

Placer Mosquito & Vector Control District  
Board of Trustees Regular Board Meeting  
MINUTES

Monday, March 19, 2007 – 4:30 p.m.  
Placer MVCD Office, 150 Waverly Drive, Lincoln, CA

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Board of Trustees			
Rocklin	Harlin Smith (President)	Placer-at-Large	Galen Clothier
Auburn	Bob Snyder (V. President)	Colfax	Sherrie Blackmun
Loomis	Miguel Ucovich	Lincoln	Linda Stackpoole
Roseville	John Cunningham		

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Closed session at 4:00 p.m.

- 1) Call to Order: President Smith called the meeting to order at 4:00 p.m.

The meeting was called into closed session for Public Employee Evaluation. Title: Interim District Manager.

Trustee Stackpoole arrived at 4:06 p.m.

The closed session was adjourned at 4:21 p.m. and the regular Board meeting was called to order.

- 2) Roll Call and Determination of Quorum: Trustees Smith, Trustee Snyder, Trustee Clothier, Trustee Cunningham and Trustee Stackpoole present.

Trustee Ucovich and Trustee Blackmun absent.

District Employees present: Manager Bernstein, Jamesina Scott, Ph.D., Vicki Siefer, Linda Beasley and Rita Haury.

Special Guests: John Bliss, SCI, Inc., and Dick Shanahan, Placer MVCD's attorney

- 3) Pledge of Allegiance: Trustee Clothier led the pledge of allegiance

- 4) Report from President Smith regarding Closed Session:

President Smith reported that the closed session involved a discussion on compensation to the Interim District Manager. The Board set an amount to be disclosed to the Interim District Manager by the District Manager at their convenience.

Trustee Ucovich arrived at 4:25 p.m.

- 5) Presentation: By agreement of the Board, Old Business Item 10a, a presentation by John Bliss from SCI regarding Public Opinion Community Outreach Survey, was moved. John Bliss gave an overall presentation of the 21,000 surveys sent out to a selected number of residents of Placer County, single family home owners, to see if they will support a new assessment of \$5.00 or \$8.00. This increase in funding could be used for a new mosquito and vector control facility and enhancing the vector borne disease protection through enhanced surveillance and control. He indicated that there was a significant solid level of support towards a ballot measure. Any proposed new benefit assessment will involve the City of Lincoln, whose revenues are generated from a parcel tax, East Placer County and West Placer County, which both are funded by benefit assessments. Sheridan will not be affected by the new benefit assessment; they are funded through an ad valorem tax. John Bliss told the Board that he wanted to get direction from the Board on the timetable of a proposed ballot measure to meet deadlines. He indicated that SCI, District staff and the Board need to do the following:

1. SCI will develop an Engineer's report

2. SCI will make up ballot notice that needs to be reviewed by staff and will mailed in early May
3. SCI will work with staff to target significant property owner
4. Staff and Board members need to contact the media and get the message out.

*A motion was made by Trustee Ucovich seconded by Trustee Clothier that the Board authorize SCI, Consultants to go ahead with the \$8.00 rate and put it on the proposed ballot.*

After discussion the Board requested the District comprise a 10-year strategic long range plan for cities and unincorporated areas in Placer County. The plan should include funding the District will need in the future, and what revenues the proposed benefit assessment will generate, and projected staffing and facilities that the District will need. The Board also would like the report to include future District sites and satellite sites.

*The motion presented by Trustee Ucovich seconded by Trustee Clothier was tabled.*

*A motion was made by Trustee Snyder seconded by Trustee Clothier to authorize SCI Consultants to do preliminary work for a proposed ballot in 2007 with exception of naming the actual rate, unanimously adopted.*

The Board will hold a Special Meeting Workshop, Wednesday, April 11, 2007, at 4:30 p.m. to consider staff reports on future projected capital outlay, service levels, staffing, operational costs and to determine purposed benefit assessment rates.

6) Public Comment: No one from the public wished to address the Board.

