

The Board Meeting, which was held on October 16, 2018 at the East Bay Regional Park District, 2950 Peralta Oaks Court, Oakland, CA 94605 was called to order at 11:05 a.m. by Board President Dennis Waespi.

## ROLL CALL

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

Directors Absent: None.

The **Open Session** of the Board Meeting was called to order at 1:00 p.m. by President Waespi.

All Board members present for the Open Session.

Staff Present: Robert Doyle, Ana Alvarez, Carol Victor, Jim O'Connor, Bob Nisbet, Debra Auker, Carol Johnson, Dave Mason, Alan Love, Lance Brede, Matt Graul, Sean Dougan, Gretchen Rose, Tiffany Margulici, Mona Koh, Ren Bates, Toby Perry, Chris Newey, Kelly Barrington, Rachel Sater, Anna Fong, Steve Castile, Mimi Waluch, Linda Wu, Suzanne Lusk, John Gallegos, Lisa Baldinger, Erich Pfoehler, Sandra Hamlet

Guests: None.

### A. APPROVAL OF AGENDA

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

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

Directors Against: None.

Directors Absent: None.

### B. PUBLIC COMMENTS

None.

### C. BUSINESS BEFORE THE BOARD

#### I. **CONSENT CALENDAR**

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

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

Directors Against: Beverly Lane

Directors Absent: None.

Directors Abstain: None.

- L. Resolution Changing the Start Time of the December 4, 2018 Regular Board of Directors Meeting to 7:00 p.m.  
Resolution No. 2018 – 10 – 239 (attached)

This item was pulled for a separate discussion and vote. Director Lane asked the reason for having an evening meeting. Debra Auker, AGM Finance/CFO replied that there was interest from the Board at the Board Workshop to have an evening meeting. The budget discussion has a public hearing, so staff thought this would be an opportune time to accommodate the public and fulfill our transparency goals. Lane remarked that there have been board meetings in different locations and land use plan meetings in the evening. Lane expressed concern that this very significant meeting could run long, and citizens would be traveling during rush hour, and would return home late. Director Rosario stated that he is a proponent for evening meetings, and this would allow the public to speak on the proposed budget. Rosario acknowledged travel may be difficult adding there could be a second night meeting in Pleasanton. Auker reminded the Board that the Park Advisory Committee meeting in November is at 7:00 pm and the budget will be presented in detail. Director Coffey commented that he is supportive of having a budget specific meeting at night and stated he will not be able to make the December 4 meeting because he has a meeting scheduled that same evening. Director Wieskamp had no objection to a night meeting and recommended starting at 6:00 pm and taking public comment throughout the meeting. Director Corbett agreed it is a good idea to take public comment throughout the meeting. Wieskamp moved and Rosario seconded the motion to have the meeting begin at 6pm on December 4. Lane commented that she understands moving the meeting time to 6:00 pm, but it is during rush hour and is an inequitable set up. Wieskamp added that staff should advertise that there are two opportunities for the public to hear the budget during the PAC and the Board meeting. GM Doyle reminded the Board that there is a possibility there will be a closed session which of course is earlier than 6:00 pm. All Board members voted For and Director Lane voted Against Item L.

## I. CONSENT CALENDAR

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

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

- a. Approval of District Check Listing for the Period of September 10, 2018 through September 23, 2018  
Resolution No. 2018 – 10 – 240 (attached)
- b. Approval of the Minutes for the Board Meeting of October 2, 2018
- c. Authorization to Negotiate with Various Property Owners  
Resolution No. 2018 – 10 – 241 (attached)
- d. Authorization to Execute a Memorandum of Understanding with the City of Hayward and the Hayward Area Recreation and Park District Regarding a Shoreline Master Plan: Hayward Regional Shoreline  
Resolution No. 2018 – 10 – 242 (attached)

- e. Authorization to Revise Project Title and Scope, Transfer and Appropriate Major Infrastructure Renovation and Replacement Funds for Demolish Holly Court Buildings  
Project: Las Trampas Regional Wilderness  
Resolution No. 2018 – 10 – 243 (attached)

