

The Board Meeting, which was held on October 20, 2015 at the East Bay Regional Park District, 2950 Peralta Oaks Court, Oakland was called to order at 12:30 p.m. by Board President Whitney Dotson.

ROLL CALL

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

Directors Absent: Diane Burgis

At this time, the Board of Directors met in **Closed Session** to discuss those items outlined on the agenda. The Board and the AGM acknowledged Retired Board Member Carol Severin who was in attendance at this meeting.

The **Open Session** of the Board Meeting was called to order at 2:00 p.m. by Board President Dotson.

Staff Present: Jim O'Connor, Debra Aufer, Carol Victor, Police Chief Tim Anderson, Steve Myli, Michael McNally, Erich Pfuehler, Aaron Roth, Rob Lim, Nelson Lam, Mimi Waluch, Anne Kassebaum, Kim Fisher, Matt Graul, Precious Shelton, Linda Wu, Sean Dougan, Liz Musbach, Jeff Rasmussen, Mona Koh, Alicia Gonzales, Tiffany Margulici, Carolyn Jones, Mimi Waluch, Jason McCrystle, Bob Nisbet, Mark Ragatz, Ruby Tumber, Debra Aufer, Bill Zenoni, Mike Nolan

A. APPROVAL OF AGENDA

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

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

B. PUBLIC COMMENTS

Dennis Staats, President of the Chabot Gun Club. He explained how the Club has been diligently working to submit environmental proposals and one was approved, employed an environmental consultant, and retained other consultants.

Jim Dill spoke about the Lake Chabot Modernization plan and stated that his views would be affected and does not want it put at this location.

John Maunder, Range Master of the Chabot Gun Club stated that they have been working for years, they have been compliant on environmental and sound issues.

Kelly Abreu commented that large structures should not be put at Lake Chabot. Abreu said that the one year anniversary of restricted park hours at Mission Peak has arrived and he is waiting for management staff of the District to complete its review. He said that curb parking restrictions were omitted in the EIR.

C. BUSINESS BEFORE THE BOARD

I. CONSENT CALENDAR

By motion of Director Lane, and seconded by Director Wieskamp, the Board voted unanimously to approve the consent calendar with the exception of Item f.

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

- a. Approval of District Check Listing for the Period of September 7, 2015 to September 20, 2015
Resolution No. 2015 – 10 – 299 (attached)

Approval of the Minutes for the Board Meeting of October 6, 2015

Director Siden noted a correction for the October 6, 2015 minutes.

- b. Authorization to Negotiate with Various Property Owners
Resolution No. 2015 – 10 – 300 (attached)
- c. Authorization to Accept the Bid and Award a Contract with American Asphalt Repair and Resurfacing Company, Inc. for Parking Lot Slurry Seal: Redwood Canyon Public Golf Course
Resolution No. 2015 – 10 – 301 (attached)

Director Waespi expressed his support and asked when will the job be completed. Kelly Barrington, Chief of MAST replied that if approved today, in about 2 weeks. Waespi complimented staff on this project.

- d. Authorization for the Purchase and Installation of an Inclined Platform Wheelchair Lift: Environmental Education Center/Tilden Nature Area
Resolution No. 2015 – 10 – 302 (attached)

Director Lane expressed her excitement that the wheelchair and other improvements in the EEC are in the works for 2016.

- e. Acceptance of Bi-Annual Actuarial Valuation for the East Bay Regional Park District General Employees and Sworn Safety Retirement Plans as of January 1, 2015 (formerly Transamerica)
Resolution No. 2015 – 10 – 304 (attached)
- g. Approval of Out-of-State Travel for Board Member Whitney Dotson to Attend the 2015 Rising Seas Summit in Boston, Massachusetts on November 3 - 5, 2015
Resolution No. 2015 – 10 – 305 (attached)

2. ACQUISITION, STEWARDSHIP & DEVELOPMENT DIVISION

a. Lake Chabot Campus Modernization Project Update: Lake Chabot Regional Park

Director Waespi recused himself due to the proximity of this project to his home.

Chris Barton, Environmental Program Manager and Project Manager gave a PowerPoint Presentation. He oriented the board to the location of the buildings from various views, the topography, the building footprint, and the parking lots. The building would be 31,000 sq. ft., would be built to state and essential service standards, the dispatch center would be upgraded, the service yard would have to be relocated, new office, new shop and a new vehicle maintenance shop. The District is still working to clear through the land use entitlements. The project schedule has been adjusted for a 2 month delay. Barton continued with background that this was a former Nike missile site developed by the Dept. of Defense with buildings from the 1950's. The District has been at this site since 1975. These facilities need to be updated. We service 2 counties. Staff looked at building orientation, building designs, site lighting and grading and height and roof design to offset visual impacts. Barton explained the Land Use Entitlement Process and their interactions with CVMAC. Staff revised grading and reduced building height by 28 feet. District's proposal is consistent with County and District plans. Barton went over the issues raised from CV MAC adding that this has been a 5 year process. Staff has adequately noticed 118 property owners, public agencies, County Fire, State OPR, Supervisor Nate Miley, CVMAC members, Chambers of Commerce, 2 physical postings and EBRPD website. At the end of the CVMAC meeting a vote was not taken. The park district was asked to look at alternate sites. Staff did look at off site locations. We looked at the "Saddle Site" and Nike classroom site which would require major development and extension of utilities and the cost difference.

GM Doyle gave a historical perspective on how the District came to purchase 133 acres from the college district in 1998 with the full intent of preserving the Districts corporation yard and how staff has come full circle to recycling this land. Staff is looking at moving the shop to the saddle. There are 750 employees that need to be to work in safe and modern facilities. This is a critically important and expensive project.

