

The Board Meeting, which was held on February 16, 2016 at the East Bay Regional Park District, 2950 Peralta Oaks Court, Oakland was called to order at 1:10 p.m. by Board President Siden.

### ROLL CALL

Directors Present: Doug Siden, President  
Beverly Lane, Vice President  
Dennis Waespi, Treasurer  
Diane Burgis, Secretary  
John Sutter  
Ayn Wieskamp

Directors Absent: Whitney Dotson

At this time, the Board of Directors met in **Closed Session** to discuss those items outlined on the agenda.

The **Open Session** of the Board Meeting was called to order at 2:15 p.m. by Board President Siden.

Staff Present: Robert Doyle, Debra Auker, Carol Victor, Carol Johnson, Erich Pfuehler, Mona Koh, Aaron Roth, Rob Lim, Mimi Waluch, Anne Kassebaum, Matt Graul, Liz Musbach, Tonya Covarrubias, Mark Ragatz, John Bouyea, Alicia Gonzales, Mimi Waluch, Bob Nisbet, Bill Zenoni, Bob Nisbet, Larry Tong, Julie Bondurant, Kristina Kelchner, Kelly Barrington, Jeff Rasmussen, Tim Anderson, Carolyn Jones, Sean Dougan, Terry Noonan, Lance Brede, Brian Holt, Michael McNally, Tiffany Margulici, Patty Gershaneck, Stephen Albonico, Timothy Anderson

Guests: Isabelle Minn, Placeworks  
Isby Fleischmann, Placeworks

### **A. APPROVAL OF AGENDA**

District Counsel Carol Victor announced that a matter came up after the February 16 agenda was published which required an additional item be added to the agenda. The item sought to move the March 1 meeting to the Redwood Canyon Golf Course. The reason for the location change is that large group of citizens are expected.

Director Sutter moved and Director Wieskamp seconded the addition to the February 16, 2016 agenda of a location change to Redwood Canyon Golf Course for the March 1, 2016 Board meeting.

Directors Present: Diane Burgis, Beverly Lane, Doug Siden, John Sutter, Dennis Waespi, Ayn Wieskamp.

Directors Absent: Whitney Dotson.

Director Sutter, and seconded by Director Waespi, the Board voted unanimously to approve the Agenda.

Directors Present: Diane Burgis, Beverly Lane, Doug Siden, John Sutter, Dennis Waespi, Ayn Wieskamp.

Directors Absent: Whitney Dotson.

## **B. PUBLIC COMMENTS**

Jean Robertson and Karen Whitetstone of the East Bay Chapter of the California Native Plant Society, Spoke about the Huckleberry Preserve which has rare manzanita and the impact of the East Bay Regional Park District Fire Hazard Reduction Plan. Whitestone supports efforts to collaborate with East Bay Regional Park District to help manage the vegetation in these endangered areas.

John Maunder, Senior Range Master of the Chabot Gun Club, mentioned that he didn't see letters in support of the Club in the board packet. He present to the Clerk, packets of letters from several key leaders in support of the Gun Club.

Director Sutter clarified that the Newsclips section of the packet does not include letters, only articles that are published in the newspaper. The Board acknowledged that they had already received and read the letters of support for the Gun Club.

## **C. BUSINESS BEFORE THE BOARD**

Director Sutter moved and Director Wieskamp seconded Approval to move the regularly scheduled board meeting from Peralta Oaks Headquarters to Redwood Canyon Golf Course located at 17007 Redwood Road, in Castro Valley on March 1, 2016.

Directors Present: Diane Burgis, Beverly Lane, Doug Siden, John Sutter, Dennis Waespi,  
Ayn Wieskamp.

Directors Absent: Whitney Dotson.

### **I. CONSENT CALENDAR**

By motion of Director Sutter, and seconded by Director Waespi, the Board voted unanimously to approve the Consent Calendar minus Item e.

Directors Present: Diane Burgis, Beverly Lane, Doug Siden, John Sutter, Dennis Waespi,  
Ayn Wieskamp.

Directors Absent: Whitney Dotson.