Director Rosario inquired about a potential hand crew for the east bay with Holly Court as an option. Ren Bates, Capital Program Manager, responded that it is no longer an option because the buildings are in such disrepair that it would be too costly. GM Doyle added that the intent is still to work on an east bay area crew from the California Conservation Corps for fuels management with the District using the site after clean-up. President Waespi asked will the slabs remain in place in case there is a reuse. Bates responded that the slabs will not be left in place, because the County requires demolition of the slabs as part of the permit. The utilities will be capped and left in place. GM Doyle asked if the building and the slabs demolition can be bifurcated. Bates said the County will not sign off until slabs are demolished. Director Corbett asked what the County's reason for demolishing the slabs. Bates answered it is their standard operating procedure because they don't want anything left behind; no open slabs. GM Doyle recommended the Board approve the recommended action today, and staff will discuss with the County before any action is taken.

- f. Authorization to Amend Contract with The Gordian Group, Inc. for Management Services of the Job Order Contracting Program: District-wide  
Resolution No. 2018 – 10 – 244 (attached)

Director Rosario commented on the JOC program. He inquired why the project can't be done in-house, mentioning the \$500,000 and 5%. Bob Nisbet, AGM ASD, responded that the 5% is the \$500,000, and not in addition to, and what is being asked is to raise it to \$545,000 which is used by job order and the 5% that is part of our agreement with the Gordian group and as part of our agreement. Nisbet explained it is procurement services which blurs into project management, and the District receives priority information from the Gordian Group because they provide the pricing catalog. The contractor is committed to do what the District requires and this is a critical component. Staff could not do the pricing catalog in-house. GM Doyle suggested staff go over JOC with the Director. Nisbet emphasized that JOC doesn't fit every project and staff continues to design in-house and make decisions on the best delivery approach, project by project. Director Corbett would like to have an opportunity to have some cost benefit analysis and would like it to come back to the Finance Committee to see how it benefits the Park District. Nisbet said it has been going to the Finance Committee quarterly. Corbett said she would like it to come before the Finance Committee before the next quarterly presentation. Nisbet stated the additional \$45,000 has nothing to do with Gordian's fees increasing, it is an extension of the contract. Director Wieskamp added that the prior Board went through several sessions to understand this and it makes sense for those new on the Board to training sessions. GM Doyle would like to have a deeper dive into the cost benefit analysis. Director Lane asked if the Board delays making a decision, will it delay work on the project. Nisbet replied it would, because the contract will expire before the next Board meeting. President Waespi commented that he is under the impression that at some point the District would be able to wean off JOC. Waespi asked for other agencies experiences with JOC. Doyle replied the Board is asking for a very comprehensive review, and staff will give that presentation.

- g. Authorization to Execute a Contract with Questa Engineering Corporation to Complete a Feasibility Study, Conceptual Design and Environmental Review for the Vineyard Parkway to Round Valley Staging Area Trail Segment: Marsh Creek Trail  
Resolution No. 2018 – 10 – 245 (attached)

- h. Authorization to Enter into a Funding Agreement with Tri-Valley Conservancy and Appropriate Measure AA Funds for Construction of the Arroyo del Valle Bridge: Shadow Cliffs to Del Valle Trail  
Resolution No. 2018 – 10 – 246 (attached)

Director Wieskamp stated a great number of people have been working very hard; she commented that Laura Mercier sent an email from Tri-Valley Conservancy in support. Director Lane asked if this the first time TVC has raised funds for a project. Sean Dougan, Trails Development Program Manager answered it is new territory for them and they wanted to do this project. GM Doyle added that this is the second part of the project and they have done construction before.

