

Approved Meeting Minutes
PARK ADVISORY COMMITTEE
 July 25, 2016

ATTENDING: Kern, Coffey, Coomber, Godfrey, Ho, Palacios, Sanwong, Simmons, Rickard, Robinson, Texeira, Thompson, Volin
 NOT ATTENDING: Yee, Madsen, Best, Bueren, Beyaert, Gregory, Mercurio
 STAFF ATTENDING: Doyle, Auker, Rasmussen, Margulici, Nisbet, Dougan, Kassebaum, Zuckerman, Pfoehler, Clay, Baldinger, Salas
 GUESTS: Director Doug Siden, Director Whitney Dotson, Director Beverly Lane, Director Diane Burgis
 PUBLIC: Kelly Abreu

The meeting began at 7:40 p.m.

1. **Approval of June 27, 2016 Minutes:** Approval of the June 27, 2016 minutes was postponed by PAC Chair Kern. Action will be taken on the June minutes at the September 26 meeting.
2. **Introductions:** Kern asked PAC members, staff and the public to introduce themselves.
3. **Board Member Comments:** Director Siden thanked the PAC and Chair Kern for the invitation to speak, and thanked all of the members for their willingness to serve on the Committee. Siden talked about his lake parks tour on the 4th of July with Lieutenant Brede. He commented about the heavy attendance at the parks. Siden mentioned the Port Chicago National Park Service Centennial Event on July 17. He emphasized the historical significance of the event and the District's partnership with the National Park Service. Siden also spoke about his attendance at the July 21 Bay Area Backyard Collective. The Collective drew 121 volunteers to work on the trails at the Tilden Mineral Springs Picnic Area.

PAC member Volin asked if there has been any progress in negotiating the extension of the Chabot Gun Range. Siden replied the range will close in September.

4. **Public Comments:**

Kelly Abreu from Mission Peak Conservancy had comments regarding parking lots within the Park District. Abreu suggested the District look to the City of Oakland's policy on parking. Abreu also touched on Vargas Plateau and the temporary closure due to legal issues.

5. **Presentations:**

- (I) **a. Measure WW Update – Debra Auker, Assistant General Manager (AGM) / CFO, Finance and Management Services; Jeff Rasmussen, Assistant Finance Officer; Tiffany Margulici, Grants Manager**
Debra Auker, AGM / CFO, Finance and Management Services introduced Jeff Rasmussen, Assistant Finance Officer and Tiffany Margulici, Grants Manager. Auker explained this presentation is a summary of what was presented to the Board of Directors during their Spring Workshops.

Rasmussen provided an overview of Measure WW which was approved by voters in 2008. \$500 million was authorized in capital bonds with 25% allocated for the Local Grants Program, and 75% for District capital projects. The District issued two sets of \$80 million dollar bonds (\$160 million worth of bonds), one in 2009 and one in 2013. Rasmussen projected more bonds will probably need

to be issued again in the next 18 months to two years. Remaining on hand are \$44 million worth in non-taxable bond proceeds. There is \$276,406,804 left of the original \$500 million to be budgeted or appropriated to projects.

Rasmussen explained the funds are distributed equally across all the three Metro areas. South Metro 35%, West Metro 32% and Diablo 33%. More has been spent in the Diablo area largely due to the District's partnership with Habitat Conservation Conservancy and the large number of acquisitions they have helped facilitate. Rasmussen stated the District is in the eighth year of the program which expires December 31, 2018.

Tiffany Margulici, Grants Manager provided an overview of the Measure WW Local Grant Program. \$125 million was set aside for local park and recreation agencies to be distributed on a per capita basis. Currently, there are 238 projects valued at \$105 million dollars. Every year applications are closed on March 31. The grants team reviews them to make sure they meet Measure WW guidelines. This year, there were 30 applications totaling \$12.6 million. 122 projects are complete and \$64.9 million dollars have been provided to local agencies.

Rasmussen stated the District has \$276 million dollars still to be appropriated to projects, and \$24, million dollars in reserve for projects District-wide, bringing the total amount available to over \$300 million dollars.

Volin inquired if there is a target date for completing all of the \$500 million worth of Measure WW projects. Rasmussen replied it took about 20 years to complete the Measure AA projects, but there is no specific end date for WW.

