

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

MINUTES OF THE BOARD OF TRUSTEES MEETING

October 21, 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, October 21, 2014, at the District's Stockton office. President Marc Warmerdam called the meeting to order at 1:00 p.m.

Trustees Present:

Francis Groen
Chet Miller
Gary Lambdin
Jack Fiori
Marc Warmerdam
Joy Meeker
Omar Khweiss
Jay Colombini

Staff Members Present:

Eddie Lucchesi, Manager
John Fritz, Asst. Manager
Emily Nicholas, Administrative Assistant
Jamie Newcomb, Secretary

Legal Advisor: Chris Eley

Other: None

Trustees Absent: Greg O'Leary and Mike Manna

2. Public Comment Period

- No comments

3. Consent Calendar

- a. **Minutes of the September 16, 2014 regular meeting of the Board of Trustees**
- b. **Expenditure and Financial Reports for September 2014.**
- c. **District activities report for September 2014.**
- d. **Public Information & Outreach report for September 2014.**
- e. **Manager's report**
- f. **Correspondence**

Administrative Assistant Emily Nicholas presented information on VCJPA and OPEB accounts and answered questions from the Trustees. Following review and discussion of the Consent Calendar, it was moved by Trustee Fiori, seconded by Trustee Meeker, to approve the Consent Calendar as presented; the motion was unanimously approved.

4. Request for authorization to seek bids for the purchase of three (3), ½ ton 4x4 trucks and one (1), ½ ton two-wheel drive pick-up truck.

Manager Lucchesi reviewed with the Board, staff's request to purchase four new vehicles per the FY 2014/15 budget. Staff will solicit bids / proposals from San Joaquin County auto dealers for the Board's consideration. Following review and discussion, it was moved by Trustee Groen, seconded by Trustee Colombini, to authorize staff to solicit bids for vehicles for review and consideration by the Board. The motion was unanimously approved.

5. Manager Performance Evaluation and Compensation review.

President Warmerdam called upon Legal Counsel Eley to provide a brief review of last month's BOT meeting. Legal Counsel Eley reported that the Board of Trustees met last month in closed session to discuss the Manager's performance from July 2013 thru June 2014, and that the trustees would set a salary during this meeting based on that performance evaluation, pursuant to the contract with the Manager adopted July 2012. The trustees agreed that Manager Lucchesi has done an excellent job this past year, and recommended his annual salary be increased by \$3,500, retroactive to July 1, 2014. Following brief discussion, it was moved by Trustee Khweiss, seconded by Trustee Groen, to adjust the manager's salary for FY2014-15 retroactive to July 1, 2014; the motion was unanimously approved.

6. Surplus District Property, 200 N. Beckman Rd.-Lodi (APN 049-050-31).

Review/Discussion of staff reports as it pertains to sale of property. Board will consider selection of commercial real estate firm.

President Warmerdam called upon Legal Counsel Eley to review the three commercial real estate proposals from Lee & Associates, Colliers International, and CB Richard Ellis. Trustees discussed each of the company's experience and proposed listing agreements and fee arrangements. All three firms agreed to a six month term. Fee arrangement proposals included: Lee & Associates @ 5% commission of gross sales price w/ cooperative broker and 4% of gross sales price without cooperative broker, Colliers International @ 6% of gross sales price, and CB Richard Ellis @ 6% of gross sales price. Following review and discussion, it was moved by Trustee Groen, seconded by Trustee Khweiss, to contract with Lee & Associates to sell the surplus District property; the motion was unanimously approved.

Following the vote, the Board directed the manager to request Lee & Associates to present the Board with a monthly status report on the progress to sell the property.

7. 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**

Prior to convening to closed session, President Warmerdam announced the reason for the closed session. The Board convened to closed session at 1:55 p.m. and reconvened to open session at 2:32 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 discuss the sale price for the District's Beckman Road property. Mr. Eley stated the Board decided to set a minimum selling price. Following review and discussion of the report, it was moved by Trustee Colombini, seconded by Trustee Meeker, to set the minimum bid amount for the 200 N. Beckman Road property at \$700,000. The motion was unanimously approved.

8. Comments from Trustees on non-agenda items.


- Trustee Khweiss stated that he would be participating in a ride along with a District Mosquito Control Technician and stated that the other Board members may one day want to take advantage of this same opportunity.
- Manager Lucchesi reminded the Board we would need confirmation on the members going to the MVCAC and AMCA at the next meeting.


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

- Manager Lucchesi announced the next regular meeting of the Board of Trustees will be 1:00 p.m. Tuesday, November 18, 2014.
- Trustee Lambdin stated he would not be able to attend the November Board meeting due to a prior commitment

10. Adjournment

There being no further business, it was moved by Trustee Groen, seconded by Trustee Khweiss, to adjourn the meeting at 2:32 p.m.; the motion passed unanimously.



MS. JOY MEEKER, SECRETARY
MARK WARMERDAM - PRESIDENT


MR. EDDIE LUCCHESI, MANAGER