- a. Approval of District Check Listing for the Period of December 28, 2015 to January 17, 2016  
Resolution No. 2016 – 02 – 025 (attached)
- Approval of the Minutes for the Board Meeting of February 2, 2016
- c. Authorization to Negotiate with Various Property Owners  
Resolution No. 2016 – 02 – 026 (attached)
- d. Approval of Out-of-State Travel for Director Whitney Dotson to Attend the 2016 Sustainable Trails Conference in Knoxville, Tennessee from March 4 - 11, 2016  
Resolution No. 2016 – 02 – 027 (attached)

- f. Authorization to Execute a Consulting Services Contract with Interactive Resources, Inc. for the Service Yard Replacement Project: Point Pinole Regional Shoreline  
Resolution No. 2016 – 02 – 029 (attached)

Director Sutter asked if \$1.8 million will fund the actual construction. Rob Lim, Chief of Design and Construction, replied there will be sufficient funds for construction.

- g. Authorization to Enter into a Professional Services Contract with Laura McCreery to Conduct An Executive Oral History for EBRPD General Manager Robert E. Doyle  
Resolution No. 2016 – 02 – 030 (attached)
- h. Approve Amendment and Restatement of the East Bay Regional Park District's General Employees and Sworn Safety Employees Retirement Plan to Conform to Internal Revenue Service (IRS) Regulations  
Resolution No. 2016 – 02 – 031 (attached)
- i. Authorization to Appropriate Asset Forfeiture Funds and Approve the Sole Source Purchase/Upgrade of Seventy-Five (75) Personal Video Cameras from Viewu, Inc.: Public Safety Division  
Resolution No. 2016 – 02 – 032 (attached)

Directors Siden and Wieskamp congratulated Public Safety for their leadership. Director Sutter asked operational questions about the use of the cameras. Lt. Lance Brede, Operations Division explained the process.

- j. Authorization to Transfer and Appropriate Asset Forfeiture Funds, Transfer Public Safety Budgeted Funds, Accept Donation and Appropriate Funds from Regional Parks Foundation, and Purchase Replacement Mobile Incident Command Vehicle from Lynch Diversified Vehicles: Public Safety Division  
Resolution No. 2016 – 02 – 033 (attached)

Director Lane asked how often the vehicle has been in use. Brede stated it has been used over 100 times while it has been in operating order. Lane asked about the process review. Brede explained the steps of the review process, that it has been thoroughly reviewed, and the intended use of the vehicle. GM Doyle added that this vehicle has been on the replacement list; the Foundation is assisting with the purchase which will be made to order for the District.

- k. Authorization to Award a Contract to R&M Paving Contractors, Inc. for Redwood Service Yard Paving Project: Redwood Regional Park  
Resolution No. 2016 – 02 – 034 (attached)
- l. Authorization to Amend the Sole Source Contract with Condor Earth Technologies to Provide Engineering Services and Construction Monitoring for the Pillar B Stabilization Improve Mine Shaft Project: Black Diamond Mines Regional Preserve  
Resolution No. 2016 – 02 – 035 (attached)

- m. Approval of the District's 2016 Investment Policy  
Resolution No. 2016 – 02 – 036 (attached)

Director Sutter commented that this is a good policy. He had specific questions about the policy. Bill Zenoni, Interim CFO, responded.

- n. Authorization to Award a Contract for Janitorial Services to Universal Building Services & Supply Company: Peralta Oaks Administration Building and the Richard C. Trudeau Training Center  
Resolution No. 2016 – 02 – 037 (attached)
- o. Authorization to Purchase Microsoft Enterprise SQL Server Database Software Licenses from Dell Marketing L.P: Information Services Department  
Resolution No. 2016 – 02 – 038 (attached)

By motion of Director Burgis, and seconded by Director Lane, the Board voted unanimously to approve the Item e.

Directors Present: Diane Burgis, Beverly Lane, Doug Siden, John Sutter, Dennis Waespi, Ayn Wieskamp.

Directors Absent: Whitney Dotson.

