

The Board Meeting, which was held on April 18, 2017 at the East Bay Regional District, 2950 Peralta Oaks Court, Oakland, CA was called to order at 1:30 p.m. by Board President Lane.

### ROLL CALL

Directors Present: Dennis Waespi, Vice President  
Ayn Wieskamp, Treasurer  
Ellen Corbett, Secretary  
Whitney Dotson  
Dee Rosario  
Colin Coffey

Directors Absent: Beverly Lane, President

### PUBLIC COMMENTS:

Eri Suzuki of ACSFME 2428 spoke during this portion of the meeting about union members' need for a salary increase. Suzuki outlined the reasons why a wage increase is needed.

William Yragui and Kelly Abreu of Mission Peak Conservancy spoke on the topic of Mission Peak. Mr. Yragui presented a document to the Board regarding the parking restrictions at Mission Peak. Mr. Abreu discussed the ticketing increase at Mission Peak.

At 11:30 am, the Board of Directors met in **Closed Session** to discuss those items outlined on the agenda.

- At this time, Director Lane arrived at the Board meeting.

The **Open Session** of the Board Meeting was called to order at 1:30 p.m. by Board President Lane.

Staff Present: Robert Doyle, Ana Alvarez, Carol Victor, Jim O'Connor, Bob Nisbet, Tim Anderson, Debra Auker, Carol Johnson, Liz Musbach, Alan Love, Kelly Barrington, David Sumner, Deborah Spaulding, Tiffany Margulici, Alicia Gonzales, Brian Holt, Sandra Hamlat, Renee Patterson, Anne Kassebaum, Jason McCrystle, Jim Devlin, Jim Tallerico, Julianna Schirmer, Mona Koh, Jeff Rasmussen, Ruby Tumber, Michael McNally, Erich Pfuehler, Mark Pearson, Eri Suzuki, members of ACSFME 2428

### B. APPROVAL OF AGENDA

By motion of Director Wieskamp, and seconded by Director Waespi, the Board voted unanimously to approve the agenda.

Directors For: Colin Coffey, Ellen Corbett, Whitney Dotson, Beverly Lane, Dee Rosario,  
Ayn Wieskamp, Dennis Waespi.

Directors Against: None.

Directors Absent: None.

### B. PUBLIC COMMENTS

Mr. Norman LaForce, Sierra Club, spoke on behalf of the Sierra Club. Mr. LaForce spoke about the partnership between the Sierra Club and the Park District, and commented on the mountain bike issue. LaForce stated there needs to be constructive talks and meetings regarding Measure CC Re-authorization with the Park District, Sierra Club and other pertinent agencies. GM Doyle stated that the Sierra Club is

at the top of the list for discussions with the Park District regarding Measure CC. President Lane thanked Mr. LaForce for his support for the Measure CC Reauthorization, and support against AB 898. Director Dotson complimented Mr. LaForce for his good work that directly supplements what the Park District is working to accomplish.

### **C. SPECIAL PRESENTATIONS**

#### a. Oral History Presentation

GM Doyle introduced Laura McCreery, Oral History Project Director at the Institute of Governmental Studies at the University of California Berkeley. McCreery spoke on the oral histories of Director Wieskamp and Director Dotson. McCreery explained that oral history is a research method that allows people who are directly involved with important events, to document from their own experiences, ideas, motivations, subtleties and complexities behind the facts. McCreery read excerpts from each of the director's histories, and presented Director Wieskamp and Director Dotson with a copy of their oral history books.

Wieskamp thanked McCreery for her work on the oral histories, and for the opportunity to be part of the oral histories project at Bancroft. President Lane stated that these oral histories are a part of a really important repository at Bancroft on the environmental movement in the Bay Area. Waespi inquired if copies of the oral histories are available to read. McCreery said there are non-circulating copies at the Bancroft Library, and a few at the Park District. GM Doyle suggested the Park District needs a comprehensive set of the District oral histories to have onsite as a lending library.

### **D. BUSINESS BEFORE THE BOARD**

#### I. CONSENT CALENDAR

By motion of Director Waespi, and seconded by Director Corbett, the Board voted unanimously to approve the balance of the Consent Calendar.

Directors For: Colin Coffey, Ellen Corbett, Whitney Dotson, Beverly Lane, Dee Rosario, Ayn Wieskamp, Dennis Waespi.

Directors Against: None.

Directors Absent: None.

