

The Board Meeting, which was held on September 15, 2015 at the East Bay Regional Park District, 2950 Peralta Oaks Court, Oakland was called to order at 2:00 p.m. by Board Vice President Doug Siden.

## ROLL CALL

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

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 2:03 p.m. by Vice President Siden.

Staff Present: Robert Doyle, Dave Collins, Jim O'Connor, Debra Auker, Carol Victor, Police Chief Tim Anderson, Erich Pfuehler, Larry Tong, Kelly Barrington, Liz Musbach, Jeff Rasmussen, Mona Koh, Anne Kassebaum, Alicia Gonzales, Dania Stoneham, Matt Graul, Tiffany Margulici, Carolyn Jones, Mimi Waluch, Jason McCrystle, Renee Patterson, Steve Myli, Michael McNally, Bob Nisbet, Dave Drueckhammer, Anna Fong, Mark Ragatz, Ruby Tumber

Guests: James Streeter: VFA

## **A. APPROVAL OF AGENDA**

By motion of Director Sutter, and seconded by Director Lane, the Board voted unanimously to approve the Agenda.

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

## **B. SPECIAL PRESENTATION**

Vice President Siden, the Board and General Manager acknowledged the 45 year career of Dave Collins and his many contributions to the District. There was a short break for light refreshments.

The Board of Directors and General Manager extended their appreciation to Steve Myli, Facilities Manager, for the well-designed reconfiguration of the Board Room and the audiovisual upgrade.

## **PUBLIC COMMENTS**

Mr. Ohlson of the Delta Pedalers commented on the attack and mugging of a member bicyclist on the Delta Deanza Trail in July. The victim contacted the Antioch police department and his perception from them was that this type of crime was business as usual in Antioch. GM Doyle stated that Chief Anderson is coordinating

with Antioch's police chief. Director Burgis suggested to Ohlson that he speak with Chief Anderson about strengthening the District safety patrol in Antioch.

Mr. Anderson of the Delta Pedalers mentioned an article that talked about the importance of cooperation between local police agencies and the District.

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

### **I. CONSENT CALENDAR**

By motion of Director Lane, and seconded by Director Sutter, the Board voted unanimously to move Item w from the consent calendar to Open Session. The Consent Calendar was approved minus Item w.

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

Directors Absent: Whitney Dotson, Dennis Waespi.

- a. Approval of District Check Listing for the Period of August 3, 2015 to August 16, 2015  
Resolution No. 2015 – 09 – 258 (attached)  
  
Approval of the Minutes for the Board Meeting of September 1, 2015
- b. Authorization to Negotiate with Various Property Owners  
Resolution No. 2015 – 09 – 259 (attached)
- c. Authorization to Amend a Contract for Temporary Staffing Services with Accountemps  
Resolution No. 2015 – 09 – 260 (attached)
- d. Authorization to Apply for Grant Funds from the California Coastal Conservancy for Fuels Management and Habitat Restoration: Redwood Regional Park  
Resolution No. 2015 – 09 – 261 (attached)
- e. Authorization of Spartina Control Grant Partnership and Funding Agreement with the California Wildlife Foundation: District-wide  
Resolution No. 2015 – 09 – 262 (attached)
- f. Authorization of Quagga/Zebra Mussel Infestation Prevention Grant Program Application and Funding Agreement: District Wide  
Resolution No. 2015 – 09 – 263 (attached)
- g. Authorization to Apply for Grant Funds from the California Coastal Conservancy for Brickyard Cove Habitat Restoration at McLaughlin Eastshore State Park  
Resolution No. 2015 – 09 – 264 (attached)
- h. Authorization to Apply for Grant Funds from the Habitat Conservation Fund or Public Access Improvements, Pleasanton Ridge Regional Park  
Resolution No. 2015 – 09 – 265 (attached)

Director Lane requested that Jeff Rasmussen, Assistant Finance Officer, indicate on the map the location of Phase I improvements. GM Doyle added that this plan will be coming back to the Board for more detail.

- i. Appropriation of Funds and Authorization to Apply for Grant Funds from the Habitat Conservation Fund for Bridge Replacements: Garin Dry Creek Regional Park  
Resolution No. 2015 – 09 – 266 (attached)
- j. Acceptance of the Second Quarter 2015 General Fund and Other Governmental Funds Financial Report  
Resolution No. 2015 – 09 – 267 (attached)
- k. Authorization to Implement Wage and Benefit Changes for Public Safety Managers Including an Increase in Employee-Paid Pension Contribution and Other Benefit and Salary Adjustments  
Resolution No. 2015 – 09 – 268 (attached)
- l. Authorization to Appoint Anthony Ciaburro as Police Captain at Step F of Management Pay Range MG06  
Resolution No. 2015 – 09 – 269 (attached)

Director Siden asked if Capt. Ciaburro would be replacing Capt. Ruppenthal and Anderson said he would.

