

**SAN JOAQUIN COUNTY MOSQUITO & VECTOR CONTROL DISTRICT
7759 SOUTH AIRPORT WAY, STOCKTON, CALIFORNIA 95206**

MINUTES OF THE BOARD OF TRUSTEES MEETING

August 19, 2014

1. Call to Order

The regular meeting of the Board of Trustees of the San Joaquin County Mosquito and Vector Control District was held Tuesday, August 19, 2014, at the District's Stockton office. President Marc Warmerdam called the meeting to order at 1:03 p.m.

Trustees Present:

Jay Colombini
Greg O'Leary
Gary Lambdin
Chet Miller
Marc Warmerdam
Frances Groen
Joy Meeker
Omar Khweiss
Jack Snyder
Mike Manna
Jack Fiori

Staff Members Present:

Eddie Lucchesi, Manager
John Fritz, Asst. Manager
Emily Nicholas, Admin. Assistant
Jamie Newcomb, Secretary
David Smith, Asst. Entomologist

Legal Advisor:

Christopher K. Eley, Attorney at Law

Other: Tiffany Anderson (Retired employee)

Trustees Absent: None

2. Public Comment Period

Former District employee Tiffany Anderson presented a letter to President Warmerdam to read to the Board. The letter demanded settlement for her alleged claims for damages arising from her employment. With Ms. Anderson's consent, Legal Advisor Eley read aloud the contents of the letter to the Board. There were no other public comments.

3. Consent Calendar

- a. **Minutes of the July 15, 2014 regular meeting of the Board of Trustees**
- b. **Expenditure and Financial Reports for July 2014.**
- c. **District activities report for July 2014.**
Assistant Entomologist David Smith presented results from a trial he participated in comparing a new adult mosquito control product DeltaGuard®, from Bayer Environmental Sciences, to Evergreen® Mosquito Adulticide EC 60-6. The trial results concluded DeltaGuard® appears more effective than Evergreen® 60-6, and that it could be an alternative material for the District's use to control adult mosquitoes.
- d. **Public Information & Outreach report for July 2014.**
- e. **Manager's report**
- f. **Correspondence**

Following review and discussion of the Consent Calendar, it was moved by Trustee Meeker, seconded by Trustee O'Leary, to approve the Consent Calendar as presented; the motion was unanimously approved.

4. Request for authorization for designated staff and eligible Trustees to attend AMCA Conference, March 29-April 2, 2015, per District policy 4090.32.

Manager Lucchesi requested authorization to attend the upcoming AMCA conference on March 29-April 2, 2015 in New Orleans, LA. After review and discussion, it was moved by Trustee Groen, seconded by Trustee Khweiss to authorize eligible trustees, and designated staff to attend the AMCA Conference in New Orleans, LA; the motion was unanimously approved.

5. Request for authorization for designated staff and Trustees to attend MVCAC Board of Directors and Committee Meetings, October 22-24, 2014.

Manager Lucchesi requested authorization for designated staff and interested trustees to attend the upcoming MVCAC Fall meeting scheduled for October 22-24, 2014 in Sacramento, CA. Following review and discussion, it was moved by Trustee Manna, seconded by Trustee Miller, to authorize interested trustees and designated staff to attend the October 22-24, 2014 MVCAC meeting; the motion was unanimously approved.

6. Executive Committee Report.

President Warmerdam directed Legal Advisor Eley to provide a report. Mr. Eley reported the executive committee met prior to the regular BOT meeting in closed session pursuant to CGC Sections 54957 and 54957.6 to review the performance of the Manager for Fiscal year 2013-14, as per the contract language with the Manager. Eley stated the executive committee reviewed the manager's performance and concluded it was excellent. The committee directed legal counsel to provide a written summary of its evaluation for review by the Board. The salary review will be discussed in closed session at the September 2014 BOT meeting.

7. Resolution 14/15-04, a resolution of the Board of Trustees of the San Joaquin County Mosquito and Vector Control District adopting policy regarding Trustee purchase of District surplus property.

Legal Advisor Eley presented a draft resolution to adopt a policy regarding Trustees purchasing surplus District property. The proposed resolution stated any Trustee interested in the purchase of surplus District property would inform the Board and would be removed from participating in any decisions regarding sale. Trustee O'Leary suggested the resolution should state the inclusion of "real" property to better reflect the intent of the resolution. Following review and discussion of Resolution 14/15-04, it was moved by Trustee O'Leary, seconded by Trustee Groen, to approve Resolution 14/15-04 with the verbiage change to include "Real property"; the motion was unanimously approved.