- i. Authorization to Execute a Contract with Habitat Restoration Sciences, Inc. for Tree Planting and Maintenance Services at Pinole Shores: San Francisco Bay Trail  
Resolution No. 2018 – 10 – 247 (attached)
- j. Authorization to Apply for Grant Funds from the San Francisco Bay Restoration Authority for Restoration Projects: District-Wide  
Resolution No. 2018 – 10 – 248 (attached)
- k. Authorization to Approve Application for Grant Funds from the California River Parkway Grant Program, for Coyote Hills Restoration and Public Access Project: Coyote Hills Regional Park  
Resolution No. 2018 – 10 – 249 (attached)
- m. Authorization to Enter into a Contract with Global Diving and Salvage Inc. for Disposal of Black Kite Tugboat at Ferry Point Pier: Miller/Knox Regional Shoreline  
Resolution No. 2018 – 10 – 250 (attached)
- n. Authorization to Transfer and Appropriate Funds and Purchase Seven Chevrolet Vehicles from Winner Chevrolet  
Resolution No. 2018 – 10 – 251 (attached)
- o. Authorization to Purchase Two Ford F150 Police Responder Pick-ups from Downtown Ford Sales for Vehicle Replacements  
Resolution No. 2018 – 10 – 252 (attached)
- p. Authorization to Enter into an Agreement with Ramona Ellingson for the Anthony Chabot Equestrian Center Concession: Anthony Chabot Regional Park  
Resolution No. 2018 – 10 – 253 (attached)
- q. Resolution to Oppose California State Proposition 5  
Resolution No. 2018 – 10 – (attached)
- r. Resolution to Support H. R. 6596 – Northwest California Wilderness, Recreation and Working Forests Act (Huffman D-CA)  
Resolution No. 2018 – 10 – 254 (attached)
- s. Resolution to Support S. 3240 – Botanical Sciences and Native Plant Materials Research, Restoration and Promotion Act (Hirono D-HI)  
Resolution No. 2018 – 10 – 255 (attached)

## 2. ACQUISITION, STEWARDSHIP & DEVELOPMENT DIVISION

- a. Approval of the Renaming of Jordan Pond Loop Trail to Carol Severin Loop Trail:  
Garin/Dry Creek Pioneer Regional Park  
Resolution No. 2018 – 10 – 256 (attached)

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

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

Sandra Hamlet, Senior Planner, Planning & GIS. Hamlet provided a brief bio of Board member Carol Severin. Hamlet explained that Severin served on the EBRPD Board for twenty years. Hamlet acknowledged Severin's many accomplishments and awards. Severin pioneered short loop trails and recreation programs for people with disabilities. The Jordan Pond Loop trail is located in her previous Ward 3. The proposal is to rename the trail to honor her. Director Lane commented that this is a great idea and spoke of her fond memories Carol shared about apples. Hamlet also noted that this trail is 80% ADA accessible. Director Wieskamp said that Carol loved the orchards and her passion was short loop trails. Director Corbett expressed her support as well; Severin was a pioneer in parks and one of the early elected women in Alameda County, and it is appropriate to name a trail in her honor. GM Doyle thanked President Waespi for this idea to rename this trail and said this could not be a more perfect stop to honor a great person.

- b. Authorization to Exercise the Purchase Option, and Accept, Appropriate and Transfer Funds for the Acquisition in Partnership with the East Contra Costa County Habitat Conservancy of 71.99± Acres of Real Property from Shelly Poppi and Kelly Halstead, as Joint Tenants: Deer Valley Regional Park  
Resolution No. 2018 – 10 – 257 (attached)

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

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

Suzanne Lusk, Senior Planner, ASD oriented the Board to the location of the property. This acquisition will expand the boundaries of the existing park and provides foraging and nesting habitats for raptors. Lusk thanked Tiffany Margulici for helping with grant funding on this acquisition. Director Rosario stated this is another great acquisition and extended his appreciation for Lusk's work. Lusk announced she is retiring after 28 ½ years and this is her last Board meeting. Director Wieskamp acknowledged Suzanne's meticulousness and her ability to have such fun with her job. Director Lane thanked her for all of her hard work throughout the years. Wieskamp added that she should do an oral history. Director Coffey thanked Lusk for her work and effort to make this work successful. Director Corbett said she will miss her presentations. President Waespi extended his thanks, her wonderful sales pitches for the possibilities of the land that the District purchases.

GM Doyle acknowledged Lusk's 28 years of success. He expressed his appreciation for Lusk, her colleagues, and their professionalism as right of way agents.

- c. Authorization to Amend Consulting Services Contract with Placeworks, Inc. for the Develop Tidewater Day Use Area Project: Martin Luther King Jr. Regional Shoreline  
Resolution No. 2018 – 10 – 258 (attached)

By motion of Director Corbett, and seconded by Director Rosario, the Board voted unanimously to approve **Item 2c**.

