



SPECIAL AND REGULAR MEETING

BOARD OF DIRECTORS MIDPENINSULA REGIONAL OPEN SPACE DISTRICT

Wednesday, July 13, 2022

The Board of Directors conducted this meeting in accordance with California Government Code section 54953(e) and Midpeninsula Regional Open Space District Resolution 21-33. All Board members and staff participated via teleconference.

DRAFT MINUTES

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

President Kersteen-Tucker called the regular meeting of the Midpeninsula Regional Open Space District to order at 7:00 p.m.

ROLL CALL

Members Present: Jed Cyr, Larry Hassett, Karen Holman, Zoe Kersteen-Tucker, Yoriko Kishimoto, and Curt Riffle

Members Absent: Pete Siemens

Staff Present: General Manager Ana Ruiz, General Counsel Hilary Stevenson, Assistant General Manager Brian Malone, Assistant General Manager Susanna Chan, Chief Financial Officer/Director of Administrative Services Stefan Jaskulak, District Clerk/Assistant to the General Manager Jennifer Woodworth, Real Property Manager Mike Williams, Public Affairs Manager Kori Skinner, Public Affairs Specialist II Leigh Ann Gessner, Planner III Alex Casbara, Senior Resource Management Specialist Aaron Hebert

President Kersteen-Tucker announced this meeting is being held in accordance with Government Code section 54953(e) and Midpeninsula Regional Open Space District Resolution 21-33, allowing Board members to participate remotely. The District has done its best to conduct a meeting where everyone has an opportunity to listen to the meeting and to provide comment. 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. President Kersteen-Tucker described the process and protocols for the meeting.

ORAL COMMUNICATIONS

Alex Hapke, President of the Midpeninsula Rangers Peace Officers Association, provided comments describing the labor negotiations process between the union and the District's negotiators and requested the District return to the negotiating table to discuss the public safety option requested by the union.

Ryan Jordan, member of the Midpeninsula Rangers Peace Officers Association and voter in Ward 6, commented on the work environment of the rangers as compared to administrative staff. Rangers respond to various situations, such as fighting wildfires, providing emergency medical services, crimes in progress, etc. Mr. Jordan requested the District return to the negotiating table to discuss the public safety option requested by the union.

Ryan Augustine, Midpeninsula Rangers Peace Officers Association and voter in Ward 6, described the role of the District's rangers to fulfill duties that put their safety at risk, including firefighting, interacting with armed individuals, responding to crime scenes, etc. Mr. Augustine requested the District return to the negotiating table to discuss the public safety option requested by the union.

Nancy Cole commented in support of a separate bike-only trail at Bead Creek Redwoods near Bear Creek Road.

Elizabeth Twaddell provided comments in support of building additional ADA access trails at the District's preserves to allow visitors who are disabled, those with children in strollers, and older individuals to be able to use easy-access trails to enjoy open space.

Christopher Kao commented in support of allowing e-bikes at Ravenswood Open Space Preserve and stated cyclists should slow down near pedestrians.

Sarah Wang expressed concern regarding the removal of various plants and chemical treatment of invasive species at Bear Creek Redwoods.

Director Siemens joined the meeting at 7:07 p.m.

ADOPTION OF AGENDA

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

ROLL CALL VOTE: 7-0-0

CONSENT CALENDAR

Director Holman pulled item 5 from the Consent Calendar.

Public comment opened at 7:26 p.m.

Ms. Woodworth reported no public comments were submitted for the Consent Calendar items.

Public comment closed at 7:26 p.m.

Motion: Director Riffle moved, and Director Cyr seconded the motion to approve the Consent Calendar, except for Item 5.

ROLL CALL VOTE: 7-0-0

- 1. Approve the June 22, 2022 and June 29, 2022 Board meeting minutes**
- 2. Claims Report**
- 3. Teleconferenced Board Meetings Pursuant to the Brown Act and Assembly Bill 361 (R-22-65)**

General Manager's Recommendation: Adopt a resolution affirming findings on the continued need for remote teleconferenced public meetings pursuant to AB 361.

President Kersteen-Tucker requested additional information regarding the proposed transition to hybrid meetings.

General Manager Ana Ruiz provided an update on the process to install and test the audio/visual system at the new administrative office.