8. Surplus District Property, 200 N. Beckman Rd.-Lodi

Review/Discussion of staff reports as it pertains to sale of property. Board will consider action plan relative to the report.

Manager Lucchesi reported his findings from San Joaquin County Environmental Health Department (EHD) that verified the completion of a site investigation and remedial action for the underground storage tanks formerly located on the property. The EHD confirmation letter was issued on April 7, 1998. In addition, a Phase II ESA investigation was conducted in 2003 by Kleinfelder engineering confirming no further remedial action was necessary. Lucchesi also shared a letter dated November 9, 2012 from EHD verifying completion of a site investigation for underground storage tank removal from the gas station neighboring to the north of the District's property. A monitoring well was located on District property as part of that investigation and since has been appropriately filled and sealed. However, as previously discussed, since it has

been over ten years since an ESA was completed, the Board requested Manager Lucchesi to investigate the costs associated with an updated Phase I ESA.

Manager Lucchesi presented a proposal from Neil O. Anderson and Associates to complete an updated phase I environmental site assessment (Phase I ESA), for the property in the amount of \$4,700. Following review and discussion of the proposal, it was moved by Trustee Groen, seconded by Trustee Colombini, to approve Neil O. Anderson and Associates to conduct an updated Phase I ESA in the amount of \$4,700; the motion was unanimously approved.

Manager Lucchesi provided a summary sheet of the Request of Qualification (RFQ) from three different realtors for the Boards review. The three realtors included Lee & Associates, Colliers International, and CB Richard Ellis. It stated their experience, methods for marketing, list of past transactions, and listing and fee arrangements. Following review and discussion of the RFQ's, it was moved by Trustee Fiori, seconded by Trustee Meeker, to postpone a decision so the Trustees could review the information as presented; the motion was unanimously approved with Trustee O'Leary abstaining from the motion.

9. CLOSED SESSION (Pursuant to CGC§ 54959 and § 574957)

- A. Conference with Real Property Negotiators (§54956.8)
Property: **200 N. Beckman Road, Lodi CA 95240**
Agency Negotiator: **District Legal Counsel Chris Eley, District Manager Eddie Lucchesi**
Under Negotiation: **Instruction to negotiators will concern price and terms of payment**
- B. Public Employee Performance Evaluation (§54957)
Title: Manager

Prior to convening to closed session, President Warmerdam announced the reason for the closed session. President Warmerdam stated 9B would not be discussed, but will be reviewed at the September 2014 BOT meeting. The Board convened to closed session at 2:30 p.m. and reconvened to open session at 2:52 p.m.

REPORT OF CLOSED SESSION

President Warmerdam called upon Legal Counsel Eley to provide a report of the closed session. Legal Counsel Eley reported that the Board of Trustees had met in closed session to only discuss Item 9A, the valuation of the 200 N. Beckman Road property. Legal Counsel Eley stated for Item 9A, there was discussion only, and no action was taken.

10. Comments from Trustees on non-agenda items.

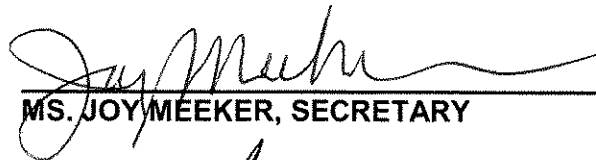
- Manager Lucchesi informed the Trustees that there would be Ethics Training provided by Legal Advisor Eley at the October 2014 BOT meeting.
- President Warmerdam informed the Board that he received a letter from MVCAC stating that Trustee Miller had been nominated as a representative for the North San Joaquin Valley Region on the Trustee Council.
- Trustee Snyder informed the Board that he would be resigning from his position on the Board and that today would be his last day.

11. Other Business; Announcement of Future Board and Committee Meetings

- The next regular meeting of the Board of Trustees will be 1:00 p.m. Tuesday, September 16, 2014.
- Trustee Khweiss and Trustee Miller informed Board that they would not be able to attend September BOT meeting due to prior commitments.

12. Adjournment

There being no further business, it was moved by Trustee Fiori, seconded by Trustee Groen, to adjourn the meeting at 3:00 p.m.; the motion passed unanimously.


MS. JOY MEEKER, SECRETARY


MR. EDDIE LUCCHESI, MANAGER