- a. Approval of District Check Listing for the Period of March 6, 2017 to March 19, 2017  
Resolution No. 2017 – 04 – 090 (attached)
- b. Approval of the Minutes for the Board Meeting of April 4, 2017
- c. Authorization to Negotiate with Various Property Owners  
Resolution No. 2017 – 04 – 091 (attached)
- d. Authorization to Renew and Extend a Lease Agreement with the Department of the Army Under Base Realignment and Closure (BRAC): East Bay Gateway Regional Shoreline  
Resolution No. 2017 – 04 – 092 (attached)

- e. Authorization to Amend the Special Use License Agreement with Martinez Homing Pigeon Club: Radke Martinez Regional Shoreline  
Resolution No. 2017 – 04 – 093 (attached)
- f. Authorization to Amend the Telecom License Agreement with Vertical Bridge, LLC: Briones Regional Park  
Resolution No. 2017 – 04 – 094 (attached)
- g. Authorization to Purchase Ten Ford Vehicles from Downtown Ford Sales  
Resolution No. 2017 – 04 – 095 (attached)

Director Rosario inquired what the mobile weapons range vehicle would be used for. Tim Anderson, AGM of Public Safety replied that Public Safety had a building at Lake Chabot Range that housed all of their targets, ammunition, and supplies. Public Safety no longer has the building and needs to transport these items to and from the Alameda County's range in Dublin. President Lane inquired about the purchase of a mobile visitor center. Jason McCrystle, Fleet Manager replied it will cost about \$ 40,000 for the vehicle. Jim O'Connor, AGM of Operations replied that the vehicle should be ready by the fall of 2017.

- h. Authorization to Amend the Special Use License Agreement with Martinez Sportsmen's Club: Radke Martinez Regional Shoreline  
Resolution No. 2017 – 04 – 096 (attached)
- i. Authorization to Amend the 2017 Budget and to Purchase Two Chevrolet Bolt Electric Vehicles from Winner Chevrolet  
Resolution No. 2017 – 04 – 097 (attached)
- j. Authorization to Transfer and Appropriate Funds for the Remodel of Rocky Ridge Visitor Center: Del Valle Regional Park  
Resolution No. 2017 – 04 – 098 (attached)

President Lane asked for additional information on this item stating it is a significant and very important improvement for Del Valle. Anne Kassebaum, Chief of Interpretive and Recreation Services reported that Del Valle has been a satellite visitor center. There has been a 66% increase over the last three years, almost 8,000 people to the visitor center, offering 175 programs, and overall nearly 14,000 people served at Del Valle. This summer the visitor center will be open Saturday and Sunday from 10-5 offering 14 programs, also school and public programs expecting to see a 25% increase in the numbers as compared to 2016. Kassebaum explained that exhibits will be in and around the facility, user surveys will be conducted to determine interest of the public on the design. The visitor center building will be moved into the concessionaire's space. President Lane inquired how old the building is that the District will restore. Kassebaum replied 1976. President Lane asked if a new building is being considered, and what the implications would be to do that? Kassebaum replied that the original cost estimate of \$600,000 was for roofing and ADA improvements. Jim Devlin, Architect, said that one of the key issues to build a new structure has to do with fire protection. To move the visitors center to a new section of the building, no new upgrades are needed which will be a significant savings to the District. GM Doyle commented that not only would it be upgrades to fire protection if a new building is erected, but design review, state permits and cost increases.

Director Wieskamp commented that is good to reuse the building. She asked how safe the building and exhibits will be from future flooding? Kassebaum replied that the exhibits will easily be removed.

Director Waespi asked if there is any plan to alleviate the problem of the building flooding. Devlin replied there is some mitigation that can be done, but to make a building completely submergible would be extremely expensive.

- k. Authorization to Modify Measure CC Project List and Transfer Funds for Service Yard and Access Improvements: District-wide  
Resolution No. 2017 – 04 – 099 (attached)
- L. Approval of 2017 Risk-based Internal Audit Plan, and Confirmation of the Organizational Independence, with Qualification, of the Internal Audit Function  
Resolution No. 2017 – 04 – 100 (attached)

Director Rosario asked for clarification on the Audit Manager's access to senior management and the Board. Rosario inquired if access is just through a Board meeting, or can a Board member approach the Audit Manager at any time. David Sumner, Audit Manager replied that Board members are welcome to contact him anytime with questions, he is there to serve. Rosario thanked Sumner for his work and stated that independent audits are an important function for the Park District. After reviewing the 2017 audit projects, Rosario inquired if Sumner had adequate staff to cover the workload. Sumner explained that usually the ratio is 500 to one auditor, and he would be grateful in the near future to have an addition to the internal auditor's staffing.

- m. Approval of Resolution Initiating Proceedings and Ordering Filing of Annual Report for Alameda County/Contra Costa County Regional Trails Landscaping and Lighting Assessment District (Two County LLD)  
Resolution No. 2017 – 04 – 101 (attached)

President Lane noted that NBS is the engineer of work. She asked how many years NBS has been the engineer, and how long the District usually remains with the same engineer. Deborah Spaulding, Assistance Finance Officer replied that the District has used NBS for ten years. An RFP was done two years ago, and the District has a contract with NBS for five years.. President Lane asked if there were other bids five years ago. Spaulding replied yes other companies bid on the project.

