

SAN JOAQUIN COUNTY MOSQUITO & VECTOR CONTROL DISTRICT

7759 SOUTH AIRPORT WAY, STOCKTON, CA 95206

Telephone: (209) 982-4675 Fax: (209) 982-0120

Website: www.simosquito.org Email: district@simosquito.org

BOARD OF TRUSTEES MEETING

AGENDA

Tuesday, September 15, 2015

1:00 P.M.

All proceedings before the Board of Trustees are conducted in English. The District does not furnish interpreters and, if one is needed, it shall be the responsibility of the person needing one. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in the meetings of the District, please contact the Manager at (209) 982-4675 at least 48 hours prior to the meeting to enable the District to make reasonable arrangements to ensure accessibility.

1. CALL TO ORDER; ROLL CALL

- 2. PUBLIC COMMENT PERIOD** – This time is reserved for members of the public to address the Board of Trustees relative to matters within the jurisdiction of the San Joaquin County Mosquito & Vector Control District. No action may be taken on non-agenda items unless authorized by law. Speakers should hold comments on items listed as a Public Hearing until the Hearing is opened. Comments will be limited to five minutes per person.

3. CONSENT CALENDER

- a. Draft Minutes of the August 18, 2015 regular meeting of the Board of Trustees
- b. Expenditure and financial reports for August 2015
- c. District activities report for August 2015
- d. Public Information & Outreach report for August 2015
- e. Manager's report
- f. Correspondence

4. STATUS ON SALE OF SURPLUS DISTRICT PROPERTY, 200 N BECKMAN RD. LODI, CA

Report on progress as it pertains to sale of property.

5. REQUEST FOR AUTHORIZATION FOR DESIGNATED STAFF AND TRUSTEES TO ATTEND THE MVCAC BOARD OF DIRECTORS AND COMMITTEE MEETINGS, OCTOBER 28-30, 2015

6. REQUEST FOR AUTHORIZATION TO SEEK BIDS / PROPOSALS TO PURCHASE VEHICLES

7. CLOSED SESSION (Pursuant to CGC §54957)

- A. Public Employee Performance Evaluation (§54957)
Title: Manager

REPORT OF CLOSED SESSION

8. COMMENTS FROM TRUSTEES AND STAFF ON NON-AGENDA ITEMS

9. 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, October 20th, 2015

10. ADJOURN

Board Meeting Information

To: Board of Trustees
From: Eddie Lucchesi, Manager
CC: Chris Eley, Legal Counsel
Date: 9/9/2015
Re: September 2015 BOT Meeting, Agenda Item 3

3. CONSENT CALENDER

- a. **Draft minutes of the July 21, 2015 regular meeting of the Board of Trustees**
- b. **Expenditure and Financial reports for July 2015**
- c. **District activities report for July 2015**
- d. **Public Information & Outreach report for July 2015**
- e. **Manager's report**
- f. **Correspondence**

The Consent Calendar consists of items that require approval or acceptance but are self-explanatory and generally require no discussion. If the Board would like to discuss any item listed, it may be pulled from the Consent Calendar and discussed separately.

If there are no items that the Board would like to discuss separately, it is recommended that the Board of Trustees approve the Consent Calendar as presented.

Attachments

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

MINUTES OF THE BOARD OF TRUSTEES MEETING

August 18, 2015

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 18, 2015, at the District's Stockton office. President Lambdin called the meeting to order at 1:05 p.m.

Trustees Present:

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

Staff Members Present:

Eddie Lucchesi, Manager
John Fritz, Asst. Manager
Jamie Newcomb, Secretary

Legal Advisor: Chris Eley, Attorney at Law

Other: Jim Martin, Lee & Associates,
Mickey Nuss, Leadership Lodi

Trustees Absent:

Francis Groen

2. Public Comment Period

There was no public comment.

3. Consent Calendar

- a. **Minutes of the July 21, 2015 regular meeting of the Board of Trustees**
- b. **Expenditure and Financial Reports for July 2015.**
- c. **District activities report for July 2015.**
- d. **Public Information & Outreach report for July 2015.**
- e. **Manager's report**
- f. **Correspondence**

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

4. **Status on sale of surplus District property, 200 N. Beckman Rd, Lodi.**
Report on progress as it pertains to sale of property

Manager Lucchesi introduced Jim Martin of Lee & Associates. Jim informed the Board that the buyer's lender ordered an appraisal of the Beckman Rd property and that the results on value of property were favorable. Regarding the lender's Phase II report, he stated the report referenced soil samples of the carport area exceeded permitted levels for motor oil, but the vapor test results indicated no adverse conditions. Mr. Martin indicated the District may need to do further investigation to know the extent of the oil contamination. Manager Lucchesi suggested the District have another environmental consultant review and provide an evaluation of the report. Since the District has been working with Terracon Consultants in completing the latest ESA I on the property, Mr. Lucchesi recommended that Terracon review and provide an evaluation of the lender's Phase II report. The Board agreed to continue with the process to better understand the level of contamination as reported in the Lenders Phase II investigation. Mr. Martin reiterated to the Board that the buyer is still very interested in purchasing the property.