(I) b. Capital Projects Review Update – Bob Nisbet, Assistant General Manager (AGM), Acquisition Stewardship and Development (ASD)

Bob Nisbet, AGM, ASD stated there are 496 capital improvement projects within the 2016 adopted budget. Approximately 123 projects are managed by Design and Construction, Stewardship Environmental Programs, and the Trails Development departments. These projects are funded by grants, FEMA, Measure AA, Measure CC, Measure WW, 2012 promissory note funds or the General Fund. These include small projects, maintenance projects or acquisition of land. Nisbet explained ASD is working on a system to prioritize new capital projects and deliver projects faster. To increase capacity and productivity, ASD is working to streamline how projects are assigned, how to determine which projects should move faster than others, how to seek certain grants and how to rank projects. ASD is also implementing a five-year capital improvement plan. Nisbet stated this document is considered volume 2 of the budget. It will be approved each year when the Board approves the Operating Budget.

Nisbet said one way to deliver projects at a faster rate is to use consultants. The District's Design and Construction department has a staff of 25, many of those employees are designers, surveyors and drafting technicians. Some employees are also specifically devoted to just managing projects. Nisbet stated it really pays to use consultants to help keep a project on track and within budget.

Job Order Contracting (JOC) is also a way to get many smaller maintenance projects completed by bundling them together and hiring the contractors in advance on an open purchase order. Multiple maintenance or other projects can be assigned to a single contractor without having to re-bid, thus saving time and money.

Nisbet stated the District is also streamlining the time required to obtain the necessary permits from agencies. Nisbet reported new computer software is being utilized to better manage and assign duties to different staff. The software helps staff track the project timeline and keep on schedule.

Kern stated this was clearly the Board's desire to approach capital projects with more productivity and efficiency. He congratulated Nisbet for his presentation outlining the reorganization of the department with an eye toward long term planning and a commitment to strategic relationships. All of these steps are necessary to move ambitious and complicated projects forward.

(I) c. Trails Update – Sean Dougan, Trails Development Programs Manager

Sean Dougan, Trails Development Programs Manager began his presentation with a discussion about gaps in the San Francisco Bay Trail. The Oakland Shoreline has approximately 16 gaps, most of which are somewhat difficult to close. Some are on private properties along the shoreline where loading and unloading of material occurs. These will be difficult gaps to close. The District has contributed about \$100,000 in Measure AA funds to the City of Oakland who has taken the lead to bridge the SF Bay Trail gap at the Lake Merritt Connector.

Dougan touched on the East Bay Greenway project. The Alameda County Transportation Commission is the lead on this project. The District sits on the Design and Input Committee. This trail is roughly 16 miles from Oakland to the Hayward BART Station. There are several options for a trail of this length, but it will require a variety of right-of-way acquisitions, sharing right-of-way and some portions will be along the streets.

Dougan outlined the trail from Temescal to Sibley. An appraisal is almost complete to determine the value of the right-of-way. It would have to be purchased from a developer. There are two developments the trail would need to pass through. This project would be a partnership with the City of Oakland.

Dougan discussed the SF Bay Trail Pinole Shores to Bayfront Park. It is approximately 1,500 feet with a 1,100 foot bridge structure. It was made 'shovel ready' about five years ago, then the District began negotiations with Union Pacific Railroad to get permission to build the project. Five years later, there are several agreements with the Union Pacific Railroad to cross at various locations as part of an MOU. It is currently in design review by the Planning Department at the City of Pinole. It is slated for construction in the spring of 2017.

Dougan discussed the SF Bay Trail Point Molate Spur which is 1.5 miles. The goal is to design it all the way to the Historic Winehaven Building and Richmond Beach Park if there is enough funding. The Bay Area Toll Authority is developing a trail on the Richmond – San Rafael Bridge. The District

hopes to parallel the Point Molate project with the Bay Area Toll Authority's work on the bridge. Construction will begin in late 2017 or possibly early 2018.

Dougan talked about several other trail projects: Tassajara Creek Trail from Dublin. The District has an existing easement from the Army at the Camp Parks Training Facility, but would like it lengthened to connect to the Dublin BART station and allow the project to be eligible for transportation dollars.