## 2. FINANCE & MANAGEMENT SERVICES DIVISION

Directors For: Colin Coffey, Ellen Corbett, Whitney Dotson, Beverly Lane, Dee Rosario, Ayn Wieskamp, Dennis Waespi.  
Directors Against: None.  
Directors Absent: None.

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

- a. Authorization to Enter into an Option, Purchase and Sale Agreement and Transfer and Appropriate Funds for the Acquisition of 1.5 Acres in Fee Simple Absolute, a Public Recreational Trail Easement and an Emergency Vehicle and Maintenance Access Easement from Lawrence A. Gosselin and Lorraine D. Rollins: Doolan Canyon Regional Preserve  
Resolution No. 2017 – 04 – 102  
(attached)

John Bouyea, Senior Land Acquisition Specialist presented on this item. Bouyea outlined the property features of the land to be purchased. Bouyea explained that this 1.5 acre purchase will provide an entrance to the property, a recreational trail for horseback riding, a pedestrian travel that will lead to the east side of Doolan Canyon, and an emergency vehicle maintenance (EVMA) access for staff, patrol, and maintenance that will lead to the easterly side of Doolan Canyon to Doolan Ranch Road. Bouyea showed a map of the property and details of the purchase. Fencing will be added to keep dogs away from the Gosselin horse arena. Bouyea introduced property owner Larry Gosselin.

GM Doyle explained that Doolan Canyon is one of the District's newest parks and is currently land banked. There is a large agriculture and equestrian community in that area, so it would provide access for them as well, but this purchase will be the first public access potential into this brand new regional park.

Waespi inquired the cost of the EVMA road. Bouyea replied because it is an existing road the cost won't be much. GM Doyle explained that this road would only be for District staff and the public access road would be placed to the furthest edge of the property so it would be less of an impact. Mr. Gosselin stated the EVMA road would go past two working buildings.

Mr. Gosselin explained that he has lived on rural property since he was a child, and has been a rural property owner in Alameda County since 1984. As a rural property owner there is a feeling of respect dealing with your neighbors, and a sense of anxiety and apprehension in dealing with agencies. Gosselin expressed appreciation for working with John Bouyea and Liz Musbach. Gosselin continued that they recognized the neighborly aspect of doing a deal and the apprehension aspect of doing a deal. Mr. Gosselin commented that it has been a real joy to see them handle the deal as if they were neighbors, but also as agency representatives with a responsibility to the public.

GM Doyle thanked Mr. Gosselin for his patience and work with the District.

Director Wieskamp expressed how wonderful it is to have reached this day adding that the equestrian community values the land and will enjoy this property. Wieskamp thanked Mr. Gosselin for allowing the public to have the opportunity to enjoy this wonderful place.

- At this time, Director Corbett left the meeting.

#### **4. BOARD AND STAFF REPORTS**

General Manager Doyle went over two items on the Actions by Other Jurisdictions report. President Lane stated that the District manages Brown's Island. Lane asked if the District is in communication with the city of Pittsburg with regard to what would be appropriate if their plan extends around Brown's Island, and what the District would want or resist. GM Doyle responded that he could not provide any detail other than the State Lands Commission also protects the public's rights, and all that land is highly valued environmental wetlands near Brown's Island. The land that Pittsburg is looking into is along their shoreline.

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

General Manager Doyle announced that there will be two big events at Point Pinole this weekend. The District will be dedicating the actual completion of the largest investment the District has made. The total investment for these two projects is \$52 million dollars. This includes the acquisition of the former Marwais Steel Point Pinole property, which is where the new staging area and road is, and it also includes the cost of the staging area, and the new overcrossing. The Dotson Family Marsh dedication which represents both about an \$8 million dollar purchase, and a \$12 million dollar restoration. This is the largest urban park investment exceeding Eastshore as far as purchases and development.

General Manager Doyle commented on all the work being done to try to address the potential loss of \$ 10.5 million of the District's operating fund by AB 898 (Frazier-Oakley). Staff and Directors have been working hard to protect the District's base budget.

GM Doyle introduced Michael McNally, Facilities Manager. McNally provided a PowerPoint update on the District's administration building. McNally outlined his department structure. Within his division there is the Switchboard/Reception desk, Facilities Services, Copy Room, Messenger Services/Mail Room and Central Stores. McNally gave a brief description of the work each department provides.

## 6. ANNOUNCEMENTS FROM CLOSED SESSION

District Counsel announced by vote of 6-0 with Director Whitney Dotson absent, the Board voted to the filing of a Writ of Mandate in the case of the Armand Borel Trust.