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

Toby Perry, Project Manager, Design and Construction discussed the background which included the Land Use Development Plan, project milestones to date, and the Final Concept Plan. Director Lane asked if there is enough boat parking and would Oakland Strokes think it is not enough. Perry replied that they are comfortable with the design and there is just enough parking space. Director Corbett asked if staff expects them to ask for more space. AGM O'Connor said they could always use more space, but staff are sharing that space with them. Corbett asked if the District has some sort of agreement that this is the extent of their parking. O'Connor agreed, and said there will be an amendment to the contract regarding parking space. Corbett remarked that it is obvious staff needs a new service yard, and she expressed concern that the eight acres are being taken up by other users. There has been discussion about police substations, and does this planning phase allow staff to consider this in the future? GM Doyle replied that this has always been the challenge of having constrained property which was purchased some time ago. Director Rosario commented that he is looking forward to the park, and excited the vans are gone and thanked staff for their work. Director Wieskamp said she appreciated the Board Field trip and commented that she was appalled at the state of the service yard. Wieskamp suggested hiring a security guard to patrol and for the protection of kids. O'Connor responded that staff is looking into security. Doyle explained there have been meetings to discuss the expansion of the corporation yard onto Oakland property, but the city wants the property. Staff is looking at a smaller and localized facility at Oyster Bay. The District is investing millions into workplace corporation yards

President Waespi called for a 10 minute break at this time.

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

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

GM Doyle commented on items in the report.

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

GM Doyle announced that Bob Nisbet, AGM ASD will be leaving the Park District, and today is his last Board meeting. Doyle acknowledged Nisbet's accomplishments and his contributions to the District and his 80-person division. Nisbet was appreciative of the remarks by GM Doyle and talked about his years with the District. Director Wieskamp remarked that his staff is well-organized and he is even tempered. Director Rosario agreed that he didn't lose his cool. Director Corbett appreciated the importance of stubbornness and putting up with the Board member's hard questions. Director Lane said that he will need that cool and calm when to be a city manager and he will be missed by the District. Director Coffey appreciated the

training he was given by him and his staff. Coffey commented that Nisbet has a tremendous reputation and that is quite remarkable. Director Dotson thanked him for his fine work. President Waespi thanked him for his great word and said he was the right person at the right time.

Doyle introduced Lt. Gretchen Rose. Rose presented on the Mounted Unit and introduced Officer John Gallegos, a full-time Mounted Officer. Rose gave a historical perspective on the Equestrian Unit. She showed pictures of the officers and their horses. Gallegos said the Mounted Unit currently has 29-30 volunteers. Staff tests the horses once a year to desensitize them to different things so when they are out on the trails or at a public event they don't get spooked. Rose called out the past and future special events the Mounted Unit participates in. GM Doyle and Rose commented on the fine work of Tom Starick, who is retired. Starick left the Mounted Unit in good hands with John Gallegos.

Director Lane commented on page 145 on the Coastal clean-up and expressed the desire to have more cleanups in the Contra Costa area than the report seems to indicate. Staff remarked that there were cleanups in the Contra Costa area. President Waespi commented that since outside vendors are managing the parking tickets, does staff review these vendors. Al Love, acting AGM Public Safety said that any complaints are handled quickly.

## 5. ANNOUNCEMENTS FROM CLOSED SESSION

Carol Victor, District Counsel, announced there are none. Victor announced that we were successful in resolving the Mission Peak CEQUA litigation the project is ready to proceed now.

## 6. BOARD COMMITTEE REPORTS

- |                          |            |           |
|--------------------------|------------|-----------|
| a. Legislative Committee | (09-21-18) | (Rosario) |
| b. Executive Committee   | (09-06-18) | (Waespi)  |
- Director Lane had a correction to the minutes.

## 7. PUBLIC COMMENTS

There were none.

## 8. BOARD COMMENTS

Director Waespi reported on meetings attended. Director Waespi

- Attended the Fairview MAC meeting;
- Attended the Chabot Foundation Gala where Director Corbett received the Legacy Award;
- Walk and talking meeting on the Ten Hills Trail with Paul Sanftner, Nate Miley's Constituent Liaison;
- Attended the Board field trip Pt. Isabel;
- Walk and Talk meeting with Assemblymember Bill Quirk at Ardenwood;
- Attended Science in the Park at HARD facility sponsored by Alameda County Supervisor Richard Valle;
- Attended the All Managers meeting, special guest Jon Jarvis of the National Park Service;
- Attended the Hayward Volunteer Awards dinner;
- Attended the Castro Valley MAC meeting;
- Attending the CARPD Board of Directors meeting in Sacramento.

