



Midpeninsula Regional
Open Space District



**MEASURE AA BOND OVERSIGHT COMMITTEE OF THE
MIDPENINSULA REGIONAL OPEN SPACE DISTRICT**

Tuesday, June 6, 2023

DRAFT MINUTES

The Board of Directors conducted this meeting in accordance with California Government Code section 54953 and Midpeninsula Regional Open Space District Resolution 21-33.

ROLL CALL

Committee Chair Cilker called the meeting to order at 5:30 p.m.

Members present: Paul Betlem, Brian Cilker, Curtis Cole, David Emery, Kit Gordon, Bruce Tolley, and Steven Permut

Members absent: None

Staff present: Chief Financial Officer/Director of Administrative Services Stefan Jaskulak, General Counsel Hilary Stevenson, Assistant General Manager Susanna Chan, District Clerk Maria Soria, Rafaela Ocegüera, Budget & Finance Manager, Real Property Manager Mike Williams, Natural Resources Manager Kirk Lenington

Chair Cilker announced this meeting is being held in accordance with Government Code section 54953. 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

District Clerk Maria Soria reported there were no public speakers for this item.

Chair Cilker noted there was a written comment submitted to the Committee.

Ms. Soria reported that staff responded to the commenter and the response was also made available to the Committee.

COMMITTEE BUSINESS

1. Approve March 14, 2023 Measure AA Bond Oversight Committee Minutes

Motion: Committee Member Tolley moved, and Committee Member Cole second the motion to approve the March 14, 2023 Measure AA Bond Oversight Committee minutes.

ROLL CALL VOTE 7-0-0

2. Advisory Opinion on the Closure of Completed Measure AA Portfolios #18 South Bay Foothills: Saratoga-to-the-Sea Trail and Wildlife Corridor and #23 Sierra Azul: Mt. Umunhum Public Access and Interpretation Projects and Reallocation of Remaining Portfolio Funds to Portfolio #03 Purisima Creek Redwoods: Purisima-to-Sea Trail, Watershed Protection and Conservation Grazing

Chief Financial Officer/Director of Administrative Services Stefan Jaskulak provided the staff presentation on closing two Measure AA Portfolios: #18 South Bay Foothills: Saratoga-to-the-Sea Trail and Wildlife Corridor and #23 Sierra Azul: Mt. Umunhum Public Access and Interpretation Projects and shifting the remaining funds to Portfolio #03 Purisima Creek Redwoods: Purisima-to-Sea Trail, Watershed Protection and Conservation Grazing. Mr. Jaskulak provided a map and identified where the three portfolios are located and stated there are no outstanding or future planned actions or projects needed for MAA Portfolios #18 and #23. All priority actions for both portfolios are complete and a combined total of almost \$6.4M remains that can be reallocated to Portfolio #03. Staff is proposing, per Board Policy 3.11, to reallocate the funds to Portfolio #03. Mr. Jaskulak reported that this proposal was presented to the Action Plan and Budget Committee on May 16, 2023 for their concurrence and voted unanimously in favor of reallocating the funds.

Mr. Jaskulak reviewed the priority actions for Portfolio #18 and #23, including the total portfolio allocation and funds expended. He continued to review Portfolio #03 and stated that currently there is about \$7.6M allocated for projects under the portfolio and \$6.6M of the funds have been expended. The projects in the upcoming FY24 Budget and CIAP have an estimated cost of \$7.7M. The proposed reallocation of \$6.4M would reduce the funding gap to about \$1.3M. With the proposed allocation, the combined total for Portfolio #03 would be almost \$14M. Staff would continue to seek outside grant funds to fill the remaining funding gap.

Committee member Cole inquired and received information on whether the \$4.6M cost was unusual for a parking lot.

Committee member Cole commented that Portfolio's #02 and #09 look like they may be complete and inquired if the Board of Directors or a Committee has deemed any other portfolios complete.

Mr. Jaskulak stated no other portfolio has been deemed complete, and staff is currently determining whether any additional work has to be done in those particular portfolios.

Committee member Cole inquired if the Board has determined if any other portfolio is in dire need of additional funds.

Mr. Jaskulak stated that the Board has not made a determination, but staff is monitoring the Bear Creek Portfolio #21, this portfolio will be augmented with grants and interest income from the bond proceeds.