7) Consent Agenda: Action Item

- a. Minutes: February 14<sup>th</sup> Bldg. Committee Meeting, February 20<sup>th</sup> Board meeting, February 28<sup>th</sup> Bldg. Committee Meeting.
- b. Financial Report:  
In-house A/Pt list: March 2007  
Budget update: March 2007

*A motion was made by Trustee Clothier, seconded by Trustee Stackpoole to accept the consent agenda as presented, unanimously adopted.*

At the February meeting the Board questioned the amount the District is paying for Internet Service. Administrative Office Manager Vicki Siefer reported that the District is paying \$179.00 per month because the District is not located in a neighborhood or within normal business boundaries for internet services. Kelly Burchum (District's Field Supervisor) spoke with CWO the District's internet provider and DSL, now available in our location, will cost the District \$85.00 per month instead of \$179.00 per month.

8) Staff's Report:

- a. Manager's Report: Manager Bernstein reported that he has met a lot of nice people and has had a very warm reception. He has a wonderful staff and they are great to work with. The District has made some accounting changes in its working with Placer County. We are a Special District; we need to have our own fiduciary control of our funds. The process had become very cumbersome and antiquated. Now we can do our bill paying online with the County. We will have more internal control, our financial information will be updated, our vendors will be happier and we will have instant access to reports. It will save the District \$8,000.00 per year in bookkeeping fees. We will not need to buy an accounting system because we will be using the County's accounting system. The initial fee to set up bill paying process is \$6,000.00 for Manager Bernstein and Vicki Siefer's computers. This will streamline our bill paying.

The District needs to keep our funds in the County accounting system in case we need to use Placer County "Dry Period Financing."

The District is working with the modular facility manufacturers that built our original buildings to obtain a proposal for moving of our present facilities and the purchase of more temporary housing to be used on the Fiddymont District site

b. Vector Ecologist's Report: Dr Scott thanked the Board for letting her fill the position of Interim Manager; she said it was a great educational experience. A written report was included in her report.

Dr. Scott brought in *Anopheles freeborni* larvae, "the western malaria mosquito" for the Board to see.

The *Aedes washinoi*, the "snowmelt mosquito" and *Aedes sierreinsis*, the "treehole mosquito" seasons have begun in the District.

The District's sentinel chickens will be in place by the next meeting. The District has relocated some of our flock sites but they are relatively close to last year's locations.

c. Public Outreach Representative Report: Included a written report. Linda has been busy doing educational classes and distributing information to Little League teams coordinators so they can hand them out to the team mothers. Dr. Scott and Linda will be putting together educational modes regarding ticks. Linda passed out "Don't Let the Ticks Bite" cards to the Board members. The cards help identify ticks that are vectors.

Linda represented the District at the Placer County Farm Supply Appreciation Day March 17<sup>th</sup>.

9) Review correspondence: There was no correspondence to present to the Board

10) Old Business:

a. See Item 5

1. Press releases informing public of survey results: The Board requested that the District not make a press release until after the upcoming Workshop. They also suggested that SCI draft the release.

b. Update of progress on property lease agreement with the City of Lincoln.

Manager Bernstein reported he and retired Manager Charlie Dill met with Lincoln City Manager Jerry Johnson with a signed contract that we had agreed on and gave to them. However, they did come up with one additional component; eminent domain.

District Counsel Shanahan has been working on the lease for 2 years. Finally, the attorneys agree that they have come to a fair and legal agreement for both parties. It is a lease with the City of Lincoln to lease 5.7 acres on Fiddymont Road at \$750.00 a month and sets aside the property for a 55 year lease term. The issue of significance in recent months has been related to the 55 year lease term and the ability of both parties to get out of the lease early. The City today does not have any plans for the 5.7 acres. The City wants to keep their options open. What the Lincoln City attorney came up with and District Counsel Shanahan concurs is a fair and reasonable approach regarding eminent domain. One government agency can always try to condemn the property of another government agency. Government agencies are not exempt from condemnation by another government agency. The City's attorney's idea was the City of Lincoln could condemn the property, however, the District would receive just compensation in accordance with the eminent domain laws. This is the basic proposal put back into the lease. District Counsel Shanahan advised that it was a reasonable compromise on this in that scenario 20 years into the lease with 5-6 million dollars invested, there is going to be a certain residual value in your leasehold interest. In an eminent domain proceedings both parties would get an appraiser and the appraiser would determine the fair value of the lease hold interest. He also indicated that if there was a disagreement on residual value, then the District would need to go forward in a law suit where a jury decides what the fair value is of the District's leasehold interest. The lease, as is, is without that clause and the city still has the right to try to condemn any leasehold interest. Also, the District would agree with that scenario and would not object to the City of Lincoln's right to take District property but the District reserves all other rights to compensation. District Counsel Shanahan recommended to the Board that the lease as amended was a reasonable compromise and he would recommend the lease with that addition. Also, in an earlier clause the District was able to terminate early on 6 months notice to the City. The

current lease version does not reserve the right for the District to terminate early so the District would be committed to the full 55 years.