Waespi was appreciative of AGM Johnson for the fire materials. Waespi asked about Pulse Point, an app. used by some Fire Departments. Captain Al Love said he would check with Fire Chief Thiele.

Director Wieskamp reported on meetings attended. Director Wieskamp

- Attended the Board field trip Pt. Isabel;
- Attended Walk & Talk with Bill Quirk at Ardenwood;
- Attended the Gathering of the Ohlone Peoples;
- Attended the Olive Festival;
- Attended a meeting at Shadow Cliffs with staff and the Harrington's;
- Met with Chris Newey, President of Local 2428;
- Attended Elected Women's lunch in Dublin;
- Attended a Livermore Leadership meeting with AGM Johnson;
- Attending the Sunol Cowboy Hootenanny.

Director Rosario reported on meetings attended. Director Rosario

- Attended the Workforce Diversity meeting;
- Met with naturalist to discuss the history and hiking Redwood Park;
- Attended the Outdoor Afro Gala Event;
- Attended the Board field trip to Pt Isabel;
- Attended the EBRPD retirees' tour of Bridge Yard and former Director Sutter attended;
- Attended the movie premier for Old Survivor;
- Attended the Alameda County Mayors Conference in Alameda;
- Attended HASPA for Director Waespi;
- Attended Greenbelt Alliance Gala;
- Attended the Save the Redwoods League Centennial Gala;
- Attended Randy Parents Celebration of Life.

Rosario is a member of Oakland's Measure DD Commission and met with Lesley Estes to discuss gaps in the Bay Trail. He attended a meeting as a member of the Oakland Firesafe Council and discussed the Vegetation Management Plan for Oakland.

Director Corbett reported on meetings attended. Director Corbett

- Attended the Chabot Foundation Gala to receive the Legacy Award;
- Attended the Board field trip to Pt. Isabel;
- Attended the Gathering of the Ohlone Peoples;
- Attended the Hayward Volunteer Recognition Dinner;
- Attended Alameda Mayors Conference in Alameda;
- Attended the Save the Redwoods League Centennial Gala.

Corbett commented that she saw people looking at the newsletter at Chabot College and she agrees with Director Coffey about fire prevention.

Director Dotson reported on meetings attended. Director Dotson

- Attended the Ecology Committee meeting;
- Attended the Workforce Diversity meeting;
- Attended the Board field trip to Pt. Isabel;
- Attended the North Richmond Shoreline Festival.

Director Coffey reported on meetings attended. Director Coffey

- Attended the Ecology Committee meeting;
- Attend the Board field trip to Pt. Isabel;



- Attended the North Richmond Shoreline Festival;
- Attended Martinez/EBRPD JPA meeting with Director Lane;
- Attended the Contra Costa County Special Districts Assoc. meeting.

Coffey was happy to see the General Manager's October 4 memo on fire prevention and public information materials.

Director Lane reported on meetings attended. Director Lane

- Attended the Board field trip to Pt. Isabel;
- Attended the Gathering of the Ohlone Peoples;
- Attended the All Managers meeting, special guest Jon Jarvis of National Park Service;
- Attended the Health and Safety Fair;
- Attended the Alamo MAC meeting;
- Attended the Walnut Creek Watershed Council at Diablo Valley College;
- Attended the Women and the Spirit of the New Deal Conference;
- Attended the John Muir National Historic Site;
- Attended the Elected Women's Lunch in Dublin;
- Attended the Mt. Diablo Interpretive Assoc. Annual Meeting;
- Attended Randy Parent's Celebration of Life;
- Attending Alameda County Watershed Confluence.

Lane took a short hike at the McCosker staging area, Roberts and Chabot Space and Science Center. Lane agreed that the fire materials were terrific.

#### D. ADJOURNMENT

President Waespi adjourned the meeting at 4:35 pm. Announced that there will be a reception immediately following the Board meeting to honor GM Doyle, the Pugsley Award recipient for his lifetime contribution.