

The Board Meeting, which was held September 5, 2017 at the EBRPD, 2950 Peralta Oaks Court, Oakland, CA 94605 was called to order at 11:30 am by Board President Beverly Lane.

## ROLL CALL

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

Directors Absent: None.

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 1:10 p.m. by President Lane.

Staff Present: Robert Doyle, Ana Alvarez, Debra Auker, Carol Victor, Carol Johnson, Steve Castile, Anne Kassebaum, Jeff Rasmussen, Liz Musbach, Chief Tony Ciaburro, Fire Chief Ricky Seal, Lisa Baldinger, Dave Mason, Renee Patterson, Michael McNally, Suzanne Lusk, Jason McCrystle, Erich Pfoehler, Matt Graul, Ruby Tumber, Mimi Waluch, Lance Brede, Al Love, Liz Musbach, Tiffany Margulici, Mona Koh, Doug Bell, Michelle O'Hara Strawson, Jeff LeBow, Ren Bates, Eri Suzuki, Marvin Yee and Pat Dedmon

Guests: Abby Fateman, Executive Director HCP

## **A. APPROVAL OF AGENDA**

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

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

Directors Against: None.

Directors Absent: None.

## **B. PUBLIC COMMENTS**

Sue Jackson, Aurie Bradley, Candace Burg, Cathy Keyes and Judy Mason spoke in honor of Lloyd Graham who was the manager of Piedmont Stables and who had recently passed away. Director Rosario recalled fond memories of Mr. Graham. Kelly Abreu spoke about Mission Peak and increases in parking tickets.

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

### **I. CONSENT CALENDAR**

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

Directors Present: 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 July 10, 2017 to July 30, 2017  
Resolution No. 2017 – 09 - 235 (attached)

Approval of the Minutes for the Board Meeting of August 8, 2017

- c. Authorization to Negotiate with Various Property Owners  
Resolution No. 2017 – 09 - 236 (attached)

- d. Authorization to Amend a Contract with Habitat Restoration Sciences, Inc. to Provide Vegetation Management Services: Bay Point Regional Shoreline  
Resolution No. 2017 – 09 - 237 (attached)

President Lane had a question on this amendment which is larger than the initial contract. Chris Barton, Environmental Programs Manager, said that this contract is for vegetation management services. Lane asked when grants are received, will that cover the cost; Barton replied yes.

- e. Approval of the District's Job Order Contracting Policy  
Resolution No. 2017 – 09 - 238 (attached)

- f. Authorization to Enter into a Purchase and Sale Agreement with Roddy Owner, LLC for the Real Property Rights Associated with the 225-square foot Communication Site Leasehold Interest at I Tour Way, Antioch, and Transfer and Appropriate Funds for its Purchase: Deer Valley Regional Park  
Resolution No. 2017 – 09 - 239 (attached)

- g. Authorization to Amend and Extend the Agricultural Lease Agreement with RRS Farms, a California General Partnership: Delta Access Regional Recreation Area  
Resolution No. 2017 – 09 - 240 (attached)

President Lane asked how the District maintains the land. Liz Musbach Chief of Land Acquisition answered that the Park District will graze 80 acres. Lane asked the reason for not farming. Musbach said it is grassland and not the original part of the property.

- h. Authorization to Execute a Five-Year Grazing License with Batteate, Devane, and Shumate: Lake Chabot Regional Park  
Resolution No. 2017 – 09 - 241 (attached)

Director Corbett asked what kinds of questions are asked of the grazer as it pertains to a lease and stewardship. Matt Graul, Chief of Stewardship said they look at the grazers experiences, history, what will be managed on the property and what species will be protected and/or enhanced, types of improvements in this area and partner with them to obtain grant funding. Director Waespi commented that the prior grazer Mendoza did a great job and asked if this group holds other leases in the District. Graul replied that they do. Peter Rauch reflected on leases in general and managing of grasslands. California Native Plant Society (CNPS) has had a long history with the Park District to focus on grassland management for their native habitat. CNPS is advocating for significant increases in capacity of stewardship to manage the leases. Graul referenced the District has a new botanist and are looking to focus on needs.

