Director Siemens inquired regarding the types of mesh used to collect moisture.

Mr. Mackessy described the three types of mesh used for each of the arrays.

Director Riffle inquired regarding potential wildlife impacts of the collectors.

Ms. Torregrosa reported her own experience that bees are occasionally stuck in the collector mesh. For the upcoming summer, NBD Nanotechnologies will be installing cameras to monitor the arrays.

Director Riffle inquired regarding next steps for the project.

Assistant General Manager Kevin Woodhouse reported data collection will continue and will provide information to help inform the Board for a future decision on whether to continue the project.

Mr. Woodhouse described the future of the Innovation Team, including its benefit to District staff members to expand their roles and experience at the District and inclusion of funds for the Innovation Team to work on a new project in the upcoming fiscal year.

Public comments opened at 7:02 p.m.

No speakers present.

Public comments closed at 7:02 p.m.

No Board action required.

President Hassett adjourned the special meeting of the Board of Directors of the Midpeninsula Regional Open Space District at 7:02 p.m.

REGULAR MEETING

President Hassett called the regular meeting of the Midpeninsula Regional Open Space District to order at 7:03 p.m.

ROLL CALL

Members Present: Jed Cyr, Nonette Hanko, Cecily Harris, Larry Hassett, Curt Riffle, and Pete Siemens

Members Absent: Yoriko Kishimoto

Staff Present: General Manager Steve Abbors, General Counsel Sheryl Schaffner, Assistant General Manager Kevin Woodhouse, Chief Financial Officer/Administrative Services Director Stefan Jaskulak, District Clerk/Assistant to the General Manager Jennifer Woodworth, Natural Resources Manager Kirk Lenington, Information Systems and Technology Manager Garrett Dunwoody, Land & Facilities Manager Brian Malone, Visitor Services Manager Michael Newburn, Planning Manager Jane Mark, Engineering & Construction Manager Jay Lin, Human Resources Supervisor Candice Basnight, Senior Property Management Specialist Elaina Cuzick

ORAL COMMUNICATIONS

No speakers present.

ADOPTION OF AGENDA

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

VOTE: 6-0-0 (Director Kishimoto absent)

SPECIAL ORDERS OF THE DAY

- Introduction of staff
 - Chris Perry – Open Space Technician, SFO
 - Jessica Vizena – Open Space Technician, SFO
 - Tom Hanson – Equipment Mechanic Operator, FFO
 - Alex Rodriguez – Open Space Technician, FFO

CONSENT CALENDAR

Public comment opened at 7:10 p.m.

No speakers.

Public comment closed at 7:10 p.m.

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

VOTE: 6-0-0 (Director Kishimoto absent)

1. Claims Report

2. Authorization to Reduce the District's Unfunded Pension Liability by Making a \$1 Million Pre-Payment to the California Public Employees Retirement System (CalPERS) (R-17-70)

General Manager's Recommendation: Authorize the General Manager to deposit \$1 Million into the Midpeninsula Regional Open Space District's (District) CalPERS account, in order to reduce the District's unfunded pension liability.

Director Siemens inquired if pension costs are included in the Controller's 30-year projections.

Chief Financial Officer/Director of Administrative Services Stefan Jaskulak explained how personnel costs are included in the long-term financial models.

BOARD BUSINESS

3. Fiscal Year 2017-18 Budget & Action Plan (R-17-89)

Mr. Jaskulak presented the staff report. Mr. Jaskulak summarized the review of the proposed Budget and Action Plan by the Action Plan and Budget Committee (Committee) and Board of Directors. Mr. Jaskulak reviewed the changes to the Budget and Action Plan as recommended by the Committee related to funding for the Mt. Umunhum Radar Tower Second Assessment and Bear Creek Stables. Mr. Jaskulak provided a summary of the proposed FY2016-17 District Budget, changes to the Classification and Compensation Plan, three proposed positions for the Planning and Project Delivery business line, and responses to questions submitted by Board members.

Director Harris inquired how grant funding would be included in the budget.

Mr. Jaskulak explained that any future grant funding received by the District not already included in the budget would be included through future budget amendments.

Director Riffle requested clarification regarding funding for the Mt. Umunhum Radar Tower second assessment.

General Manager Steve Abbors explained the District would fund the assessment but not design development, for which the District is seeking grant funding.

Director Siemens inquired whether the lead based paint on the tower's interior needed to be removed.

Land & Facilities Manager Brian Malone explained the lead-based paint needs to be maintained or removed for staff to safely access the building when needed.

