

AGENDA
REGULAR MEETING
BOARD OF DIRECTORS

EAST BAY REGIONAL PARK DISTRICT

Tuesday, April 1, 2014

C. BUSINESS BEFORE THE BOARD

6. BOARD COMMITTEE REPORTS

c. Operations (01/16/14) _____ (Lane)

Present

Board: Directors Beverly Lane (Chair), Ayn Wieskamp, Carol Severin

Staff: Jim O'Connor, Anne Scheer, Kelly Barrington, Mimi Waluch, Anne Kassebaum, Nancy Kaiser, Nancy Krebs, Jeremy Saito, Mona Koh, Leigh Padmore

Guests: Dan Herbert, Steven Johnson, Kay Worthington, Beth Anderson, Peter Brand, Jessie Manfrin (Oakland Strokes), Bill Mulgrew (Castro Valley Chamber of Commerce), Bob Maddow (Attorney, representing Willow Park Golf Club) Tony Paniagua (Willow Park Golf Club), Ilana Peterson (Local 2428), Amelia Marshall (VTSP) Dwight Perry, Cliff Sherwood (Castro Valley residents), EBRPD Director Whitney Dotson

I. **Update – Tidewater Boating Center Outreach: Martin Luther King, Jr. Regional Shoreline**

Acting Recreation Services Manager Nancy Krebs began Tidewater's annual update with an overview of the Tidewater Boating Center's Outreach Program. Several years ago, the District was awarded funds from Proposition 40 to create the Tidewater Boating Center, with the primary goal of providing direct program services to under-resourced youth in the Fruitvale District of Oakland, adjacent to the Boating Center, commonly referred to as the "Tidewater Service Area." Oakland Strokes is a tenant committed to contributing to this outreach effort with their Junior Olympic Rowing Program. The Outdoor Recreation Services team also provides services throughout the entire East Bay Regional Park District.

Ms. Krebs introduced Oakland Strokes Program Director Beth Anderson and Outreach Coordinator Jessie Manfrin, attending the meeting to report on their second year of operation implementing community outreach to nearby neighborhoods and area youth. Ms. Manfrin narrated a *PowerPoint* presentation showing the number of participants in their various programs, including competitive varsity and novice programs (232), middle school recreation program (165), school-based classes (72), and summer camps (229). In order to accommodate the 700 children enrolled in their programs, Oakland Strokes had made some improvements including

the dock extension, moving equipment to the weight area next to the boathouse, and hiring two new coaches.

Since beginning their outreach program at Tidewater in 2010-2011, Oakland Strokes has partnered with several schools and community-based groups in the Fruitvale/Oakland area including:

- Oakland Charter Academy (Fruitvale and Downtown)
- Oakland Charter High School
- ARISE High School
- Castlemont High School
- Lazear Elementary School
- Oakland Unity High School
- Urban Promise Academy
- ASCEND Middle School
- Lighthouse Community Charter
- Northern Light School
- Melrose Leadership Academy

Ms. Manfrin presented a breakdown of 2013-2014 program financials totaling approximately \$110,000 which include: Recreational Program (under \$40,000), Competitive Program: scholarships (\$48,000), uniforms (\$2,800), swimming (\$420), travel (TBD), and staffing (over \$20,000). Ms. Manfrin's presentation demonstrated that enrollment by focus groups in Oakland Strokes' programs has far exceeded required participation rates.

Responding to Director Ayn Wieskamp's comment about encouraging more children to swim at an earlier age, Ms. Manfrin stated that Oakland Strokes provides swimming lessons for the competitive program and is engaged in discussions with schools recommending that they add swimming at the 7th grade level. Assistant General Manager Jim O'Connor also noted that the District's Aquatics Department operates a very strong swim program. Director Wieskamp recommended that we make sure people are aware of the District's swim program, and suggested that Oakland Strokes work with the Regional Parks Foundation to explore funding to expand their swim program.

Dan Herbert (Oakland Strokes) reported that so far, 15 youth have moved from the outreach program straight into the competitive program and the goal is to keep building on that number. Responding to Director Wieskamp's query about whether we are seeing more diversity, Mr. Herbert, who is also a Board member of U.S. Rowing, responded that both U.S. Rowing and in particular, Oakland Strokes, consider this a "giant initiative." AGM O'Connor expressed his appreciation to Oakland Strokes representatives for participating in the meeting, and congratulated the group on another successful year of operation at Tidewater.

Acting Recreation Supervisor Jeremy Saito provided background information regarding the facility and program operations of the Tidewater Boating Center. Since January 2011, Outdoor Recreation has operated out of Tidewater, offering a variety of programs and services throughout the two counties, as well as on-the-water boating programs, in partnership with Interpretive Services staff. Mr. Saito's PowerPoint presentation highlighted Tidewater outreach programs offered by Outdoor Recreation focused on youth and teen services, including Day and

Overnight Camps, Boating, Bicycling, Fishing, Youth/Teen Leadership, and Special Interest Classes. The program's goals are: (1) to break down negative perceptions and fears about being outdoors; and (2) to increase skills and local knowledge about outdoor recreation. A focus of the Outdoor Recreation Program is youth employment, and the District has hired past program participants from Teen Eco Action League, Leaders in Training Program, and Teen Afterschool Program as Recreation Leaders. AGM O'Connor explained that this is referred to as the "pipeline," trying to move students from Recreation into summer jobs and hopefully on to full-time employment with the District.