- i. Authorization to Enter an Agreement with K. Shawn Smallwood for a Wind Turbine Bat Fatality Study: Altamont Pass Wind Resource Area  
Resolution No. 2017 – 09 - 242 (attached)

Director Corbett asked once the District has the data, are there responsibilities that the turbine people have. Doug Bell, Wildlife Program Manager, explained that the study is to see how bats interact with wind turbines, establish current fatality rates, and look for ways to mitigate the losses. Once repowered, the goal is to use the District's replacement and technology policies for placing the turbine. GM Doyle acknowledged the national recognition that Dr. Bell has received and thanked him for his continued leadership.

- j. Authorization to Transfer and Appropriate Funds and Award a Contract to Ferma Corporation for the Demolition at 1251 McKay Avenue: Robert W. Crown Memorial State Beach  
Resolution No. 2017 – 09 - 243 (attached)
- k. Acceptance of Second Quarter 2017 General Fund and Other Governmental Funds Financial Report  
Resolution No. 2017 – 09 - 244 (attached)
- l. Authorization to Transfer Funds and Award a Contract to Paving Construction Services, Inc. for Asphalt Maintenance: District-wide  
Resolution No. 2017 – 09 - 245 (attached)
- m. Authorization to Enter into a Cooperative Funding Agreement with the East Contra Costa County Habitat Conservancy for Federal Emergency Management Agency Funds: District-wide  
Resolution No. 2017 – 09 - 246 (attached)
- n. Authorization to Execute a Contract with Knapp Architects for Architectural Services for the Preservation of Camp Bertha: Ohlone Regional Wilderness  
Resolution No. 2017 – 09 - 247 (attached)

Director Wieskamp complimented staff on Camp Bertha.

- o. Authorization to Award an Emergency Contract to TNB Construction for Repair of Sand Mine Opening: Black Diamond Regional Preserve  
Resolution No. 2017 – 09 - 248 (attached)

Jim O'Connor, AGM Operations introduced Pat Dedmon, Black Diamond Mine Supervisor. O'Connor explained that the existing opening expanded due to the rains, and even though it has been fenced the gases need to be managed rather quickly. FEMA is willing reimburse the District due to the fact that this opening impacts public safety. President Lane was alarmed to hear that CO<sub>2</sub> had been discovered. Dedmon explained the difference between sand mine and coal mine openings and who is responsible. Director Coffey asked what is the fix and Dedmon explained that it is a way of backfilling and the contractor will fix it. Director Waespi asked about the process of payment by FEMA. Jeff Rasmussen, Assistant Finance Officer, explained that the District has been working with FEMA, and believes staff has covered all the elements to get paid at the end.

- p. Authorization to Apply for Grant Funds from the Wildlife Conservation Board Public Access Program: District-wide  
Resolution No. 2017 – 09 - 249 (attached)
- q. Authorization to Purchase and Install FuelMaster Fuel Management Equipment from Syn-tech Systems, Inc.  
Resolution No. 2017 – 09 - 250 (attached)
- r. Authorization to Purchase Six Chevrolet Pick-up Trucks from Winner Chevrolet for Vehicle Replacement Program: District-wide  
Resolution No. 2017 – 09 - 251 (attached)
- s. Authorization to Enter into a Special Use Agreement with Tri-Valley Stargazers: Del Valle Regional Park  
Resolution No. 2017 – 09 - 252 (attached)

## 2. ACQUISITION, STEWARDSHIP & DEVELOPMENT DIVISION

By motion of Director Coffey, and seconded by Director Corbett, the Board voted unanimously to approve Item **C-2-a**.

