

AGENDA
REGULAR MEETING
BOARD OF DIRECTORS

EAST BAY REGIONAL PARK DISTRICT

February 17, 2015

C. BUSINESS BEFORE THE BOARD

5. BOARD COMMITTEE REPORTS

b. EBMUD/EBRPD Liaison Committee (11/10/14) (Siden)

Attendees:

EBMUD

Board Members: Doug Linney and William B. Patterson

Staff:

Director of Water and Natural Resources Richard G. Sykes, Operations and Maintenance Department Manager Eileen M. White, Engineering Manager Elizabeth Bialek, Special Assistant to the General Manager Cheryl A. Farr and Secretary of the District Lynelle M. Lewis.

EBRPD

Board Members: John Sutter, Beverly Lane, Doug Siden

Staff:

Assistant General Manager of Public Affairs Carol Johnson, Assistant General Manager of Operations Jim O'Connor, Acting Assistant General Manager of Planning/Design and Stewardship Diane Althoff, Lakes Unit Manager Warren Schultz, and Deputy Legal Counsel Kristina Kelcher.

The East Bay Municipal Utility District (EBMUD)/East Bay Regional Park District (EBRPD) Liaison Committee meeting was called to order by EBRPD Director Doug Siden at 9:02 a.m. at the EBRPD Headquarters.

I. Chabot Reservoir Watershed Lease with East Bay Regional Park District.

EBRPD Assistant General Manager of Operations Jim O'Connor presented a status update on the Request for Proposal (RFP) process and transition plan for the Willow Park Golf Course facility concession contract which expires on December 1, 2014. He noted the golf course condition is poor and in need of infrastructure improvements including installation of an irrigation system. He reported that earlier this year, EBRPD solicited proposals for a long-term concession contract, but that process did not yield an acceptable proposal and the current long-term operator's lease will expire prior to selecting a new long-term concessionaire. EBRPD has indicated there will be a new solicitation process in spring 2015, and a well-qualified interim operator (Touchstone Golf) has been contracted by EBRPD to manage the golf

operations commencing December 1, 2014. However, the restaurant and the event center will remain closed during the transition. There was considerable discussion about the RFP process and the current condition of the facility, grounds and golf course.

EBMUD Director of Water and Natural Resources Richard G. Sykes presented an update on efforts to develop a new 25-year lease with EBRPD for approximately 1,200 acres of Chabot Reservoir watershed. Since 1964 EBMUD has leased watershed land to EBRPD, allowed them to operate and maintain the park, and conduct park related activities. The lease expires on November 30, 2014. However, contract negotiations are not expected to be finalized by the expiration date, so staff will execute a month-to-month lease extension until the new lease is implemented. Staff anticipates presenting the new lease for Board consideration in 2015.

Four members of the public in attendance request to speak on this topic.

Mr. Robert Maddow, an attorney representing current Golf Course managers, Willow Park Public Golf Course (WPPGC) partners, expressed his concerns about the transparency of the transition process at the expiration of the lease. He also acknowledged the ongoing negotiation with the Park District regarding the equipment he believes is the exclusive property of his clients. He also expressed his concern that EBRPD staff did not provide the current operator an opportunity to continue the “interim operation” of the golf course while EBRPD looks for another operator in spring 2015 through a new RFP process. EBRPD’s Jim O’Connor noted that WPPGC did not respond to the District’s RFP in 2014.

Mr. Steve Falzone, a representative of WPPGC partners expressed concern that during the interim operation the event center and restaurant would not be available for community use or in conjunction with golf course activities. He commented that the operator should be local and familiar with the community. EBRPD AGM O’Connor indicated Touchstone Golf is a local and highly qualified interim manager who will be focusing on the golf operations and maintenance primarily to ensure public play can continue on the poorly maintained course. He also noted that Touchstone management and EBRPD management have been working cooperatively with the current partnership since October 2014 to respectfully transition all aspects of records, supplies, equipment, etc.

Current WPPGC manager Rene Viviani stated his opinion that he had a very difficult working relationship with EBRPD and shared that he has been unable to make improvements because of the “current lease terms.” Commercial real estate developer Cliff Sherwood of Castro Valley commented that “his team” submitted a proposal to operate the golf course and expressed continuing interest in participating in the new RFP process. He said the event center provides a great benefit to the community.

EBRPD board members commented that the current concession contract is a very complicated arrangement that has been in effect for 50 years and that significant capital improvements have been needed at the facilities. These issues will be addressed in the revised RFP. EBMUD board members expressed hope that the golf course operation contract will be settled very soon. It was noted that EBMUD Director Frank Mellon had appeared before EBRPD Board meeting to advocate for the continuation of the golf course and restaurant access for local residents. It

was also noted the EBMUD Board will receive an update on the lease with EBRPD at its December 12, 2014 Board meeting. EBRPD staff and Board indicated their commitment to the community to re-open the golf course upon the conclusion of the current operator's lease agreement on December 1, 2014.

2. Chabot Dam Seismic Upgrade Project

EBMUD Engineering Manager Elizabeth Z. Bialek presented an update on the project work which includes seismic stability upgrades for Chabot Dam and its outlet tower. She reported that on June 10, 2014, the EBMUD Board of Directors certified the final Environmental Impact Report (EIR) and approved the project. Construction at the dam and tower is scheduled to begin in the spring of 2015 and be completed by the end of 2015. EBRPD board members asked about possible trail access, lake levels, and park impacts. Ms. Bialek reported that EBMUD will comply with all requirements of the EIR, including providing advance notification to EBRPD regarding the anticipated lake level and consulting with them for tree replacement along the West Shore Trail.

3. Drought Update

EBMUD Operations and Maintenance Department Manager Eileen M. White reported that water year 2014 (October 1, 2013 – September 30, 2014) was one of the driest on record. Based on 84 years of historical precipitation records, there is a 36 percent chance there will not be enough runoff this winter to avoid shortage conditions in 2015, and if dry conditions persist, water supplies in EBMUD reservoirs could decline to critically low level. EBMUD has held several special meetings to provide information on the District's water supply and to seek public input on drought rates.

4. Public Comment.

There was no public comment.

5. Confirm Next Meeting.

In 2015 the committee meeting location will rotate to EBMUD. Staff will coordinate the meeting dates once board committees are established in early 2015.

Other Business. EBRPD Director Beverly Lane reported that EBRPD would be studying costs for conducting their multi-county elections process and may consider a related legislative initiative.

The meeting was adjourned at 10:50 a.m.