5. **Request for authorization for designated staff and eligible Trustees to attend AMCA conference, February 7-11, 2016, per District Policy 4090.32.**

Manager Lucchesi requested authorization to attend the upcoming AMCA conference on February 7-11, 2016 in Savannah, GA. After review and discussion, it was moved by Trustee Miller, seconded by Trustee O'Leary to authorize eligible trustees, and designated staff to attend the AMCA Conference in Savannah, GA; the motion was unanimously approved.

6. **Executive Committee Report**

President Lambdin directed Legal Counsel Eley to provide a report. Mr. Eley reported the Executive Committee met prior to the regular BOT meeting in closed session pursuant to CGC § 54957 to review the performance of the Manager for Fiscal Year 2014-15, as per contract language with the Manager. Mr. Eley then suggested that the Board move on to Agenda Item 7, to discuss the Manager's performance and employee contract with the full Board.

7. CLOSED SESSION (Pursuant to CGC §54957)

A. Public Employee Performance Evaluation (§54957)

Prior to convening to closed session, President Lambdin announced the reason for the closed session. The Board convened to closed session at 2:00 p.m. and reconvened to open session at 2:37 p.m.

REPORT OF CLOSED SESSION:

President Lambdin 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 performance and employment of the Manager. Following the report, it was moved by Trustee Fiori, seconded by Trustee Miller to make an offer to Manager Lucchesi for his continued employment. The motion was unanimously approved. Details of the proposal are to remain confidential until accepted by the Manager.

8. Comments from Trustees and staff on non-agenda items.

Manager Lucchesi informed the Board that the MVCAC Fall quarterly meeting was coming up in October 2015. He surveyed the Board to see who would be interested in attending. This item will be placed on the September 2015 BOT meeting agenda to request authorization to attend the quarterly meeting.

Manager Lucchesi also informed the Board that during the Board's closed session, he contacted Terracon regarding their services to conduct a review and evaluation of the Phase II report regarding the Beckman Road property. Terracon agreed to provide Mr. Lucchesi with a price quote to complete that work. Mr. Lucchesi stated he will keep the Board informed on the progress.

9. 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 15, 2015.

10. Adjournment

There being no further business, it was moved by Trustee Khweiss, seconded by Trustee Warmerdam, to adjourn the meeting at 2:45 p.m.; the motion passed unanimously.

MS JOY MEEKER, SECRETARY

MR. EDDIE LUCCHESI, MANAGER

San Joaquin County Mosquito & Vector Control District
Budget and Actual Comparison
 July through August 2015

	<u>Jul - Aug 15</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Revenues/Expenditures				
Revenues				
MISC. REVENUES	\$ 121,339.75	\$ 554,330.00	\$ (432,990.25)	21.89%
PROPERTY TAX	\$ (51,961.68)	\$ 4,233,475.00	\$ (4,285,436.68)	-1.23%
INTEREST INCOME	\$ 1.76	\$ 24,910.00	\$ (24,908.24)	0.01%
AID FRM OTHER GOVT AGENCIES	\$ -	\$ 56,205.00	\$ (56,205.00)	0.0%
CHARGES FOR SERVICES	\$ (74.07)	\$ 2,977,729.00	\$ (2,977,803.07)	-0.0%
Total Revenues	\$ 69,305.76	\$ 7,846,649.00	\$ (7,777,343.24)	0.88%
Expenditures				
EE SALARIES & WAGES	\$ 447,882.66	\$ 2,379,087.02	\$ (1,931,204.36)	18.83%
EMPLOYEE BENEFITS	\$ 362,212.27	\$ 2,237,453.07	\$ (1,875,240.80)	16.19%
GEN SRVS&SUPPLIES	\$ 578,351.69	\$ 2,767,200.00	\$ (2,188,848.31)	20.9%
Total Expenditures	\$ 1,388,446.62	\$ 7,383,740.09	\$ (5,995,293.47)	18.8%
Other Expenditures				
OTHER CHARGES	\$ 500.00	\$ 40,125.00	\$ (39,625.00)	1.25%
CAPITAL EXPENDITURE	\$ 12,279.02	\$ 346,614.00	\$ (334,334.98)	3.54%
Total Other Expenditures	\$ 12,779.02	\$ 386,739.00	\$ (373,959.98)	3.3%
Net Change Surplus (deficit)	\$ (1,331,919.88)	\$ 76,169.91	\$ (1,408,089.79)	