Director Siemens commented on the high cost of building farm labor housing included in the Action Plan and expressed his concerns that the scope has expanded beyond the District's mission.

Mr. Malone explained staff will be providing updated cost estimates for this project at the June 28, 2017 Board meeting. The cost estimate also includes funding for a water source and other necessary improvements.

Mr. Abbors spoke regarding the District's mission to preserve agriculture in the Coastal Annexation Area and suggested the Board could have a future study session regarding the costs of building farm labor housing.

Senior Property Management Specialist Elaina Cuzick provided preliminary figures for building the proposed farm labor housing, including well costs, which is required by San Mateo County.

Director Riffle stated his support for farm labor housing and its ability to support agriculture.

Finally, Mr. Jaskulak provided an explanation of how inflation impacts the Measure AA funding source and provided an update on progress on Measure AA portfolios to date.

Public comment opened at 8:02 p.m.

No speakers present.

Public comment closed at 8:02 p.m.

Motion: Director Cyr moved, and Director Riffle the motion to:

1. Adopt a Resolution approving the FY2017-18 Budget and Three-Year Capital Improvement Program.
2. Approve the FY2017-18 Action Plan.
3. Adopt a Resolution approving the Classification and Compensation Plan.
4. Approve three new positions in the Planning & Project Delivery business line.

VOTE: 6-0-0 (Director Kishimoto absent)

4. Demolition of Unoccupied Structure at 16075 Overlook Drive El Sereno Open Space Preserve (R-17-68)

Senior Property Management Specialist Elaina Cuzick provided the staff report describing structural history, location, and current state of the Hayes House. Ms. Cuzick provided cost

estimates for demolition, repair, and rebuilding the house and summarized the District's factors to consider related to demolition. Finally, Ms. Cuzick described the recommendation and next steps for the project if demolition is approved by the Board.

Director Hanko inquired regarding whether it was possible to recycle the building materials or use them to rebuild the house elsewhere.

Ms. Cuzick reported that depending on the hazardous material report, the materials would be disposed of following the District's policy. Additionally, the costs would be large due to the need to remediate the materials and evaluate the structural integrity of the house.

Mr. Abbors reported he spoke with Mercury News reporter Paul Rogers to discuss the agenda item due to Mr. Rogers' previous interest in this house. They will be touring the property tomorrow.

Public comment opened at 8:15 p.m.

Andrew Bryant, neighbor to the property, requested an estimate for how long the demolition may take.

Ms. Cuzick reported the estimated demolition time is two to three weeks.

Public comment closed at 8:17 p.m.

Director Cyr expressed his support for the General Manager's recommendation.

Motion: Director Siemens moved, and Director Harris seconded the motion to approve the demolition of the unoccupied former employee residence at 16075 Overlook Drive El Sereno Open Space Preserve.

VOTE: 6-0-0 (Director Kishimoto absent)

INFORMATIONAL MEMORANDUM

- Location of Public Meetings – Outreach and Civic Engagement

INFORMATIONAL REPORTS

A. Committee Reports

Director Cyr reported on the May 31, 2017 Action Plan & Budget Committee meeting.

B. Staff Reports

Assistant General Manager Kevin Woodhouse reported on a fire along Highway 280 near Cristo Rey and staff's rapid response to the incident that helped prevent the fire from spreading to Rancho San Antonio Open Space Preserve. San Mateo County has built a temporary bypass trail to allow bicycle access along dirt Alpine Road. Finally, Mr. Woodhouse provided an update on

the work at Rancho San Antonio being done by Santa Clara Valley Water District and an upcoming stakeholders' meeting regarding transit solutions for the preserve.

Mr. Abbors reported on the success of the legislative luncheon at Picchetti Ranch attended by Directors Harris, Riffle, and Siemens and reported on recent hearings in the legislature related to the District's proposed purchase of San Jose Water Company land.

C. Director Reports

The Board members submitted their compensatory reports.

Director Harris reported her attendance at a Bay Trail Board meeting in Contra Costa County where various grant projects were discussed.

Director Siemens reported on his work at the Daniels Nature Center.

Director Cyr reported on his and President Hassett's attendance at the Special Parks District Forum in Cleveland.

President Hassett spoke regarding the partnerships utilized by the host District to complete its mission.

ADJOURNMENT

President Hassett adjourned the regular meeting of the Board of Directors of the Midpeninsula Regional Open Space District at 8:41 p.m.

Jennifer Woodworth, MMC
District Clerk