Outdoor Recreation continues to expand its boating program. In 2012, over 50 programs were offered and 57 programs were offered in 2013. Over 1,000 participants were served, nearly half of whom were outreach-related serving groups from the Tidewater service area. A new partner, YMCA of the East Bay, has approached the District to assist some of their leaders in becoming familiar with the outdoors, with the goal of leading camping trips on their own. Outdoor Recreation has collaborated with Crab Cove naturalists, one of whom (Francis Mendoza) devotes 90% of his time to outreach in the Tidewater service area leading afterschool groups on canoeing and kayaking trips to San Leandro Bay. Community Outreach Coordinator Elizabeth Carmody is currently working with private consultants to develop a formal process to implement an evaluation and assessment tool into the Program. In summary, Outdoor Recreation has expanded its program services by 30% overall, has hired three former program participants as Recreation Leaders, and enhanced its collaboration with Interpretive staff.

Director Beverly Lane asked whether Recreation Leaders have been able to incorporate interpretation into their programs. Ms. Krebs indicated that Recreation and Interpretive staffs participate in quarterly meetings where they have an opportunity to observe each other's skills and engage in what she refers to as "cross pollination." Recognizing that Tidewater is the service area being discussed today, Director Wieskamp inquired about getting East County children involved in similar programs, and suggested that staff coordinate with LARPD and Pleasanton Parks & Recreation to explore combining programs and sharing costs.

As an aside, Director Lane noted that with regard to safety, this is the fourth year without a drowning in the District's body of lakes, attributing this record partly to the District's lifeguard program and the acceptance of wearing a life vest by those young people who are not able to swim.

Ms. Krebs closed the presentation by announcing a Cosco Busan settlement award of \$570,000 over four years, the largest programming award ever received by the District, to serve communities along the shoreline affected by the oil spill. These funds will be used to create recreational shoreline programs and opportunities for youth and to hire temporary staff.

2. Update – Willow Park Golf course RFP Process: Lake Chabot Regional Park

AGM O'Connor noted that the District is currently undergoing renewal of several of its long term concession agreements, including the Willow Park Golf Course (WPGC) agreement. He stated that the actual RFP is not being reviewed today; rather, staff will review the consultant's findings and economic evaluation of the facility in order to determine capital costs to be included in the RFP Scope of Work.

Revenue & Administration Manager Mimi Waluch narrated a *PowerPoint* presentation, noting that WPGC is part of Lake Chabot Regional Park and is a condition of a master lease between EBMUD and EBRPD. In 1965, the District subleased 150 acres to the initial developers, Baldock Pacific Properties, for design, construction, operation and maintenance of an 18-hole, Par-17 golf course, golf practice range, clubhouse, event center, and other support facilities.

In 2013, the District engaged the design firm of Casey O'Callaghan Golf Course Design, Inc., of Costa Mesa, California, to evaluate the condition of the golf course and its economic potential. Through site visits, interviews with the operator, staff and customers, as well as review of the existing plans and documents, the consultant provided an itemization of the existing conditions and recommended capital improvements for WPGC, some of which included:

- The current irrigation system, originally constructed in 1966, needs to be replaced. Operator reports average maintenance on five to ten leaks on the mainline per week. The report recommends installation of a new computer controlled irrigation system and irrigation pump station using a golf course designer to design, stake and program the new system.
- There are drainage issues and flooding. Over the past few years, the District has utilized Civicorps crews to clear the debris in San Leandro Creek, and EBMUD has been cooperating with the current operator to adjust levels in the upper San Leandro reservoir more quickly for anticipated storms.
- The existing condition of the cart paths shows significant wear patterns. Portions of the gravel and dirt cart path are in poor condition due to erosion and potholes. Correction would be to install a wall-to-wall concrete path system.
- Tee & Green Complexes – Most of the existing tees are not level due to continued top-dressing; many do not receive enough sunlight. Green complexes are in good condition.
- The sand bunkers are the original size and locations as constructed in 1966. Some bunkers need to be eliminated, added, or relocated for aesthetic, maintenance, and playability purposes.
- It is recommended that the aquatic landing area be reconstructed as an 8 ft. deep irrigation lake with a polyvinylchloride liner.

The report also examines safety issues, landscaping, condition of the trees, practice range, storage and maintenance yards, food service, club house facility, and pro shop. In summary, the report indicates that the golf market is stable after years of decline but still relatively soft; WPGC is in fair condition, generating 37,000 rounds in 2012 and 40,000 rounds in 2013. Implementation of capital improvements and play levels of 45,000-50,000 rounds per year is projected to generate an estimated \$1.6 million in gross golf revenue.