San Joaquin County Mosquito & Vector Control District Expenses by Vendor Summary

August 2015

	<u>Aug 15</u>
ACE Hardware	\$ 10.32
ACME Saw N Industrial Supply	\$ 28.23
Adapco	\$ 114,392.61
Aerial Services (Team Builders Inc.)	\$ 2,565.00
Amazon Marketplace	\$ 642.26
Applied Ind Tech	\$ 342.13
AT&T	\$ 876.76
Auto Industrial Paint Co.	\$ 256.83
Bay Alarm	\$ 898.56
Ben Meadows Co	\$ 146.68
Big Valley Ford	\$ 134.94
BuckMaster Office Solutions	\$ 44.00
Business Printing Service	\$ 99.19
Buttes/Center State Pipe Supply	\$ 542.92
CA Dept. of Motor Vehicle	\$ 23.00
Cal Centron Wholesale Co.	\$ 19.14
CalPERS	\$ 50,510.90
Capital Rubber Co., Ltd.	\$ 56.16
Charlie's Day & Nite Inc	\$ 206.49
Chevron and Texaco Card Services	\$ 7,104.98
City of Lodi	\$ 459.07
City of Stockton	\$ 243.49
Clarke Mosquito Control	\$ 2,259.57
Complete Welders Supply	\$ 1,656.17
Creative Outdoor Environments, Inc.	\$ 600.00
De Lage Landen Financial Services	\$ 479.66
Delta Cable & Supply, Inc.	\$ 42.76
Delta Dental	\$ 5,036.98
Delta Stockton Pump	\$ 1,404.75
Dino and Son Ditching Service	\$ 7,587.50
Eley, Christopher K	\$ 2,174.00
Fastenal Company	\$ 7.30
Fisheries Foundation	\$ 500.00
FP Mailing Solutions	\$ 13.08
G&K Services	\$ 2,159.18
Google Service Apps	\$ 58.33
H.D. Hudson Manufacturing Company	\$ 169.77
Hampton's Backflow Services	\$ 110.00
Hewlett-Packard Financial Services Co.	\$ 259.58
Horizon Distributor	\$ 21.33
Imperial Building Maintenance	\$ 342.85
J. Milano Co., Inc.	\$ 68.24
Larson Marine	\$ 85.19
Lenovo Group	\$ 16.34
Lucas Business Systems	\$ 224.81
Misc. Gas Stations	\$ 15.11
Mosquito&Vector Control Association of Ca	\$ 8,000.00
Nestle Pure Life Direct, Nestle Water	\$ 273.64
Office Depot	\$ 601.62
Orchard Supplies Hardware	\$ 52.58
Pacific Gas&Electric Co.	\$ 3,370.93
Precissi Flying Service	\$ 74,214.00
Quality Auto Body Parts	\$ 155.90
Rain for Rent	\$ 28.13
Raley's	\$ 13.44
Rexel Electrical DataCom Supplies	\$ 365.78
Sacramento-Yolo Mosquito&Vector Control	\$ 968.75
Safety-Kleen	\$ 450.24

San Joaquin County Mosquito & Vector Control District Expenses by Vendor Summary

August 2015

	<u>Aug 15</u>
San Joaquin County Dept. of Public Works	\$ 50.50
San Joaquin County ISD	\$ 1,225.89
Smart&Final	\$ 174.63
SoundSnap (Paypal)	\$ 29.00
Staples	\$ 62.60
Stericycle Inc.	\$ 193.89
Stockton Filter Supply Co., Inc.	\$ 315.59
Stockton Petroleum Co.	\$ 309.03
Target (Retail Outlet)	\$ 9.79
Target Specialty Products	\$ 25,380.37
TelePacific (Arrival Communications)	\$ 365.67
The Home Depot CRC/GECF	\$ 57.53
Tom Hillier Ford	\$ 87.74
Unum Life Insurance	\$ 2,582.52
US PostMaster	\$ 2.92
USA Scientific	\$ 520.00
Vector Control Joint Powers Agency	\$ 200,253.00
Verizon Wireless	\$ 464.63
Vision Service Plan CA	\$ 815.46
VWR International	\$ 102.51
Wal Mart	\$ 4.48
Wilbur-Ellis	\$ 5,133.46
WLANMall	\$ 689.48
Yosemite Meat & Deli	\$ 60.00
TOTAL	<u>\$ 532,281.86</u>

San Joaquin County Mosquito & Vector Control District
FUND BALANCE REPORT
August 2015

