MINUTES OF THE BOARD OF DIRECTORS
ZONE 7
ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

SPECIAL MEETING/BOARD WORKSHOP
July 21, 2014

President Greci called the Special Board Meeting to order at 10:05 a.m. The following were present:

DIRECTORS:	JOHN GRECI SANDS FIGUERS JIM MCGRAIL SARAH PALMER DICK QUIGLEY BILL STEVENS
ABSENT:	ANGELA RAMIREZ HOLMES
ZONE 7 STAFF:	JILL DUERIG, GENERAL MANAGER KURT ARENDS, ASSISTANT GENERAL MANAGER, ENGINEERING TOM HUGHES, ASSISTANT GENERAL MANAGER, ADMINISTRATION DAVID ALADJEM, GENERAL COUNSEL JUDY RECTOR, BOARD SECRETARY

Item 2 - Citizens Forum - None.

Director Quigley gave the board members a handout he created with his comments.

Item 3 - Strategic Planning Update

The Board discussed the management of watersheds. Director Quigley suggested that better metrics be available. Director comments included the planning and conservation necessary to get through the drought and what can we do to avoid the same problems in the future. The discussion revolved around the possibility of using Lake Del Valle's full potential

President Greci said the Board's duty is to give the General Manager direction to tell staff of the Board's vision. General Counsel David Aladjem said that staff could be directed to come back with suggested changes to the strategic plan to address the Lake Del Valle issue.

Director Stevens suggested that recycled water and optimizing use of Lake Del Valle dam be items for discussion by the Water Resources Committee. President Greci agreed.

Item 4 - Watershed Management - new Lake Del Valle Property

The directors discussed a preliminary draft Grazing Management Plan developed by Paul Banke, the current tenant on Patterson Ranch.

The Directors commented on how well organized the document is however there was concern about the $26,000 contract with Paul Banke for writing the document. Director McGrail said his goals and objectives are to be fiscally responsible to the people who voted for him and he needs to learn more about why the contract was for $26,000. In general he wants information on what we are “writing checks for” so he can explain to the people who voted for him where the dollars are going and what kind of value is received for the money.

Director Palmer wants to see a soil analysis. She also said it is valuable to have the historical background and lay of the land in the document so it doesn’t get lost. Compared to more expensive contracts for range management for 100 acres at Walker Ranch, she thought the document was a good value. Director Figuers said similar documents are worth $50,000-70,000 so Zone 7 will get their money out of the document.

Director Quigley said many elements were not included such as rental income on houses. The Board needs to know more about the income value of Patterson Ranch.

A special Ad Hoc Patterson Ranch Committee was suggested. Ms. Duerig asked the Board for direction and if they wanted an ad hoc committee formed.

Item 5 - The Role of Committees

President Greci announced the members of the Zone 7 Committees:

Finance Committee: Directors Figuers, Palmer and Ramirez Holmes

Administration Committee: Directors Figuers, Quigley and Ramirez Holmes

Water Resources Committee: Directors Greci, McGrail and Stevens

Ad Hoc Patterson Ranch Committee: Directors Greci, McGrail and Stevens

Liaison Committee: Directors McGrail, Palmer and Quigley

Standing Committees generally meet on a regular basis and ad hoc committees meet as needed.

Dr. Bill Mathis from The Mathis Group facilitated the discussion on The Role of Committees including how committees work.

It was announced that Lori Rose will assist Directors with appropriate Board/staff interacting on financial issues. Ms. Rose will make things simpler for Directors. She will condense complicated information and help simplify for the Finance Committee. Director Stevens issued a handout he prepared summarizing reserves to show a simple approach. Zone 7 is a pay-as-you-go agency but the retailers prefer debt financing to lower costs.

Director Palmer asked for copies of the “Guiding Principles for Board Members” to be re-distributed to Directors at the meeting. Director McGrail encouraged the Board to be a cohesive unit. He said it is not the Board’s responsibility to address staff, it is the General Manager’s. President Greci told the Board members not to be an extra burden on the organization and to be conscientious of what they want from staff. Directors need to go through the General Manager with requests.

President Greci and Director Palmer encouraged that financial language and details be kept simple so it can be understood. Director Palmer reminded directors to treat staff with respect.

The directors discussed separation issues and flood control. If future projects for flood control are neglected and there is only maintenance, a big flood causing damage will open Zone 7 up to liability for flood control damage. Director Figuers asked if some flood control projects will be delayed because of personnel constraints with the drought but staff for flood control remains the same. Most flood control projects are capital improvement projects so planned and budgeted in advance.

Ms. Duerig updated the Board on the LAFCO application and working with Alameda County Flood Control. After an MOU with the County is developed, then Zone 7 can move forward with the LAFCO application if it is still of interest to the Board.

Item 6 - Verbal Reports

Item 7 - Adjournment

The meeting was adjourned at 2:15 p.m.