Director Wieskamp asked if we were looking at the Nike classroom site. Barton said it is too small. Director Siden explained the Brown Act to the audience which is why Director Waespi could not participate. Director Sutter asked what would be the effects of moving the building to the saddle for other neighbors. GM Doyle added that staff will work with designers. Director Lane asked where the sounds would be detected with the building at the saddle. Director Dotson asked if the 27 foot lowering would compromise service. Barton said that we can still maintain functionality. Director Siden remarked that he thought we were getting the building off the ridgeline. GM replied that we are looking at an alternative and we are being responsive to the concerns of the neighbors and to the CVMAC. He added there is not a recommendation to move it to the saddle yet because staff is still gathering the visual and sound impacts study information.

Public Speakers

Peter Rosen said that this is not just the concern of the immediate neighbors but all of Castro Valley. He asked that we reconsider the project as proposed and move it to a lower location. He mentioned that there be story poles. Jeff Panero has lived in the neighborhood for 40 years. He has good views of Mt. Tam which he will not see with the building. He concerned with the building on the ridgeline and light. He would like to have facility moved to an industrial park.

George Phillips, lives in the neighborhood. He designed and brought a table top model of the site depicting the buildings and the elevations. He encouraged the District to move the facility to the saddle.

Al Chamorro, a retired architect, commented that we build on the saddle. Richard Maurer retired civil engineer. He remarked that he thinks the building should be in the saddle. He added that the Board should think about completely clearing off of the hill.

By motion of Director Siden, and seconded by Director Wieskamp, the Board voted unanimously to approve Item f.

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

- f. Authorization to Award a Contract for Consulting Services to Consolidated CA to Perform Construction Management Pre-Construction Services for Lake Chabot Campus Modernization Project: Lake Chabot Regional Park
Resolution No. 2015 – 10 – 303 (attached)

Bob Nisbet, AGM Acquisition, Stewardship and Development stated that we recommend approving the above item because it is approving the contract for consulting services that we will need right away. Director Siden was concerned that we were getting cart before the horse however I met with Nisbet. GM the district is already in the studying the site. Nisbet added that this contract is for preproduction services. Director Lane asked who will be managing this. Chris Barton.

3. 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.

4. GENERAL MANAGER'S COMMENTS

GM, Robert Doyle introduced Quynh Truong, Human Resource Analyst II. Truong presented on Human Resources Training Programs. In 2015, trainings consisted of 39 different topics and 100 workshops were offered. Truong passed out the Annual Training Catalog.

Director Lane asked if there is an evaluation after the program. Truong's reply was yes. Lane asked about training staff on sudden oak death in trees. GM Doyle said training comes out of HR however the recommendations come from the department; in this case, Operations and Stewardship. Director Wieskamp complimented Truong and Sukari Beshears, HR Manager, on a job well done.

5. ANNOUNCEMENTS FROM CLOSED SESSION

District Counsel Carol Victor announced none.

6. BOARD COMMENTS

Director Wieskamp reported on meetings attended. Director Wieskamp

- Attended the Elected Women's Luncheon;
- Attended the Niles Canyon Stroll & Roll;
- Attended Zone 7's presentation on the purchase of Patterson;

- Attended the Grazer's Dinner at Camp Arroyo.

Director Lane reported on meetings attended. Director Lane

- Attended the Niles Canyon Roll & Stroll;
- Attended the Concord Hills Field trip with the PAC;
- Attended a Clayton Land Bank Hike;
- Attended the Portland Metro Reception at Tilden;
- Attended Alameda County Mayors Conference in Walnut Creek;
- Attended the Grazer's Dinner at Camp Arroyo;
- Hiked around Point Lobos.

Director Sutter reported on meetings attended. Director Sutter

- Attended the Oak Knoll Development presentation;
- Attended the Operations Committee meeting;
- Attended the Measure DD subcommittee meeting;
- Attended the EBEDA 25th Anniversary meeting.

Director Siden reported on meetings attended. Director Siden

- Attended the Alameda City Council meeting;
- Attended the San Leandro Creek Alliance meeting;
- Attended the Operations Committee meeting;
- Attended Inside Oakland meeting;
- Attended Dave Collins Retirement;
- Attended Outdoor Afro Glamp Out;
- Attended the Workforce Diversity;
- Attended the Portland Metro Conference Session;
- Attend the Alameda County Mayors Conference;
- Attended the EBEDA 25th Anniversary meeting;
- Attended Frank Mellon's Informational meeting;
- Attended the 3 Trails Conference in New Mexico.
(Siden gave an oral presentation with exhibits)

Director Waespi reported on meetings attended. Director Waespi

- Thanked the constituents from Castro Valley;
- Attended the Hayward Business Expo;
- Attended Nate Miley's Fam Fest;
- Attended the Niles Canyon Roll & Stroll;
- Attended the Harvest Festival at Ardenwood;
- Attended the Alameda County Mayors Conference;
- Attended the Portland Metro Conference Session;
- Attended the EBEDA 25th Anniversary meeting;
- Attended the Concord Hills Tour with the PAC;
- Attended the San Leandro Creek Alliance meeting;
- Attended Frank Mellon's Informational meeting;
- Invited all to attend the Town Hall Walk & Talk meeting.

Director Dotson reported on meetings attended. Director Dotson

- Attended the Portland Metro Conference Session;
- Attended the Richmond Liaison Committee.

D. ADJOURNMENT

The meeting was adjourned at 5:15 pm by Board President Dotson.

Respectfully submitted:

/s/ Yolande Barial Knight
Clerk of the Board