	SJC-55401 GEN FUND	SJC-55402 BEN ASSESSMENTS	SJC-55411 CONTINGENT	SJC-55412 GEN RESERVE	SJC-55413 ***Comp Absences	ALL FUNDS TOTAL
DISTRICT OPERATIONS						
REVENUES	19,786.89	159.00	-	-	-	
*TRANSFER IN	-	-	-	-	-	
NET REVENUES	\$ 19,786.89	\$ 159.00	\$ -	\$ -	\$ -	
EXPENSES	568,283.43	-	-	-	-	
**TRANSFER OUT	193,139.00	330,000.00	-	-	-	
NET EXPENSES	\$ 761,422.43	\$ 330,000.00	\$ -	\$ -	\$ -	
NET CHANGE	\$ (741,635.54)	\$ (329,841.00)	\$ -	\$ -	\$ -	(1,071,476.54)
REVENUES:						
PROPERTY TAX	(51,961.68)	-	-	-	-	
STATE AID HOME OWNER PROPTY TAX	-	-	-	-	-	
INTEREST INCOME	-	-	-	-	-	
OTHER GOVT REDVLP PASS THROUGH	-	159.00	-	-	-	
SPECIAL ASSESSMENTS CURR/Benefit Assessment	(233.07)	-	-	-	-	
MISC. REVENUES	34,622.87	-	-	-	-	
MEDICAL REIMBURSEMENT	37,358.77	-	-	-	-	
TOTAL REVENUES	\$ 19,786.89	\$ 159.00	\$ -	\$ -	\$ -	19,945.89
<hr/>						
BEGINNING BALANCE, On deposit w Auditor's, 07/31/15	6,143,727.16	442,559.62	1,168,262.00	1,961,616.00	115,000.00	
ENDING BALANCE, On deposit w Auditor's, 08/31/15	5,664,257.05	112,718.62	1,168,262.00	1,961,616.00	115,000.00	
<hr/>						
REVOLVING FUND BALANCE, 08/31/15	473,902.35	-	-	-	-	
CALCRD PAYABLE	(56,213.68)	-	-	-	-	
ADJUSTED ENDING BALANCE, 08/31/15	\$ 6,081,945.72	\$ 112,718.62	\$ 1,168,262.00	\$ 1,961,616.00	\$ 115,000.00	\$ 9,439,542.34
ENDING FUND BALANCE, 08/31/14	\$ 4,868,127.31	\$ 349,449.09	\$ 1,132,684.00	\$ 2,050,000.00	\$ -	\$ 8,400,260.40

SAN JOAQUIN COUNTY MOSQUITO AND VECTOR CONTROL DISTRICT
District Activities Report

August 2015

Work Completed:

CONTINUATION OF SWIMMING POOL INSPECTIONS ON PROPERTIES IN FORECLOSURE

The District continues to work with the County Assessor's office and the County GIS Department to develop a list of properties with swimming pools that are either in default or full foreclosure. There were 11 pools on the August pool list, up from 9 in June.

FIELD ACTIVITIES

Field operations continued to see increased mosquito breeding activity and high mosquito populations. Dairies, pastures, wetlands, agricultural tailwater, rice fields and urban sources remained very active throughout August. Over 12,500 acres was larvicided in August, including 9,200 acres of rice fields. Aerial ULV spraying was completed on 54,000 acres in the Southern portion of the county and within the rural Delta. Ground ULV units completed another 26,000 acres in response to West Nile virus activity and high mosquito populations. Aerial applications using Trumpet EC have shown to be very effective in dropping the number of positive pools, mosquito counts and infection rates. In two separate large scale applications this month, WNV positive mosquito pools in the traps encompassed by the spray block were reduced from 10 to 1 and 8 to 0, respectively.

A portion of the Central Stockton catch basins were retreated due to emergence from several samples. Follow up inspection on many catch basins as well as cemetery urns are indicating a lot of dry sites due to watering restrictions. On the flip side, some technicians are finding stagnant tail water in some creeks and drains producing significant amounts of mosquitoes that would not normally be an issue in non-drought years because of regularly flowing water.

AERIAL POOL SURVEILLANCE

District personal continued to inspect unmaintained pools identified in the aerial fly overs. During two flights, all of Tracy, Manteca, Lathrop and a large portion of Stockton were photographed. Most of the pools in Tracy, Manteca and Lathrop have been addressed and we are making progress in Stockton. In addition to addressing immediate mosquito breeding sites, empty pools are marked for inspection next spring when they may be partially filled with rainwater.