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

- a. Authorization to Exercise the Option, Purchase and Sale Agreement and Accept, Transfer and Appropriate Funds for the Acquisition in Partnership with the East Contra Costa County Habitat Conservancy of 320± Acres of Real Property from Robert F. Casey, Trustee of the Robert F. Casey Revocable Trust dated June 19, 2002: Byron Vernal Pools Regional Preserve  
Resolution No. 2017 – 09 - 253 (attached)

Liz Musbach, Chief of Land Acquisition introduced this item. Musbach acknowledged Abbey Fateman, Executive Director HCP. Suzanne Lusk, Senior Land Specialist, gave a PowerPoint presentation on this item. The structure on this site will be preserved because of its historical significance. President Lane expressed appreciation for Executive Director Abbey Fateman's support. Fateman spoke and acknowledged that this is one of the larger acquisitions that pulled together resources. Lane asked who holds the conservation easements and the location of the airport on the map. Fateman explained and pointed it out on the map.

By motion of Director Coffey, and seconded by Director Corbett, the Board voted unanimously to approve Item **C-2-b**.

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

- b. Authorization to Exercise the Option, Purchase and Sale Agreement and Accept, Transfer and Appropriate Funds for the Acquisition in Partnership with the East Contra Costa County Habitat Conservancy of 40± Acres of Real Property from

John T. Roddy and Donna M. Roddy: Deer Valley Regional Park  
Resolution No. 2017 – 09 - 254 (attached)

Liz Musbach, Chief of Land Acquisition, presented this item. She explained that the acquisition is purchased in partnership with the HCP. GM Doyle expressed his appreciation to the Roddy's for this acquisition and the partnership with the HCP.

Abby Fateman, Executive Director HCP expressed how pleased she was with this process.

By motion of Director Coffey, and seconded by Director Waespi, the Board voted unanimously to approve Item **C-2-c**.

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

Directors Against: None.

Directors Absent: None.

- c. Authorization to Transfer and Appropriate Funds and Award a Contract to E.E. Gilbert Construction, Inc. for the Rehabilitation of the Boat Launch Facility: Contra Loma Regional Park  
Resolution No. 2017 – 09 - 255 (attached)

Ren Bates, Capital Program Manager, introduced Marvin Yee, Program Manager. Yee's PowerPoint presentation provided the background, showed photos of existing conditions, and the scope of the project. Yee described the amount of the funding needed and the funding sources.

Director Wieskamp said that she liked the chart; it showed which agency would be responsible for an item. Director Waespi asked if there is a charge to launch at the lake. The consensus was there is a fee; but is it not certain if it will be part of the fee to enter the park or not. Waespi commented that staff designed the District Fish cleaning station. Director Corbett asked if the dock continues to be ADA accessible. Yee replied that the accessibility status will not change. Bates will move forward with upland improvements before the District loses the funds. GM Doyle requested a sign be put up during construction and not after it is finished to allow the public to see who is doing this work. Yee acknowledged that he has already coordinated with the sign shop for a sign.

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

- a. Actions Taken by Other Jurisdictions Affecting the Park District

General Manager Doyle outlined the actions on the agenda.

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

Kelly Abreu mentioned the death of a gentleman in the park and the lack of water signage at Mission Peak. GM Doyle commented that staff works very hard to make our parks safe. The District is happy to improve our signage if it is an issue.

Police Chief Tony Ciaburro introduced the Park District's new Fire Chief Rick Seal who has over 25 years of experience. Chief Seal, said he was proud to be here. Doyle presented a PowerPoint on the rally in Sacramento on the Parks for People and AB 18, California Park Bond. Doyle complimented Erich Pfuehler and Doug Houston on their advocacy and hard work.

Michele Strawson O'Hara and Deborah Spaulding presented the 2017 Finance Dept. update giving highlights from 2017 and introduced the Finance staff. Finance received an award from the Government Finance Officers Association for the Certificate of Achievement for Excellence in Financial Reporting.

## 6. ANNOUNCEMENTS FROM CLOSED SESSION

District Counsel Carol Victor stated that there are no announcements from the Closed Session.