- m. Authorization to Purchase One John Deere Tractor from John Deere Company: Pt. Pinole Regional Shoreline  
Resolution No. 2015 – 09 – 270 (attached)

Director Sutter asked if the new tractor was covered in our insurance. Anna Fong, Acting Risk Manager, said that it was covered.

- n. Authorization to Purchase Three John Deere Tractors from John Deere Company: Martin Luther King, Jr., Anthony Chabot and Del Valle Regional Parks  
Resolution No. 2015 – 09 – 271 (attached)

Director Sutter asked what is a ghost fleet. AGM O'Connor explained that it is equipment that the District uses that is outdated and as such replacement parts are obsolete and are no longer a part of the equipment replacement program.

- o. Authorization to Purchase Two John Deere Tractors from John Deere Company: Redwood Regional Park and Sunol Regional Wilderness  
Resolution No. 2015 – 09 – 272 (attached)
- p. Authorization to Purchase Five CXT Cascadian Restrooms from CXT, Inc.: Anthony Chabot Regional Park  
Resolution No. 2015 – 09 – 273 (attached)
- r. Authorization to Award a Contract for Evaluation of Pavement Network to Nichols Consulting Engineers, Chartered: District-wide  
Resolution No. 2015 – 09 – 274 (attached)
- s. Approval of Special Use Agreement with the Redwood Bowmen Club: Roberts Regional Recreation Area  
Resolution No. 2015 – 09 – 275 (attached)

- t. Authorization to Transfer Funds and Enter into a Sole Source Agreement with Hallsten Corporation, Inc. for the Purchase of Two New Aluminum Floating Dock Systems: Temescal Regional Recreation Area  
Resolution No. 2015 – 09 – 276 (attached)

Directors Sutter and Lane would like to know the aesthetics and surface comfort level of the new docks. Kelly Barrington, Chief of MAST, said they are similar to the ones already there and are made out of aluminum rather than wood and should be cool. Directors requested a photo of the dock, Barrington to provide photos of current dock and a rendering of the new dock. Director Siden asked the difference between an ADA and a non ADA accessible floating dock. Barrington replied that an ADA dock will adjust ramp pitch depending on the lake level.

- u. Authorization to Purchase Turf Care Equipment from Jacobsen Northern California  
Resolution No. 2015 – 09 – 277 (attached)

Director Siden asked what is turf care equipment? Jason McCrystle, Fleet Manager handed out pictures of the equipment to the Board. AGM O'Connor explained that this equipment will be used to recover the turf areas of the park. Director Lane asked if they are intended to be additions to the fleet. McCrystle said it is small equipment which the park will maintain.

- v. Authorization to Transfer and Appropriate Workers' Compensation Committed Fund Balance for Extraordinary Workers' Compensation Claim Expenditures  
Resolution No. 2015 – 09 – 278 (attached)

## 2. FINANCE AND MANAGEMENT SERVICES DIVISION

(Item w was moved to Open Session by unanimous vote.)

- w. Authorization to Appropriate Funds and Continue the VFA Asset Management Software System: District Wide  
Resolution No. 2015 – 09 – 279 (attached)

By motion of Director Sutter, 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, Ayn Wieskamp.  
Directors Absent: Whitney Dotson, Dennis Waespi.

Jeff Rasmussen, Assistant Finance Officer, introduced James Streeter VFA Project Director and thanked staff Ruby Tumber and Tonya Covarrubias and park supervisors for all of their work on this project. Rasmussen said that the District has good facilities however they are in need of renovation and repairs. VFA manages our assets using a facilities condition index (FCI) rating system. James Streeter explained the lifecycle of the facility, explaining terms and conditions, the FCI, the systems conditions and assessment results. As buildings age money should be put back into the building for maintenance to increase its life. VFA evaluated 4 parks with 155 assets. Director Sutter noted that there 65 parks and only 4 were examined. Streeter said that the percentage is relative to the asset quality. The data flushes out perceived vs what is the actual value. Director Sutter asked if other agencies are using this system and are the goals achieved. Streeter said VFA has over 800 different customers and are global. In the states courts and corrections are using the software. The software highlights the need and goal setting is determined by the customer. Director Burgis asked when the software is analyzing our assets is it based on a general formula for a specific building or a general formula for a specific building and

its location. Streeter responded that it is localized and costs determined by location. The data load is specific to what was observed. Burgis asked after 4 years would the District commitment be to maintain the software or to reanalyze; is their an annual fee? Streeter said the software evolves, is web hosted and should be a 5 year program. He showed the VFA budget timeline. Rasmussen showed the proposed draft schedule for assessments and projected budgets. Sutter asked if the idea is to set up a separate fund to fund improvements and does it indicate an increase in funding. Rasmussen said it would be funded by 553 and GM Doyle added that 553 will increase. Director Wieskamp reminded staff and the Board that the District will be taking on 3 state parks and adding and replacing quite a bit. GM Doyle added that is a very good argument.