TOTAL TREATMENT WORK CONDUCTED DURING AUGUST

GROUND WORK

3,136 Acs Larvicided
26,159 Acs Adulticided
127 Acs Herbicided

AERIAL WORK

9,471 Acs Larvicided
53,980 Acs Adulticided

SERVICE REQUESTS

71 Mosquitoes

6 Fish Requests

36 Neglected Pools

WORK SCHEDULED FOR SEPTEMBER

- RE-TREAT CATCH BASINS.
- CONTINUE RESPONDING TO WNV ACTIVITY AS DETECTED.
- CONTINUE INSPECTING SWIMMING POOLS IDENTIFIED IN STOCKTON AERIAL PHOTOS.
- CONTINUE TO MONITOR CEMETERY URN RESIDUAL APPLICATIONS.

PUBLIC INFORMATION & OUTREACH MONTH END REPORT

For month ending August, 2015

To: Ed Lucchesi, Manager

From: Aaron Devencenzi, PIO

Monthly Activities:

- Fourteen spray alerts were sent with a total of 4,232 recipients and a unique open rate of 26.3%.
- Two school presentations were given to three classes with a total of 95 students.
- Two presentations were given at J. R. Simplot with twenty people in attendance. Presentation topics included mosquito biology, disease prevention, and invasive species.
- Operational photos of new employees and/or equipment were taken for the upcoming annual report.
- The District's 30 second radio ads are continuing to run on KJOY, KATM, KWIN, KWNN, and KHKK. The ads were updated from early season prevention to summer WNV warning and prevention. In addition, the ads are running on streaming radio reaching those who listen to the radio via their desk top computer, tablets or handheld devices.
- The District continues to have ads running on KCRA under a purchase by Sac/Yolo Mosquito Control District. The television ads encourage draining water and using repellents.
- I completed the review of the online quiz and purchased sound files to enhance the quiz. My review and the review of two teachers were combined and sent to the website designer to be completed. The trial quiz should be available in September for use on the District website.
- The District's website was updated with Board minutes, agenda and spray alerts. For the period of August 1, to August 31, the website had 5,815 visitors, averaging 187 visitors per day. A total of 9,205 website pages were viewed. In addition, some old pages and broken links were repaired and additional District brochures were added.
- During the month, I interviewed with Oakdale Leader / Escalon Times on mosquito populations and WNV in the Escalon area.
- I represented the District at the San Joaquin County Agricultural Drought Task Force meeting, updating them on the current situation at the District. I also attended the CDPH Vector Borne Disease PR call.
- Weekly, I monitor the safety supply cabinets and first aid stations. As items are used, I purchased replacement items.
- **Scheduled Tasks for September:** Six school presentations are scheduled. The District will have a booth at the Lodi Costco Safety Day. Spray alerts and news releases will be sent as need. Additional presentations will be scheduled. The trail version of the mosquito quiz will be available on the District website.

MANAGER'S REPORT

For the period August 12, 2015 through September 9, 2015

- The process continued on the sale of 200 N. Beckman Rd. Following the August 2015 BOT meeting, I worked with Terracon Environmental Consultants, formerly Neil O. Anderson & Associates, to review the soil and soil-gas investigation report conducted by Alfa Environmental Remediation Services, Inc. As I previously reported in a memo to the Board, Alpha referenced the Environmental Screening Levels (ESLs) or local Action Levels for Residential Land use when identifying the local regulatory Action Level of 100 mg/kg. Alpha concluded the soil samples collected contained petroleum hydrocarbons as Motor Oil at 427 mg/kg and 188 mg/kg respectively. Their report concluded these values were above the local regulatory Action Level of 100 mg/kg and that the lateral and vertical extent of contamination on the site should be defined. On behalf of the District, Terracon reviewed Alpha's report and did not dispute the physical findings; however, identified the property as commercial/industrial; therefore, compared the findings to the commercial/industrial ESL of 500 mg/kg. Terracon concluded the values detected are below the ESL of 500 mg/kg and would not require any regulatory action level for the site. The District property is zoned Industrial (M) per the city's General Plan. From the Lodi Development Code, the M zone allows for a wide range of industrial and commercial land use, but with residential use generally prohibited. Based on the land use for this site, it would support the findings of Terracon to be accurate. I forwarded Terracon's report to our Real Estate Broker Jim Martin, and he provided the information to the buyer's lender. Several days later, the lender requested the District to have Terracon provide the bank with a "Read and Rely" letter, basically verifying the credentials and skills used to develop the ESA I of June 29, 2015 conducted by Terracon. Jim Martin indicated this was a positive request in moving forward on the sale of the property. In addition, Jim Martin and I amended the "Offer to Purchase and Contract of Sale" to reflect the close of escrow on September 15, 2015. More detailed information will be discussed during the Board meeting. Agenda item # 4.
- As stated last month, the District continues collaboration with the USDA-ARS Area Wide invasive weed project study of water hyacinth in the Sacramento / San Joaquin Delta. I arranged a progress meeting at the San Joaquin County Ag Commissioner's office on August 28th, 2015. In addition to myself, District staff members in attendance included entomologist, Shaoming Huang, Assistant Entomologist David Smith, Assistant Manager John Fritz and Joe Sarale, District technician assigned to the south Delta region where much of the project is focused. The "Progress Meeting" was well attended and in addition to the District, other agencies providing information included USDA, NASA, State Department of Waterways and Boating, Delta Conservancy, UC Davis Department of Entomology, and UC Davis Department of Plant Sciences.
- The following projects were completed during this reporting period
 1. We completed sludge removal from White Slough ponds 1, 2, and 3 and we anticipate initiating sludge removal on ponds 7, 8, & 9 in late September or early October.
 2. We completed the new roof project on the White Slough office.
 3. The wireless bridge to extend computer downloading procedures between the office building and shop building was completed during the first week of September. The field staff will now be able to download their field records conveniently from the ready room rather than having to report to the office to receive a wireless connection.