## 7. BOARD COMMITTEE REPORTS

- |    |                             |           |           |
|----|-----------------------------|-----------|-----------|
| a. | Board Legislative Committee | (6-16-17) | (Corbett) |
| b. | Board Operations Committee  | (7-20-17) | (Waespi)  |
| c. | Board Legislative Committee | (7-21-17) | (Corbett) |

## 8. BOARD COMMENTS

Director Lane reported on meetings attended. Director Lane

- Went to Del Valle several times;
- Participated in a ride-a-long to Del Valle and Shadow Cliffs;
- Walked Albany Beach & Bowl with Susan Moffitt and Malcolm Margolin;
- Attended Bort Meadow event;
- Will participate in a 'Hike to the House';
- Met with Bart O'Brien at the Botanic Garden.

Lane will do some history talks and exhibits. Lane requested Lisa Baldinger give a current draft of Measure CC to the Board.

Director Waespi reported on meetings attended. Director Waespi

- Discussed and visited the Nike Site in Castro Valley;
- Attending Castro Valley Fall Festival this weekend;
- Attending Niles Roll and Stroll.

Waespi thanked Jeff LeBow and Dave Mason about Nike Site. Was on vacation for 3.5 weeks.

Director Wieskamp reported on meetings attended: Director Wieskamp

- Attended the Coyote Hills workshop;
- Met with Ira Bletz and Kevin Damstra to discuss Shadow Cliffs;
- Attended Finance Committee meeting;
- Attended Operations Committee meeting;
- Had 1-on-1 with GM Doyle;
- Attended Livermore Chamber Awards;
- Attended Taylor Family's Day in the Park;
- Attended the 4-Wheel Bob movie;
- Attended Labor Day at Ardenwood;
- Attending Foundations Wine Tasting in Livermore.

Director Corbett reported on meetings attended. Director Corbett

- Met with Sierra Club Lands Committee meeting;
- Attended the Alameda City Liaison Committee meeting;
- Attended the Legislative Committee meeting;
- Attended the Operations Committee meeting.

Director Dotson reported on meetings attended: Director Dotson

- Attending meetings for the North Richmond Shoreline Festival Oct 7.

Dotson doing a lot of hiking. Dotson commented on a big building being built near Atlas Road at end of Pt Pinole Park. Dotson plans to monitor the industrial use that is occurring here.

Director Rosario reported on meetings attended. Director Rosario

- Attended the luncheon meeting at the Chabot Space and Science Center;
- Attended the retirement of Elaine Feemster and the move of Alicia Gonzales;
- Participated in the Ivan Dickson trail project at Miller Knox;
- Met with Nisbet, Bondurant and Kelchner regarding McCosker;
- Attended the Natural Resources Committee meeting;
- Met with Jim O'Connor and Steve Castile;
- Attended Operations Committee meeting;
- Attended the Alameda Liaison Committee meeting;
- Attended a Naturalist Educational Seminar;
- Attended Bay Area Ridge Trail Event.

Rosario volunteered ½ day at Roberts and Redwood picking up litter.

Director Coffey reported on meetings attended. Director Coffey

- Attended the CCC Building Trades Networking Conference;
- Met with Antioch City council member Monica Wilson who is interested in doing a walk and talk at Black Diamond;
- Attending Congressman's DeSaulnier's town hall;
- Attended an Ambassador Training at Trudeau;
- Attended an eclipse party and program at Big Break over 400 attended;
- Had I-on-I meeting GM Doyle;
- Attended Finance Committee meeting;
- Attended Brentwood Parks and Rec Commission;
- Attended the Legislative Committee meeting;
- Attended Bay Area Ridge Trail Council dinner meeting.

Coffey attended the Miramonte High School Class of 77 class reunion at Tilden.

## **E. PUBLIC COMMENTS**

Greg Enholm, Professor at DeVry University Oakland City Center, distributed 7 copies of a mailer and booklet he compiled about the ECCFPD.

## **F. ADJOURNMENT**

The meeting was adjourned in honor of Lloyd Graham, Jane Moorman, Joe Hughes, Nancy Tracy, and Elena Bailey at 5:15 pm by Board President Lane.

Respectfully submitted:  
/s/ Yolande Barial Knight  
Clerk of the Board