### **3. BOARD AND STAFF REPORTS**

#### **a. Actions Taken by Other Jurisdictions Affecting the Park District**

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

Director Siden commented that in the Reservation Master Calendar needs to include totals.

### **4. GENERAL MANAGER'S COMMENTS**

Chief Tim Anderson introduced new employee, Captain Tony Ciaburro to the Board.

David Drueckhammer, GIS Coordinator for Planning/GIS Services presented on the Role of GIS in the Trails, Creeks and Ponds (TCP) Permit Process. Drueckhammer explained the details of the Geographic Information Systems (GIS) which is a computer based mapping application that allows users to see how features on a map relate to each other and to perform analysis with that information. Drueckhammer continued with the description of the uses of Parkview which is the Districts internet based GIS application and the TCP application. Director Burgis noted that GIS mapping is being used for invasive species management which has been helpful. It is being used by Stewardship, Public Safety and Operations. Burgis asked if there is any way that the public can use this application. Drueckhammer said that staff uses activity finder application which helps the public find activities throughout the District, he added that staff has a goal to create a mobile app. GM Doyle added that staff gets requests for the location of archaeological sites, endangered species, etc., the District has to be careful that this information does not get into the wrong hands to protect species and cultural resources. Director Lane asked if the regulatory agencies are technologically equipped to take this information and use it. Drueckhammer replied that staff sends them hard copy maps and biological assessments. Matt Graul said that we give them data however if they have any questions they will contact us. Director Sutter asked if we use this for law enforcement. Drueckhammer said that Public Safety has an application.

Director Siden asked about the apples that were stolen from Garin before Apple Fest. Mark Pearson, Park Supervisor, Garin/Dry Creek said staff purchased 168 lbs of organic apples that satisfied all those who attended the program.

GM Doyle asked for Brian Holt, Senior Planner to come back to the Board and give an update on the visioning meeting between staff and NPS on the potential joint visitor center at Concord Hills that was held at the MLK Shoreline.

### **5. ANNOUNCEMENTS FROM CLOSED SESSION**

District Counsel Carol Victor announced none.

## 6. BOARD COMMITTEE REPORTS

- a. Finance Committee (7-22-2015) (Lane)

## 7. BOARD COMMENTS

Director Wieskamp reported on meetings attended. Director Wieskamp

- Attended had lunch with Retired Board Member Severin and her brother;
- Attended the CSDA meeting at HARD;
- Attended the Executive Committee meeting;
- Attended LAFCO meeting;
- Attended the Pleasanton Ridge board field trip;
- Will meet with Erich Pfuehler and a group meeting regarding recycled water;
- Attended the Pleasanton Rotary meeting;
- Attending the Pleasanton mayor's award event;
- Attending Beverly Copeland's memorial event;
- Remarkd that a friend said that it was hard to use water sources along the Ohlone trail;
- Asked if the helicopter can take pictures of the status of the Tesla property;
- Thanked Steve Myli for the board room reconfiguration.

Director Lane reported on meetings attended. Director Lane

- Attended the Pleasanton Ridge board field trip;
- Attended the Clayton Land Use Plan community meeting;
- Hiked the Bollinger Creek Trail at Las Trampas;
- Went to S. Anderson campgrounds on the six day hike and ride; helped with Sean Dougan and Suzanne Wilson;
- Thanked GM Doyle for his presentation on the Wiedemann property;
- Distributed Port Chicago brochures;
- Moving ahead with the EEC project.

Director Sutter reported on meetings attended. Director Sutter

- Attended the Pleasanton Ridge board field trip;
- Circulated memos on the retiree request and no coal in Oakland;
- Attended meetings on the bay trail and design of parks adjacent to it;
- Attending the SF Estuary Conference;
- Urged all to attend Art in the Park in Redwood.

Director Burgis reported on meetings attended. Director Burgis

- Attended Clayton Land Use Plan community meeting;
- Attended the field trip at Pleasanton Ridge;
- Met with Councilman Romick from Oakley with Erich Pfuehler.

Director Siden reported on meetings attended. Director Siden

- Attended the MLK Rally Committee meeting;
- Attended Alameda Rotary Club meeting at Crab Cove – GM Doyle speaker;
- Attended the Alameda County Special Districts Association meeting;
- Attended the Executive Committee meeting;
- Attended the San Leandro Chamber of Commerce breakfast meeting;

- Met with the Panero family (Chabot neighborhood) and attended the staff presentation by Chris Barton;
- Attending Alameda City Council meeting with Sharol Nelson Embry;
- Attending the Three Trails Conference.

#### **D. ADJOURNMENT**

Director Ayn Wieskamp had brief remarks on the life of Beverly Copeland.

The meeting was adjourned at 4:49 pm by Board Vice President Siden in memory of Beverly Copeland. Siden suggested staff notify the family when the board meeting will be adjourned in the passing members honor.

Respectfully submitted:

/s/ Yolande Barial Knight  
Clerk of the Board