Board Meeting Information

To: Board of Trustees
From: Eddie Lucchesi, Manager
CC: Chris Eley, Legal Counsel
Date: 9/8/2015
Re: September 2015 BOT Meeting, Agenda Item 4

4. STATUS ON SALE OF SURPLUS DISTRICT PROPERTY, 200 N BECKMAN RD, LODI, CA

Report on progress as it pertains to sale of property.

At the August 2015 BOT meeting, Jim Martin, District real estate broker (Lee & Associates), reported that the buyer's lender had concerns regarding the Phase II report completed on the property. The report referenced soil samples collected from the carport area of the property exceeded permitted levels for motor oil, but the vapor test results indicated there were no adverse conditions. As discussed with the Board, I followed up with Terracon Consultants to review the Phase II report and to provide the District with their evaluation of the information provided in the report.

Terracon concluded that the soil and soil gas investigation report (Phase II report) identified motor oil residue in two samples at concentrations of 427 milligrams per kilogram (mg/kg) and 188 mg/kg, respectively. The report concluded the petroleum hydrocarbons as motor oil was detected at values above the local Regulatory Action Level of 100 mg/kg; however, Terracon concluded the Environmental Screening Level (ESL) used was for Residential land use rather than the ESL for Commercial/Industrial Land Use. The ESL for Commercial/Industrial specifies Regulatory Action Level at 500 mg/kg. The 200 N Beckman Rd site has been used for industrial purposes since approximately 1960; therefore, the Commercial/Industrial ESL is appropriate for this site and the concentrations detected are below the applicable ESL of 500 mg/kg.

The Lender is in review of this most recent information from Terracon, and at the time of this memo, we received positive information the buyer's lender appears receptive in moving forward on the sale.

As discussed at the August BOT meeting, I worked with Mr. Martin to amend the "Offer to Purchase and Contract of Sale" to reflect Tuesday, September 15th, 2015 as the close of escrow.

The Manager and Jim Martin will provide the Board with the most recent information on the progress regarding the sale of the property.

(Attachment)

August 20, 2015

San Joaquin County Mosquito & Vector Control District
7759 S Airport Way
Stockton, CA 95206

Terracon

Attn: Mr. Eddie Lucchesi
P: (209) 982-4675
E: elucchesi@simosquito.org

Re: Soil and Soil-Gas Investigation Report Review
200 N. Beckman Road
Lodi, San Joaquin County, California 95240
Terracon Project No. NA157021

Dear Mr. Lucchesi:

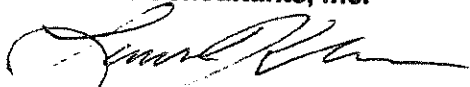
Terracon Consultants, Inc. (Terracon) is pleased to provide our evaluation of the Soil and Soil-Gas Investigation Report prepared by Alfa Environmental Remediation Services, Inc., dated August 10, 2015. This evaluation was performed at the request of the San Joaquin County Mosquito & Vector Control District.

We have reviewed the Environmental Report for 200 N. Beckman Road prepared by Alfa Environmental Remediation Services, Inc. The report identifies TPH as motor oil in two samples, SB2-5 and SB3-2.5, at concentrations of 427 milligrams per kilogram (mg/kg) and 188 mg/kg, respectively. The report conclusions state that "Total Petroleum Hydrocarbons as Motor Oil was detected at values above the local regulatory Action Level of 100 mg/kg...".

The conclusion does not provide a citation for the regulatory Action Level; however the San Francisco Regional Water Quality Control Board Environmental Screening Level (ESL) for Residential Soils is 100 mg/kg. This is the most likely reference for the citation.

The ESL for Commercial/Industrial Land Use (Table A2) specifies a Final ESL for TPH as Motor Oil of 500 mg/kg. This site has been used for industrial purposes since approximately 1960. In our opinion the Commercial/Industrial ESL is appropriate for this site. The concentrations detected are therefore below the applicable ESL.