Trustee Clothier asked whether there was anything in the lease that would make the Fiddymont property our primary facility or is there anything in the lease that says what we can or cannot do on the property? District Counsel Shanahan said that the lease does not commit the District to build anything there. The lease has a list of buildings for the facilities but it would be buildings that you would have at your satellite facility or at your main facility.

District's attorney Dick Shanahan approved the language of the contract and he recommended to the Board to approve the lease as it was negotiated between him and the City of Lincoln attorney.

*A motion was made by Trustee Clothier (phrased by Attorney Shanahan) seconded by Trustee Snyder "move to approve the closed lease agreement with the City of Lincoln in the form as presented, with the addition of the following –"Lessee waves any right to object to any condemnation by City of all or part of the property; however lessee shall be entitled to receive just compensation for the reasonable value of lessee rights under this lease taken in the property by eminent domain and other than waving it's right to object to the city's right to take the leasehold interest lessee reserves all other rights and defenses related to any eminent domain proceedings, unanimously adopted.*

c. *Action Item: Accept/reject architectural firm selected by Building committee to design proposed conceptual District facilities. The Building Committee expressed their thanks to Dr. Jamie Scott for her work in organizing the selection of an architectural firm. They have chosen Williams and Paddon from Roseville. Manager Bernstein checked their references and was told that their customers were quite satisfied. Greg Tenelo will be the principal architect assigned the work. The company is concerned about "green buildings", and they have experience in building a lab. A motion was made by Trustee Snyder to approve the Building Committee's recommendation to engage architects, unanimously adopted.*

11) New Business:

a. *Action Item: Resolution 2007-02: A Resolution Directing the Preparation of the Engineer's Report for Placer Mosquito and Vector Control District by roll call vote. A motion was made by Trustee Ucovich seconded by Trustee Snyder to accept the resolution directing the preparation of the Engineer's Report for Placer Mosquito and Vector Control District, unanimously adopted.*

<i>Ayes</i>	<i>6</i>
<i>Noes</i>	<i>0</i>
<i>Abstain</i>	<i>0</i>
<i>Absent</i>	<i>1</i>

b. *Action Item: Resolution 2007-03: A Resolution Directing the Preparation of the Engineer's Report for the East County Mosquito Control and Disease Prevention Assessment District by a roll call vote. A motion was made by Trustee Ucovich, seconded by Trustee Cunningham to accept the resolution directing the preparation of the Engineer's Report for the East County Mosquito Control and Disease Prevention Assessment District, unanimously adopted.*

<i>Ayes</i>	<i>6</i>
<i>Noes</i>	<i>0</i>
<i>Abstain</i>	<i>0</i>
<i>Absent</i>	<i>1</i>

c. *Action Item: Accept/Reject Interim District Manager Compensation Covering Period of Interim Service. See Item 4.*

d. Action Item: Nomination and Election of Special District Representatives to serve on the Local Agency Formation commission.  
*A motion was made by Trustee Clothier, seconded by Trustee Stackpoole to approve the nomination of Don Anderson as Special District Representative to serve on the Local Agency Formation Commission, unanimously adopted.*

12) Committee Reports: There were no committee reports at this time

13) Open Time for Board or Staff Comments:

14) Announcement of next regular Board meeting: The next regular Board meeting be held Monday, April 16<sup>th</sup> at 4:30pm at the Placer M&VCD Office, 150 Waverly Drive, Lincoln, CA.

There will be Board Workshop Wednesday, April 11, 2007 at 4:30 p.m. at the District Office.

The District Office will be closed the following days in March:

There are no scheduled District holidays in March

The District Office will be closed the following days in April:

There are no scheduled District holidays in April

15) Adjournment: President Smith adjourned the meeting at 6:34 p.m.