## 7. BOARD COMMITTEE REPORTS

- |    |                     |           |            |
|----|---------------------|-----------|------------|
| a. | Finance Committee   | (3-22-17) | (Wieskamp) |
| b. | Executive Committee | (4-06-17) | (Lane)     |

President Lane noted that the District's current bank is Wells Fargo. Debra Auker, AGM of Managements Services and CFO of Finance replied that the District has a request for proposal for banking services out, and are expecting to receive proposals by the end of the month. Auker stated a recommendation will be brought before the Finance Committee before any final decisions are made.

Director Rosario suggested in the proposed names list for Dumbarton Campground, that some Native American names be included. President Lane responded that Raphael Breines, Acting Principal Planner pointed out that at Coyote Hills the District had just gone through a process of focusing on adding a number of Native American names as well as native resources at Coyote Hills. Lane stated for that reason with these parks being in close proximity, the District felt they had concentrated Native American names in the Coyote Hills area, and at Dumbarton they would concentrate on pioneers, and Hispanic names.

## 8. BOARD COMMENTS

Director Lane reported on meetings attended. Director Lane

- Attended Brewing in the Parks at Ardenwood;
- Attended a meeting with AGM Nisbet to meet with the Ball Family to discuss access into Las Trampas;
- Attended the Executive Committee meeting;
- Attending the Atlas Bridge dedication;
- Attending the Finance Board Workshop;
- Attending the Board Field trip to Pt. Molate.
- Attending the CA Trails and Greenways Conference.

Lane thanked GM Doyle and Erich Pfuehler, Government Affairs Manager for all their hard work on AB 898. Lane thanked Bob Nisbet, AGM ASD for giving the City Nature Challenge a tour of Brickyard.

Director Wieskamp reported on meetings attended. Director Wieskamp

- Attended the Executive Committee meeting;
- Attended the Sunol Wildflower Festival;

- Attended the State of the City of Newark;
- Attended Brewing in the parks at Ardenwood;
- Attending the Dublin State of the City;
- Will tour Coyote Hills with staff;
- Will tour Cherryland Elementary School in Hayward to see their Health Fair;
- Attending the Atlas Bridge dedication.

Wieskamp commented that the Wildflower Festival was amazing and staff did a wonderful job. The Foundation paid for seniors from the City of Fremont to attend the festival. They attended wearing Trails Challenge t-shirts, and were so enthusiastic that they became members.

Wieskamp commended Del Valle staff for all the work they've done during the storms. Staff plans to host a special recognition for all their hard work. GM Doyle commented on the recent update on the storm damage. GM Doyle commended staff for acknowledging other staff during the press conference.

Director Waespi reported on meetings attended. Director Waespi

- Attended the Executive Committee meeting;
- Met with Supervisor Nate Miley;
- Attended the Operations Committee meeting;
- Attended the HASPA meeting;
- Attended the Legislative Committee meeting;
- Attended the San Leandro Creek Alliance meeting.

Waespi reported that the discussion at the HASPA meeting was about their ongoing pursuits of permitting for levee repairs, and the possible umbrella permitting between HARD and the Park District.

Director Dotson reported on meetings attended. Director Dotson

- Reported that he has been visiting the Point Pinole Regional Shoreline as often as he can to let park visitors know about the upcoming dedication.

Director Rosario reported on meetings attended. Director Rosario

- Attended the Alameda County Mayors' Conference;
- Met with Supervisor Nate Miley;
- Will give a speech to the Lake Merritt Garden Club on the Fuels Break.

Director Rosario stated that at the Alameda County Mayors' Conference AB 898 was discussed. The Mayors' Conference plans to write a formal letter of opposition on AB 898 in May. At the meeting there was a history lecture about US Coast Guard Island. There is an event hosted on the island called the Valor's Game which is a weekend where disabled veterans are invited to participate in games. Rosario would like to encourage District staff to volunteer at this event.

Rosario thanked Chief John Swanson, Captain Paul Cutino, Sandy Wright, and Jerry Kent for their help getting slides together for his upcoming PowerPoint presentation to the Lake Merritt Garden Club.

Director Coffey reported on meetings attended. Director Coffey

- Met with Supervisor Federal Glover to discuss AB 898;
- Attended a Brentwood City Council discussed f AB 898;
- Attended the Northshore Economic Initiative Committee meeting of the Contra Costa

**Board of Supervisors;**

- Participated in a conference call with staff with Assemblymember Tim Grayson addressing AB 898;
- Attended the Board Legislative Committee meeting;
- Went on a hike with the Contra Costa Conservancy staff;

**D. PUBLIC COMMENTS**

There were no public comments.

**E. ADJOURNMENT**

Respectfully submitted:

/s/ Sharon Clay  
Acting Clerk of the Board