- 4. Contract Amendment for Historic Debris Data Recovery at Bear Creek Redwoods Open Space Preserve (R-22-85)**

General Manager's Recommendation:

1. Authorize the General Manager to amend a contract with Albion Environmental, Inc., of Santa Cruz, California in the amount of \$49,836 to conduct additional historic debris data recovery, bringing the contract to \$190,073.
2. Authorize a 15% contingency of \$7,475 to cover unforeseen tasks beyond the current scope of work as needed for a total not-to-exceed contract amount of \$197,548.

Director Holman requested additional information regarding the process to curate the items found at the debris site.

Senior Resource Management Specialist Aaron Hebert described the type of items found at the site, which the District's consultant is currently analyzing to determine which items are most representative of the site and most interesting for viewing.

- 5. Award of Contract with Parisi Transportation Consulting to provide Transportation Planning Services for the Hawthorns Area Plan (R-22-81)**

General Manager's Recommendation:

1. Authorize the General Manager to enter into a contract with Parisi Transportation Consulting of Mill Valley, CA to complete the Hawthorns Area Transportation Study for a base amount of \$131,245.
2. Authorize a 10% contingency of \$13,125 to cover unforeseen tasks beyond the current scope of work for a total not-to-exceed contract amount of \$144,370.

3. Authorize a Supplemental Work Allowance in the amount of \$75,555 for additional transportation studies beyond those in the base contract scope of work, if deemed necessary for the development of the Hawthorns Area Plan.

Director Holman expressed concern regarding the amount of single-bid contract, suggested the District should explore a permit-only parking lot, and inquired regarding the number of public meetings planned for the project.

Planner III Alex Casbara described the outreach by staff to potential bidders on the contract and the specialized nature of the scope of work. Mr. Casbara stated he would request the consultant to explore permit parking lots and provide additional information on the line-of-sight options for the driveway locations. Finally, eight public meetings are currently included in the contract and include meetings with the Board and with a potential public access working group.

Director Siemens commented if there was a public bus service along Alpine Road, it may be useful to the public to access the preserve and park elsewhere.

Director Holman commented on the potential parking issues that will likely be caused by high demand for the area and the need for the District to address these through creative solutions.

Motion: Director Hassett moved, and Director Holman seconded the motion to approve the General Manager's recommendation and direct staff to incorporate the suggestions made by the Board.

ROLL CALL VOTE: 7-0-0

6. Awards of Contract to Five Firms for On-Call Graphic Design Services (R-22-82)

General Manager's Recommendation: Authorize the General Manager to enter into five contracts for on-call graphic design services with Amy Made, Cartwright Design Studio, Eric Gouldsberry Art Direction, Lower Case Productions and Modiv Design, each for up to \$100,000 over a four-year term.

7. Award of Contract with Mead & Hunt to provide Transportation Planning Services to Develop a Shuttle Program at Rancho San Antonio Open Space Preserve (identified as a Priority 1 Action under the Rancho San Antonio Multimodal Access Project) (R-22-83)

General Manager's Recommendation:

1. Authorize the General Manager to enter into a contract with Mead & Hunt of Denver, Colorado to develop a Shuttle Program at Rancho San Antonio Preserve for a base amount of \$76,730.
2. Authorize a 10% contingency of \$7,673 to cover unforeseen tasks beyond the current scope for a total not-to-exceed contract amount of \$84,403.

Director Riffle expressed concerns regarding the ability to run a successful shuttle program at Rancho San Antonio and mentioned unsuccessful and successful shuttle programs for other locations. Director Riffle requested various metrics be created to determine the success of a potential shuttle program.

Assistant General Manager Susanna Chan stated staff reached out to other agencies with experience running a shuttle program and shared the information learned from those agencies with the District's consultant.

8. Resolution for Proposition 1 Grant Funding from the California State Coastal Conservancy (R-22-84)

General Manager's Recommendation: Adopt a resolution authorizing the General Manager to enter into a funding agreement with the State Coastal Conservancy for \$500,000 in Proposition 1 grant funding for the Johnston Ranch Acquisition Project.

BOARD BUSINESS

9. Oral Update on Cloverdale Communications

Real Property Manager Mike Williams described the District's interest in Cloverdale Ranch as part of Measure AA and would potentially create a new preserve. Mr. Williams reviewed the proposed purchase price for Cloverdale Ranch and funding sources and highlighted the District's various community outreach and engagement since 2019.