- e. Authorization to Execute a Twenty-five Year Management Agreement with the United States Department of the Interior Bureau of Reclamation: Contra Loma Regional Park  
Resolution No. 2016 – 02 – 028 (attached)

John Bouyea, Senior Acquisition Specialist began working on this agreement in 2010. He acknowledged staff who helped on this project. Director Lane had questions about the boundaries, jurisdiction zone, and the lagoon. Bouyea, with the use of a map, said that there was a new boundary created to allow the city and the park to better manage the property. Bouyea showed the zone, and stated language was added as a possibility to increase the lagoon. Director Siden asked if the Contra Costa Water District responded to the project changes. GM Doyle said the resolution was a legal agreement and they want to protect the open water for water quality issues. They were very cooperative. GM Doyle explained the process whereby the District was able to extend the agreement date. Mark Ragatz, Chief of Park Operations, said that we still have operational challenges with keeping sand out of the pool. Director Burgis asked about putting the \$150,000 into the budget for the swim area, and wanted to know the status of the plans. Director Sutter wondered about the use of shade structures. GM Doyle said that staff wanted to maximize the possibilities.

## **2. ACQUISITION, STEWARDSHIP & DEVELOPMENT DIVISION**

By motion of Director Burgis, and seconded by Director Wieskamp, the Board voted unanimously to approve Item C-2-a.

Directors Present: Diane Burgis, Beverly Lane, Doug Siden, John Sutter, Dennis Waespi, Ayn Wieskamp.

Directors Absent: Whitney Dotson.

- a. Authorization to Apply for a Grant from the West Contra Costa Transportation Advisory Committee and Appropriate Measure WW Development Funds to Fund the Final Design, Geotechnical and Environmental Studies for the San Francisco Bay Trail at Lone Tree Point: San Francisco Bay Trail  
Resolution No. 2016 – 02 – 039 (attached)

Sean Dougan, Trails Development Program Manager, gave a regional perspective and then drilled down to costs. This project is expected to attract grant funding. Director Siden asked about striping cost of trails. Dougan explained it was striping for crossings. Siden and Lane had questions about particular segments of the trail project. Director Burgis added that this is a good transportation option. Sutter had a question on the Bay Trail allocation area and asked for a detailed copy of the allocation. GM Doyle gave a historical perspective on this property. Director Waespi asked about improvements of the chemical toilet and picnic areas. Barrington, Chief of Maintenance and Skilled Trades said there is a district-wide program in development to replace the chemical toilets and picnic areas.

- b. Update on the Land Use Plan for the Concord Hills Regional Park (Concord Naval Weapons Station) and Presentation of Draft Preferred Alternative Park Use Plan: Concord Hills Regional Park

Larry Tong, Chief of Planning and GIS, introduced Brian Holt, Principal Planner, and Project Manager of CNWS. Holt introduced the project to the Board on a preferred alternative asking for board input. Holt gave a brief background and status along with pointing out key features and uses currently of the project. Holt introduced Isabelle Minn and Isby Fleischmann, the Placeworks prime consultants on LUP development. A draft plan and matrix were distributed to the Board. The conveyance from the Navy largely goes to the city of Concord and the District. The District receives this property through a no cost conveyance.

Director Lane asked for comment on the District's ability to put a trail in the "green" area on the map. Holt said there is potential for public access in this area. Director Sutter questioned connections, and asked if Measure J is available. Holt replied the District is looking at potential connections throughout this area. Holt deferred to the Trails Manager adding there are a number of ways to fund this. The District is working with Concord to ensure that the process continues. Holt stated the District has been moving forward aggressively with completing the LUP, and the CEQA process to create a vision for the property, and help facilitate the transfer.

Isabelle Minn Placeworks walked the Board through the public process. Isby Fleischmann, Placeworks, talked about the alternative land use concepts. Director Siden acknowledged the leadership of Director Lane. Lane had questions on access in the center of Bailey Road. Holt said they have looked at the site and will meet in the middle, to be sensitive to folks who want views and those who want to drive in with access in the interior. Director Burgis complimented Holt on his leadership. Burgis asked if there is a tunnel underneath Bailey Road. Holt said no. Burgis asked if there are going to be any delays due to the Concord situation. Holt said that the District is not tied to the city's development and the short answer is no. Director Waespi asked if staff quantified the square footage on the 25 structures and its reuse. Holt replied this information is available. Director Sutter congratulated staff, and the various congressional and federal people that have helped. He inquired if there has been a financial analysis. Holt replied the District has been in active conversations, the project will not be cheap; however there are tremendous funding potentials. Director Wieskamp expressed interest in the park being built in phases since the District won't have all the funding at once. Holt answered the initial proposal would be to phase in one area at a time. GM Doyle had comments on constraints that are not in District control, and talked about the safety of the area: graffiti, homeless, vandalism and the possibility of two crossings.