Sincerely,
Terracon Consultants, Inc.



Lawrence J. Kleinecke
Department Manager II

SIXTH AMENDMENT TO OFFER TO PURCHASE AND CONTRACT OF SALE

Notwithstanding anything in the Offer To Purchase And Contract Of Sale between Jason DeSalvatore (Buyer) and Sanj Joaquin County Mosquito and Vector Control District (Seller), pertaining to 200 N. Beckman Road, Lodi, California (Property), it is hereby agreed as follows:

The above referenced parties wish to amend the following terms:

4.2 Escrow shall close no later than September 15, 2015.

ALL OTHER TERMS AND CONDITONS CONTAINED IN THE OFFER TO PURCHASE AND CONTRACT OF SALE SHALL REMAIN IN FULL FORCE AND EFFECT WITHOUTH FURTHER MODIFICATION.

By signing this Addendum Buyer and Seller acknowledge that they have read and fully understood this Section and have had the opportunity to seek advice from counsel about its meaning and significance.

Buyer:

By: 

Date: 8-31-15

Seller:

By: 

Date: 8/31/15



CALIFORNIA ASSOCIATION OF REALTORS®

ADDENDUM

(C.A.R. Form ADM, Revised 4/12)

No. 3

The following terms and conditions are hereby incorporated in and made a part of the: [] Residential Purchase Agreement, [] Manufactured Home Purchase Agreement, [] Business Purchase Agreement, [] Residential Lease or Month-to-Month Rental Agreement, [] Vacant Land Purchase Agreement, [] Residential Income Property Purchase Agreement, [X] Commercial Property Purchase Agreement, [] Other

dated _____, on property known as _____ 200 N BECKMAN RD Lodi, CA 95240

in which _____ JASON DESALVATORE is referred to as ("Buyer/Tenant") and _____ MOSQUITO ABATEMENT DIST. is referred to as ("Seller/Landlord").

TO NOTIFY SELLER AND TITLE THAT THE BUYER WILL BE PURCHASING THE PROPERTY AS DESALVATORE ENTERPRISES LLC. ALL OTHER INFORMATION WILL REMAIN THE SAME

The foregoing terms and conditions are hereby agreed to, and the undersigned acknowledge receipt of a copy of this document.

9/2/2015

Date _____ DocuSigned by: [Signature] Buyer/Tenant X _____ B9597425A74FAEB JASON DESALVATORE

Date 9/3/15 Seller/Landlord X [Signature] MOSQUITO ABATEMENT DIST.

Buyer/Tenant _____

Seller/Landlord _____

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ADM REVISED 4/12 (PAGE 1 OF 1)

Reviewed by _____ Date _____



ADDENDUM (ADM PAGE 1 OF 1)

Board Meeting Information

To: Board of Trustees
From: Eddie Lucchesi, Manager
CC: Chris Eley, Legal Counsel
Date: 9/9/15
Re: August 2015, Agenda Item 5

5. REQUEST FOR AUTHORIZATION FOR DESIGNATED STAFF AND TRUSTEES TO ATTEND THE MVCAC BOARD OF DIRECTORS AND COMMITTEE MEETINGS, OCTOBER 28-30, 2015

The Fall Board of Directors meeting of the Mosquito & Vector Control Association of California (MVCAC) is scheduled for October 28-30, 2015, in San Diego, CA.

It is requested that the Manager, Assistant Manager, Entomologist, Public Information Officer, and interested trustees be authorized to attend these meetings.

This item requires Board action.



MVCAC
Mosquito and Vector Control Association of California

FALL QUARTERLY MEETING
October 28-30, 2015
Embassy Suites San Diego

SCHEDULE OF MEETINGS

Wednesday, October 28, 2015

3:00 p.m. – 5:00 p.m.

**Trustee Training Session- Case study of GLA and SGV's
Sterilizing Male Tiger Mosquito (Wolbachia) Pilot Program**

Thursday October 29

8:00 a.m. – 11:00 a.m.

MVCAC Board of Directors Meeting

11:15 a.m. – 12:15 p.m.

Regulatory Affairs & NPDES Committee Meeting

Trustee Council

12:15 p.m. – 1:15 p.m.

Lunch break (lunch not provided)

1:15 p.m. – 2:15 p.m.

Public Relations Committee Meeting

Vector & Vector-Borne Disease Committee Meeting

2:25 p.m. – 3:25 p.m.

Legislative Committee Meeting

Information Technology Committee Meeting

3:25 p.m. to 3:45 p.m.

Refreshment Break

3:45 p.m. – 4:45 p.m.