Committee member Emery inquired about the reasons for the need to increase funds in Portfolio #03.

Mr. Jaskulak stated there is no one factor, and that the allocations to the portfolios were made ten years ago with different requirements, knowledge, and high-level estimates. There was anticipation that there would be a need to reallocate funds even when Measure AA was planned and written. Furthermore, the projects under the portfolio are much more involved than anticipated.

General Manager Ana Ruiz stated that when staff prepared the expenditure plan, staff had envisioned having the parking area and the trail in a different location, but since then, some additional new properties became available that provide a much better location for access and can extend the regional trail further to the west to connect with the coastal trail. As a result, the project description was adjusted and with that the cost.

Committee member Gordon inquired and received information on the internal process for how staff decides when a project is complete.

Committee member Gordon inquired about the type of community outreach done for the parking lot design.

Assistant General Manager Susanna Chan stated that there have been well over 20 different public meetings in-person and virtually. The meetings included workshops, stakeholder meetings, and focus group meetings. There has been a robust public engagement process for the project, including for the proposed parking area. Staff also held a larger scale community meeting for the general public to review the proposed options and provide feedback, both for the trail alignment and the parking area.

Committee member Betlem inquired and received information on what factors were taken into account when estimating parking capacity and general usage.

Committee member Tolley inquired when staff became aware that Portfolio # 03 was underfunded.

Mr. Jaskulak stated it became clear at the start of this fiscal year, with the acquisition of the South Cowell purchase, and as additional details about the parking lot and trail came into focus as the project's design and development moved forward.

Committee member Permut inquired and received information on the number of parking spaces, how staff determined the equestrian parking versus automobile parking, and if there were going to be any rules on who might use the parking lot.

Committee member Betlem requested that the PowerPoint presentation be shared with the Committee.

Public comments opened at 6:08 p.m.

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

Public comments closed at 6:08 p.m.

MOTION: Committee member Emery moved, and Committee member Betlem seconded the motion to approve the General Manager's recommendation and deemed that Portfolio #18 and #23 are complete and reallocate remaining funds of \$6,357,920 to Portfolio #03.

ROLL CALL VOTE 7-0-0

Committee member Tolley inquired if the written public comment that was submitted to the Committee would be forwarded to the Board of Directors.

General Manger Ruiz stated that the written comment was forwarded to the Committee because it was specifically addressed to them. Both the written comment and staff's response were forwarded to the Committee.

Committee member Emery stated that staff's response was good, and the commenter had questions concerning species mitigation and biological surveys that were not specifically addressed, and suggested that by addressing such issues, some the of the commenter's concerns may be further addressed.

Committee member Cole concurred with Committee member Emery. He also added there may be constituents interested in knowing how much land has been purchased, how many new preserves have been opened, how many acres are newly opened, how many parking spaces have been added. Although the data is available, it is dispersed.

General Manager Ruiz reported that she is working with the Public Affairs department on a Measure AA webpage that will be much more comprehensive and include such information as well as major milestones and accomplishments. The website is getting finalized, and once it is ready, the Committee will receive a website link for their review.

Committee Permut suggested including information in a bullet point format in the newspaper that lists the top five- or ten-line items that people are interested in, such as number of trail miles, number of acres acquired, etc., and a link to the Measure AA website homepage so that the public is aware that the Measure AA funds are being well spent. He also suggested adding a one-page list of the Measure AA accomplishments to the preserve sign boards.

General Manager Ruiz reported that next year will be Measure AA's 10-year anniversary and staff is planning to publicize it widely in the newspaper, social media, etc., and include the major accomplishments of the last 10 years.

Committee member Cole suggested adding an agenda item to the next Committee meeting so that the Committee has an opportunity to discuss the District's measurable progress in community outreach.

Mr. Jaskulak stated that adding a separate agenda item may not be within the purview of the Committee, however the Committee's suggestion of creating infographics, which can be added to the Annual Accountability report and leveraged on the Measure AA website, could be discussed at a high-level. Mr. Jaskulak expressed his appreciation for the Committee's feedback, ideas, and suggestions, and how staff can improve their efforts to communicate the success of Measure AA, and that could start with the inclusion of additional information in the Annual Accountability report.

ADJOURNMENT

Committee Chair Cilker adjourned the meeting of the Measure AA Bond Oversight Committee at 6:22 p.m.

Maria Soria, MMC
District Clerk