The Iron Horse Trail (IHT) at lower Walnut Creek is extremely important as it will connect the IHT to the San Francisco Bay Trail and the Benicia Bridge. It will be roughly three miles from its current terminus at Marsh Road continuing north to Waterfront Road. The District is currently talking with ConocoPhillips, in cooperation with the Contra Costa County Flood Control District, about easements. Acme Landfill is also open to providing easements.

Dougan reported about the trail from Shadow Cliffs to Del Valle. CEMEX will build and pave the trail as part of a quarry reclamation plan. PAC member Sanwong asked if the trail is on the Shadow Cliffs side of Stanley Blvd. or the other side where the chain of lakes are. Dougan replied the trail will be located on the northern side of Vineyard Ave. along the lakes. It will go along Vineyard Ave. and then dip into the back lakes at Shadow Cliffs.

Dougan explained the Vargas to the Sunol Ridgeline trail is 3.6 miles mostly on existing roads, but some portions of it need to go across private property. The Sunol Golf Course, located on PUC property, closed. This is an opportunity for the District to acquire easements across this property. These easements could potentially provide right-of-way for the Calaveras Ridge trail into Pleasanton, as well as to the west. It will require a 300 foot bridge across Alameda Creek.

Dougan reported about the status of the Bay Area Ridge Trail to Garin. Dougan stated a feasibility study was done in partnership with SF PUC and Alameda County to analyze three things: A class I trail through Niles Canyon from Mission Blvd. into Sunol; a railroad crossing at Vallejo Mill Park; a Vargas Plateau to Sunol trail. The District is investigating a license agreement from Alameda County to cross the historic Niles Canyon railroad tracks near Vallejo Mill Park. Alameda County and the District are working together on the language for the license agreement. This crossing is needed to make the connection to the Louie property. There will be a 3.64 mile trail and a 3.85 emergency vehicle maintenance access road to connect to the Geldermann piece north and into Stonebrae. This section will allow a land banked property to be opened as another segment of the Bay Area Ridge Trail. It will cross the railroad into Vallejo Mill Park. Eventually, the District hopes there will be a class I trail through Niles Canyon into Sunol.

PAC member Palacios inquired about the use of in-house staff versus outside consultants for these projects. Dougan replied most of the projects he mentioned tonight are being designed by consultants. Some trail design is done in house, and District staff often build the trails.

PAC member Godfrey asked if part of the Vallejo Mill crossing project will also cross Alameda Creek. Dougan replied no, the trail just crosses the railroad.

Dougan mentioned that the Ivan Dickson Volunteer Trail Maintenance Program just celebrated its 20th anniversary with a Backyard Collective event. This event is put on by the Conservation Alliance. Some of its members are REI, The North Face, Cliffbar, Jansport, Mountain Hardwear. They send employees to volunteer and work in the parks.

Dougan explained Ivan Dickson left \$435,000 dollars to the District when he passed. The current balance is \$636, 917. 64. The concern is maintaining a positive balance in the fund. REI has given about \$161,000 since 2000. Dougan stated it's a great program, but more money is needed to run the program in perpetuity.

Dougan talked about trail usage in the parks including a trail counter program. On paved trails, this data demonstrates there is a peak in daily trail use between 7:00 a.m. and 10:00 a.m. and then again from 4:00 p.m. to 7:00 p.m. It is the same commuter peaks as on the highways.

Dougan commented this data has helped the trail program receive grant funding and allowed the District to demonstrate trails are being used for commuting.

PAC member Thompson thanked Dougan and his team for their hard work. She commented most regional trail segments have been in the works for many years. They are very complex, trying to wedge trails into areas that didn't originally envision a trail.

6. **PAC Member Comments** – None.
7. **Report from Chair** – None.
8. **Board Committee Reports** – None.
9. **Status of Recommendations** – None.
10. **Old Business** – None.
11. **New Business** – None.
12. **Adjournment** – The meeting was adjourned at 9:17 p.m.

Summary of Actions:

1. The PAC will approve the June minutes at the September 26 PAC meeting.

Respectfully submitted,

Sharon Clay
Confidential Secretary