



Midpeninsula Regional
Open Space District

Meeting 15-03

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

330 Distel Circle
Los Altos, CA 94022

Wednesday, January 28, 2015
SPECIAL MEETING BEGINS AT 5:00
REGULAR MEETING BEGINS AT 7:00

A G E N D A

**5:00 SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE MIDPENINSULA
REGIONAL OPEN SPACE DISTRICT – STUDY SESSION**

ROLL CALL

1. [Financial and Operational Sustainability Model Study Update \(R-15-23\)](#)

Staff Contact: Kevin Woodhouse, Assistant General Manager

General Manager's Recommendation: Receive an update on the Financial and Operational Sustainability Model Study that is being conducted for the District by Management Partners.

ADJOURNMENT

**7:00 REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE MIDPENINSULA
REGIONAL OPEN SPACE DISTRICT**

ORAL COMMUNICATIONS – PUBLIC

ADOPTION OF AGENDA

CONSENT CALENDAR

1. [Approve Minutes of the January 14, 2015 Board Meeting](#)

2. [Approve Claims Report](#)

3. [Appointment of Board of Directors Standing Committee Members for Calendar Year 2015 \(R-15-15\)](#)

Staff Contact: Jennifer Woodworth, District Clerk

Board President's Recommendation: Approve the President's appointments to the Board

Standing Committees, as well as approve the appointments of Board representatives to other bodies, and determine the compensation status for attendance at Board Committee meetings.

4. [**Appointment of District Representatives to the Governing Board of the Midpeninsula Regional Open Space District Financing Authority for Calendar Year 2015 \(R-15-16\)**](#)

Staff Contact: Jennifer Woodworth, District Clerk

Board President's Recommendation: Approve appointment of Directors Pete Siemens, Curt Riffle, Jed Cyr, and Larry Hassett to serve on the Governing Board of the Midpeninsula Regional Open Space District Financing Authority for Calendar Year 2015.

5. [**Renewal of Investment Authority and Adoption of Annual Statement of Investment Policy \(R-15-17\)**](#)

Staff Contact: Mike Foster, Controller

General Manager's Recommendation: Adopt a resolution to renew the District Controller's investment authority until January 7, 2016 and approve the District's Revised Statement of Investment Policy.

6. [**2014 Ombudsperson Annual Report and Extension of the Ombudsperson's Appointment through December 31, 2015 \(R-15-21 ,m km\)**](#)

Staff Contact: Shelly Lewis, Public Affairs Manager

General Manager's Recommendations:

1. Receive an annual report from Rosemary Field, the District's Ombudsperson.
2. Approve an extension to the appointment of Rosemary Field as the District's ombudsperson through December 31, 2015.

BOARD BUSINESS

7. [**Contract for the Mount Umunhum Radar Tower Interim Repair Project located at Sierra Azul Open Space Preserve \(R-15-09\)**](#)

Staff Contact: Gina Coony, Open Space Planner III

General Manager's Recommendation: Authorize the General Manager to enter into a contract with Ashron Construction and Restoration, Inc., of Milpitas, CA, for a contract amount of \$222,980. In addition, authorize a 10% contingency of \$22,298 to cover any unforeseen conditions, for a not-to-exceed contract total of \$245,278, to complete the Mount Umunhum Radar Tower Interim Repair Project located at Sierra Azul Open Space Preserve.

8. [**Award of Contract for Design and Engineering Services for the Mount Umunhum Summit Project \(R-15-18\)**](#)

Staff Contact: Lisa Bankosh, Planner III

General Manager's Recommendation: Authorize the General Manager to execute a contract with Restoration Design Group for an amount of \$325,735 to design and engineer ecological restoration and visitor amenities on the summit of Mount Umunhum at Sierra Azul Open Space Preserve. In addition, authorize a 15% contingency of \$48,860 to cover unforeseen requirements, for a not-to-exceed total contract amount of \$374,595.

9. [**Proposed Funding and Acquisition Agreement to Purchase a Conservation Easement for the Alpine Ranch Property owned by Peninsula Open Space Trust located at 8700 Alpine**](#)

Road, La Honda, in unincorporated San Mateo County (Assessor's Parcel Numbers 083-340-140) (R-15-14)

Staff Contact: Michael Williams, Real Property Manager

General Manager's Recommendations:

1. Determine that the recommended actions are categorically exempt from the California Quality Act as set out in the staff report.
2. Adopt a Resolution authorizing the execution of the Funding and Acquisition Agreement with Peninsula Open Space Trust and accept a conveyance of a conservation easement over POST's Alpine Ranch property.
3. Adopt the Preliminary Use and Management Plan recommendations as set out in the staff report.
4. Withhold dedication of the Alpine Ranch property as public open space.

INFORMATIONAL REPORTS – Reports on compensable meetings attended. Brief reports or announcements concerning activities of District Directors and staff; opportunity to refer public or Board questions to staff for factual information; request staff to report back to the Board on a matter at a future meeting; or direct staff to place a matter on a future agenda. Items in this category are for discussion and direction to staff only. No final policy action will be taken by the Board.

- A. Committee Reports
- B. Staff Reports
- C. Director Reports

ADJOURN MEETING TO CLOSED SESSION

- 1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Government Code Section 54956.8)**
Property: End of Lucy Lane, Half Moon Bay, CA, San Mateo County APN 066-320-120
Agency Negotiator: Michael Williams, Real Property Manager
Negotiating Party: Henry Riggs, Property Owner
Under Negotiation: Price and terms of payment
- 2. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Government Code Section 54956.8)**
Property: 15900 Soda Springs Road, Los Gatos, CA, Santa Clara County APN 558-31-008
Agency Negotiator: Allen Ishibashi, Senior Real Property Agent
Negotiating Party: Linda Kinney, Santa Clara County Tax Collector's Office
Under Negotiation: Price and terms of payment

ADJOURNMENT

TO ADDRESS THE BOARD: *The President will invite public comment on agenda items at the time each item is considered by the Board of Directors. You may address the Board concerning other matters during Oral Communications. Each speaker will ordinarily be limited to three minutes. Alternately, you may comment to the Board by a written communication, which the Board appreciates.*

Consent Calendar: *All items on the Consent Calendar may be approved without discussion by one motion. Board members, the General Manager, and members of the public may request that an item be removed from the Consent Calendar during consideration of the Consent Calendar.*

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact the District Clerk at (650) 691-1200. Notification 48 hours prior to the meeting will enable the District to make reasonable arrangements to ensure accessibility to this meeting.

Written materials relating to an item on this Agenda that are considered to be a public record and are distributed to Board members less than 72 hours prior to the meeting, will be available for public inspection at the District's Administrative Office located at 330 Distel Circle, Los Altos, California 94022.

CERTIFICATION OF POSTING OF AGENDA

I, Jennifer Woodworth, District Clerk for the Midpeninsula Regional Open Space District (MROSD), declare that the foregoing agenda for the Special and Regular Meetings of the MROSD Board of Directors was posted and available for review on January 23, 2015, at the Administrative Offices of MROSD, 330 Distel Circle, Los Altos California, 94022. Agenda materials are also available on the District's website at <http://www.openspace.org>.

Jennifer Woodworth

Signed January 23, 2015 at Los Altos, California.