Public Affairs Specialist II Leigh Ann Gessner provided the staff presentation reviewing the District's focus on projects in the San Mateo Coastside area and on the District's Coastside Area mission. Staff seeks to be present and engaged in community events in the area to build relationships with stakeholders, such as the agricultural community, coastal communities, taxpayers and preserve users, elected officials, etc. Ms. Gessner reviewed the goals and key messages for the Cloverdale Ranch project, including the property's resources values, agricultural conservation, public access, and continued partnership with Peninsula Open Space Trust.

Mr. Williams described the feedback received at the stakeholder site visits and community meetings, such as providing opportunities for middle and high school interpretive hikes, continued maintenance of the La Honda School District property taxes, concerns related to impacts to downtown Pescadero on the weekends, safe walking and bicycle access to Pescadero Marsh and beaches, etc. Presentations to community organizations and public meetings will continue throughout the proposed acquisition process.

Ms. Gessner described the next steps for the process and associated community engagement for the potential acquisition of Cloverdale Ranch, such as celebration of the new preserve, interim public access outreach, and engagement for the future long-term planning process.

President Kersteen-Tucker asked about public outreach to coastal communities and organizations to address potential traffic concerns and suggested outreach to Ayudando Latinos A Soñar (ALAS) and the farmworker community.

Mr. Williams reported staff offered to present to the Half Moon Bay City Council and reported the community has expressed concerns related to traffic and parking, especially on the weekend.

President Kersteen-Tucker suggested having a group of docents that specialize in the Coastside area, especially if those docents can also lead hikes in Spanish.

Director Riffle commented a key message promoting how the District will be a good neighbor to the community is important.

Director Hassett commented on the length of the planning process for La Honda Creek and stated he hopes the Cloverdale planning process is shorter to allow the public to access Cloverdale sooner.

Directors Kishimoto and Holman spoke in support of training community members to become docents to be able to highlight the area.

Director Siemens spoke in support of opening Cloverdale Ranch to public access soon and suggested acting quickly on the planning process.

Ms. Ruiz commented on current public access projects throughout the District's preserves, including Bear Creek Redwoods, La Honda Creek, Johnston Ranch, etc. In order to expedite opening Cloverdale Ranch to public access, new staff will be needed, or current projects will need to be reprioritized. Additionally, the public has raised concerns about the impacts of opening areas to quickly without addressing parking and traffic impacts.

Assistant General Manager Brian Malone provided additional information regarding staff's plans for partial public access through permit access, docent-led hikes, etc. to Cloverdale before the public access planning process is completed.

Public comments opened at 9:10 p.m.

No public comments were submitted for this item.

Public comments closed at 9:10 p.m.

No Board action required.

INFORMATIONAL REPORTS

A. Committee Reports

Director Holman reported the Legislative, Funding, and Public Affairs Committee met on July 12, 2022 to discuss federal legislation proposed for District support.

B. Staff Reports

Public Affairs Manager Kori Skinner provided an update of the District's 50th anniversary events, including the Coastside event planned for September 10, 2022 and the planned documentary with Doug McConnell.

District Clerk Jennifer Woodworth announced the nomination period for the November 8, 2022 election opens on Monday, July 18, 2022 and runs through August 12, 2022. Those who are interested in running for a seat on the Board of Directors should contact the District Clerk to set

an appointment to be issued nomination papers. The July 27, 2022 regular Board meeting is cancelled due to a lack of agenda items.

C. Director Reports

Director Riffle reported he attended the Portola Valley community meeting on June 28, 2022, regarding the Hawthorns Area planning process and attended the July 12, 2022 virtual open house regarding the Purisima Creek planning process.

Director Holman reported she attended the Portola Valley community meeting on June 28, 2022, regarding the Hawthorns Area planning process and praised the active participation by the community members and facilitation by staff. Director Holman reported she invited the general manager to present at the Palo Alto Historical Association in the December for the District's 50th anniversary.

President Kersteen-Tucker reported she attended the recent docent graduation and commended the graduates. On July 4, 2022 President Kersteen-Tucker and Public Affairs Manager marched in the Half Moon Bay Fourth of July parade, and a District ranger truck also participated.

ADJOURNMENT

President Kersteen-Tucker adjourned the regular meeting of the Board of Directors of the Midpeninsula Regional Open Space District at 9:19 p.m.

Jennifer Woodworth, MMC
District Clerk