Integrated Vector Management Committee Meeting

Training & Certification Committee Meeting

Friday, October 30, 2015

8:00 a.m. – 9:00 a.m.

Finance Committee Meeting

Laboratory Technologies Committee Meeting

9:15 a.m. to 10:15 a.m.

Vector Control Research Committee Meeting

Board Meeting Information

To: Board of Trustees
From: Eddie Lucchesi, Manager
CC: Chris Eley, Legal Counsel
Date: 9/4/2015
Re: September 2015 BOT Meeting, Agenda Item 6

6. REQUEST FOR AUTHORIZATION TO SEEK BIDS / PROPOSALS FOR VEHICLES

The Board of Trustees, at the July 2015 regular meeting, adopted the expenditure budget for 2015-16 that included the proposed purchase of four (4) vehicles and the carry-over purchase of three (3) vehicles from the 2014-15 expenditure budget of which Hillier Ford was awarded the bid.

As you may recall, our 2014/15 order included (3) 2015 Half Ton 4X4 full size pickups and one (1) 2015 Half Ton two wheel drive pickup truck. The District received the two-wheel drive pick-up on 6/5/2015. Unfortunately, Hillier was informed by Ford Fleet Services that Ford was unable to provide the confirmation on when production of the balance of our 2014/15 vehicle order will be started let alone completed. The original arrival date for the entire fleet was to be the week of April 6, 2015. In addition, Hillier Ford said Ford Fleet Services indicated a similar delay in 2016. With this most recent information received on August 31st, 2015, the District cancelled the order for the remainder of the vehicles.

If authorized by the Board, staff will submit vehicle specifications and bid/proposal request information to local automobile dealers and request proposals for the Board's consideration at the November 2015 regular meeting. The Bid specifications will include the Dealer to provide the vehicles to the District within a specified time period. Should a dealer not be able to honor that requirement, their bid would not be considered a viable bid that meets the minimum requirements.

This item requires Board action.

(Attachment)

7759 South Airport Way
Stockton, CA 95206-3918
Telephone (209) 982-4675
Facsimile (209) 982-0120

**San Joaquin County
Mosquito & Vector
Control District**

Memo

CONFIDENTIAL

To: David Hillier
From: Eddie Lucchesi, Manager
CC: Emily Nicholas, Bookkeeper
Date: August 31, 2015
Re: Hillier Ford Vehicle Bid of 11/26/2014

Due to the failure to provide the balance of our vehicle order within a reasonable time-frame, the San Joaquin County Mosquito and Vector Control District (District) is cancelling the order for 3 (three) 2015 half-ton 4X4 full size pickup trucks (attached). As stated in the District's bid / proposal request, Hillier Ford shall furnish all of the units upon which prices are quoted, and delivered at the designated point within the time specified. The designated delivery site shall be the main office of the San Joaquin County Mosquito and Vector Control District located at 7759 S Airport Way, Stockton, CA. Delivery will be made in 90 days from receipt of order except as otherwise indicated. We understand this is in no way a fault of Hillier Ford to meet the requirements of the District's delivery needs, but rather due to production delays of Ford Manufacturing. At the September 2015 Board of Trustee's meeting, the District's Board will be authorizing me to seek bids for replacement vehicles for the current fiscal year. The three vehicles budgeted for the 2014-15 fiscal year will be carried over into the current 2015-16 Fiscal Year's vehicle needs. The District will provide Hillier an opportunity to bid again for the District's overall vehicle needs for the 2015/16 Fiscal Year. Therefore, purchase order number 1415-006 will only reflect the purchase of one half-ton two wheel drive full size pick-up received on 6/5/2015.

For the purposes of this cancellation, the District requires your signature verifying your dealership cancelling the remainder of the vehicles awarded in the bid from Tom Hillier Ford dated November 26, 2014.



David Hillier
Tom Hillier Ford

Should you have any questions or require additional information, please do not hesitate to contact the District office @ 209-982-4675.

Board Meeting Information

To: Board of Trustees
From: Eddie Lucchesi, Manager
CC: Chris Eley, Legal Counsel
Date: 9/4/2015
Re: September 2015 BOT Meeting, Agenda Item 7.

7. **CLOSED SESSION (Pursuant to CGC §54957 and §54957.6)**
PUBLIC EMPLOYEE PERFORMANCE EVALUATION
Title: Manager
- REPORT OF CLOSED SESSION (Pursuant to CGC §54957.1)**

This will be a closed session for the purpose of reviewing the Executive Committee's formal performance evaluation of the Manager per District policy #2170.60. The evaluation period is from July 2014 thru June 2015.

Following the closed session, a person designated by the Board of Trustees will provide a report of closed session. Any action resulting from the discussions in closed session must be taken in open session.