#### 4. BOARD AND STAFF REPORTS

- a. Actions Taken by Other Jurisdictions Affecting the Park District

General Manager Robert Doyle discussed those items listed on the staff report.

#### 5. GENERAL MANAGER'S COMMENTS

General Manager, Robert Doyle introduced Rob Lim, Chief of Design and Construction. Lim gave a brief overview of the projects his division is working on. There are over several projects/studies on the list. Lim highlighted Vargas Plateau, Miller Knox, and the Atlas Road extension improvements. Talked about JOC, Projecto, Online planroom. Directors Sutter and Siden complimented Lim on the degree of organization. GM Doyle added that we are becoming more efficient and better organized.

Appreciation to public safety.

#### 6. ANNOUNCEMENTS FROM CLOSED SESSION

District Counsel Carol Victor had no announcements.

#### 7. BOARD COMMITTEE REPORTS

- a. Operations Committee (12/17/15) (Sutter)

Director Lane asked if the transcriber would refer to the item and not the number of the item. Referring to page 97.

- b. Finance Committee (11/23/15) (Lane)
- c. Finance Committee (10/28/15) (Lane)

#### 8. BOARD COMMENTS

Director Siden reported on meetings attended. Director Siden

- Attended the Friends of San Leandro Creek meeting;
- Attended the EBEDA meeting;
- Attended the Executive Committee meeting;
- Attended the American Camp Association (ACA) Conference in Atlanta.

Director Sutter reported on meetings attended. Director Sutter

- Went on the Oak to Ninth tour;
- Talked with the Oakland Rotary Club;
- Hiked at Pt. Pinole and Anthony Chabot with a hiking club;
- Will attend the SFBRA.

Director Lane reported on meetings attended. Director Lane

- Passed around a Valley Sentinel column;
- Went on a tour of Castle Rock;
- Commented on the new interpretive sign near the peregrine falcons;
- Went to Pt. Isabel and looked at the prospective access for the kayak trail;
- Appreciative of Brian Holt and Placeworks team for working on Concord;
- Will attend Asm. Catharine Baker's Environmental Roundtable;
- Will attend Danville's State of the Town;
- Attended Elected Women's Luncheon.

Director Waespi reported on meetings attended. Director Waespi

- Hiked with Rich Godfrey at Vargas Plateau;
- Hiked Lake Chabot, Tilden, and Eastshore State Park;
- Attended the Alameda County Mayors Conference, Union City;
- Attended the Fairview stakeholders meeting;
- Attending Asm. Catharine Baker's Environmental Roundtable.

Director Burgis reported on meetings attended. Director Burgis

- Attended Concord's State of the City luncheon;
- Attended the ABAG Regional Planning Committee meeting;
- Attended the Contra Costa County Mayors Conference in Oakley;
- Attended the Brentwood Chamber of Commerce Citizen Awards dinner;
- Attended the Discovery Bay, State of the Town event;
- Met with the developer that is doing a project off of Sand Creek Road;
- Attended the Byron Hot Springs tour.

Director Wieskamp reported on meetings attended. Director Wieskamp

- Attended Elected Women's Luncheon;
- Updates by friends of Tesla on Carnegie public hearing;
- Attending Asm. Catherine Baker's Environmental Roundtable;
- Attending Board Workshop tomorrow;
- Would like to have an update on the solar panel project.

Director Dotson reported on meetings attended. Director Dotson

- Not present at the meeting; vacation.

## **D. ADJOURNMENT**

The meeting was adjourned at 5:13 pm by Board President Doug Siden.

Respectfully submitted:

/s/ Yolande Barial Knight  
Clerk of the Board