Staff is currently finalizing the inspections and evaluations and an audit will be performed. It is anticipated that the RFP for WPGC will be distributed February through May, followed by a tour and evaluation of the proposals. The proposed agreement will be brought before this Committee in June, reviewed by EBMUD, and brought before the full Board in July, with the intent of having a new lessee in place by November for transition by December 1, 2014 when the current lease expires.

Director Lane remarked that this transition presents an opportunity to include in the RFP the possibility of creating a non-traditional kind of golf course to include consideration of links rather than greens. AGM O'Connor agreed that this could be an element of the vendor's sustainable business plan.

Cliff Sherwood, a resident of Castro Valley and member of the Castro Valley Rotary Club, commented that for many years the club has held its weekly meetings and fundraising events at WPGC, the only facility of its kind in this part of the East Bay available to accommodate large events, and he considers WPGC a major asset to the Castro Valley community.

Bill Mulgrew, Executive Director of the Castro Valley Chamber of Commerce, noted that the community has two destination attractions: Lake Chabot and WPGC. He considers the golf course vital to the lifestyle and economic health of the community. The Chamber uses the meeting facilities twice a year for the Student Award Luncheon and Business Person of the Year Award, and the facilities are also used for local fundraising events. He noted that the restaurant is the only local upscale restaurant available to serve a community of 70,000 people. Mr. Mulgrew is in favor of ensuring that the RFP encourages investment and allows the bidders to have a shot at designing a world class facility.

Bob Maddow of BPMNJ, an attorney representing WPGC, indicated that he had just learned that the number of rounds played in 2013 was a little more than 42,000 due to the dry December weather. Regarding the drainage issue, in 1986 the Park District embarked on a major project to clear the water course through which the creek flows downstream from the golf course and on the upstream side of Lake Chabot. Essentially, no work was done between 1986 until 2012. During that interim period, the gradient reversed, vegetation grew, trees fell, and silt came down, preventing the golf course from draining and forcing the water to back up onto the golf course. These conditions have had a very significant impact on the playability of the golf course; some years resulting in a 20-25% reduction in the number of rounds that could have been played. Regarding lunch no longer being served at the restaurant, the sub-lessee has been experiencing some business issues, and is also looking at a lease that will end in November 2014. Mr. Maddow added that (as attested to by Director Carol Severin) when the restaurant is open, the sub-lessee does a great job in providing dining services.

3. 2014 Committee Work Plan Review

Staff developed the first draft of the 2014 Board Operations Committee Work Plan for review and comment at the Committee's last meeting of 2013. The Committee's suggested changes have been incorporated into the Draft Work Plan for review and approval of the incoming 2014 Board Operations Committee members. The Work Plan includes several policy reviews including review of Ordinance 38 and later in the year, review of the Interim Policy on Use of Other Power-Driven Mobility Devices to be presented by Assistant District Counsel Carol Victor. Several RFPs are also scheduled for review including Willow Park Golf Course, the Anthony Chabot Gun Range, Tilden Merry-Go-Round, and the Ardenwood Blacksmith RFP. Las Trampas Stables is operating on a month-to-month lease to give the current operator an opportunity to change and improve current practices. Staff will add the Alameda Hospital Special Use Agreement to the 2014 Committee Work Plan for review at the end of 2014.

With regard to the Anthony Chabot Gun Range, Director John Sutter has asked staff to address the policy aspect of the RFP separately. In response to this request, staff plans to visit other gun facilities in the area to compare revenue and use numbers, and at the February 20 Committee meeting, staff plans to also discuss those elements that frame the use of the area as a regional park activity.

Director Lane asked staff whether there is any quantitative information available regarding the effects of sounds from the gun range on the surrounding neighborhood and whether the number of users of the gun range has increased. Ms. Waluch responded that the number of users has indeed increased in recent years and that in response to a number of complaints, a report on sound levels was prepared several years ago and will be presented to the Committee along with staff's research findings.

Ms. Waluch stated that the Clerk of the Board has notified staff of the following changes to the Committee's 2014 meeting schedule:

- The September 18 meeting has been moved to **Tuesday, September 23**
- The November 20 meeting has been moved to **Tuesday, November 25**

7. Public Comments

There were no public comments.

8. AGM Comments

AGM O'Connor noted that recruitment for Chief of Interpretive & Recreation Services closes on January 17, and staff recently completed second round interviews for the Cultural Services Coordinator position.

9. Board Comments

There were no Board comments.

10. Adjourn

The meeting adjourned at 2:30 p.m. The next Board Operations Committee meeting will be held on Thursday, February 20, 2014, at 12:45 p.m., in the Board Room, Peralta Oaks.

Respectfully submitted,

Leigh Padmore
Executive Secretary
Operations Division

