

**Approved Meeting Minutes**  
**PARK ADVISORY COMMITTEE**  
January 28, 2019

ATTENDING: Best, Bueren, Burke, Brubaker, Corkin, Gregory, Ho, Rickard, Williams, Tsutsui, Skaredoff, Yee

ABSENT: Godfrey, Robinson, Sanwong

STAFF: O'Connor, Pfuehler, Clay, Hoffman, Rasmussen, Barrington, Johnson, Love, Waluch, Defreese

GUESTS: Director Rosario, Rochelle Nason

PUBLIC: Abreu, Yragui, Newey, Holmes

The meeting began at 7:00 p.m.

1. **Approval of the November 26, 2018 Minutes:** The November 26, 2018 minutes were approved. The motion to approve was moved by PAC member Best. PAC member Tsutsui seconded approval of the minutes. PAC members Yee and Skaredoff abstained due to being absent.

**Public Comment**

Kelly Abreu commented items should be listed with detailed descriptions on the agenda. He cited Ordinance 38 as an example of a PAC agenda item that should have been more detailed.

2. **Introductions:** PAC Chair Bueren asked PAC members, staff and the public to introduce themselves.
3. **Board Member Comments:** Director Rosario thanked the PAC members for their work in 2018, and welcomed new PAC member Rochelle Nason. Director Rosario commented the 2019 PAC Work Plan is ambitious. Director Rosario thanked Robert Wilkins for his service on the PAC and spoke about his new PAC appointee Lynda Deschambault. He commented on the late Judi Bank's service on the PAC, and the many committees she served on within the community of Oakland.
4. **Foundation Update:** Carol Johnson, AGM of Public Affairs and Foundation Executive Director announced 2019 is the Foundation's 50<sup>th</sup> Anniversary. In partnership with the Park District, the Foundation will host the Special Park District Forum.

Johnson stated the Foundation now has 11,000 members, due in part to sales of memberships at the parks.

5. **Public Comments:**  
Kelly Abreu commented about the passing of Janice Kate Turner, a Sierra Club member.

**6. Presentations:**

- (I) **a. Grazing and Grasslands Review – Denise Defreese, Wildland Vegetation Manager**  
Denise Defreese, Wildland Vegetation Manager gave a report about the history of the Grazing and Grasslands program. Defreese explained the program begin in 1934 when the District was formed. In the 1960s, Sunol, Garin, Las Trampas, Briones and Wildcat Canyon were grazed. The primary reason given for grazing is fire suppression. The Land Acquisition department works closely with willing sellers to purchase ranch lands and lease use of the property back to the sellers for grazing. It is important to the agency to support the ranching culture and community as the District purchases new lands. In 1975, there were 28,752 grazed acres. From 1968 to 1987, 43,000 acres were added. The grazing program doubled in size from 30,000 acres to over 60,000 acres in 2000. Currently, there are over 81,000 acres in leases.

Defreese explained grazing is critical to support habitat needs. There are 57 special status species whom benefit from moderate grazing. Defreese explained without grazing some species would be lost.

Defreese stated continued recreational pressures and increasing urbanization are a challenge to grazers. Cost is also a factor as grazers pay the District to utilize parklands. Defreese reported the District has completed over 14 water development projects, including nine pond restorations, valued at \$1,033,000. The cost for these projects was discounted by about 50% because ranchers are eligible for Natural Resources Conservation Service grants. The District is not directly eligible for these grants, but ranchers with leases on District parkland are as local agricultural producers.

PAC member Corkin asked if the District uses goats for fuels reduction. Defreese replied the District pays for goats to graze. Sheep and cattle grazers pay the District. PAC member Williams asked about plants dependent on grazing and how cattle keep from eating endangered species. Defreese explained cattle aren't attracted to these plants, and some disturbance is needed for plants to sow their seeds. Some plants need to be protected, so grazing animals are rotated out during these plant's low growth period.

PAC member Yee asked when an area is sufficiently grazed, and the cattle need to be replaced. Defreese answered park staff can make this decision and the grazing plan is revisited annually. Kelly Barrington, Chief of Maintenance and Skilled Trades (MAST) commented there is a balance that must be struck between habitat preservation, fuels management and aesthetics.

**Public Comment**

William Yragui passed out articles about grazing. He discussed the rules of grazing and the dangers of overgrazing.

**Recommendation: This was an informational item only.**

- (I) **b. Legislative Priorities – Erich Pfuehler, Government Affairs Manager**  
Due to time constraints, this item was deferred to a future Park Advisory Committee meeting.
- (I) **c. Asset Management Systems: Major Infrastructure Asset Inventory and Pavement Management Program – Jeff Rasmussen, Assistant Finance Officer, Kelly Barrington, Chief of MAST**

Jeff Rasmussen, Assistant Finance Officer began his presentation by explaining there are two asset management software systems used to maintain paving and other assets. Rasmussen stated that VFA and Streetsaver, are currently taking inventory and gauging conditions of District assets. The Streetsaver Pavement Management software system assess the condition of the District's pavement and road networks. Because it has been in use for over 15 years, Streetsaver provides accurate historical data about the conditions of District roadways. The District can demonstrate improvement since the implementation of the pavement management program. In 2018, over 2,222,000 square feet of pavement was repaired or maintained at a cost of \$ 2,036,014.

Rasmussen stated the VFA software system tracks the condition of other District assets (e.g. buildings, bridges/docks/piers, utilities, etc.). With the aid of a VFA consultant, assets are assessed through the software system and given valuations based on industry standards. Currently, VFA is in year four of a five-year process of tabulating and assessing District assets. So far, about 80 percent of the Districts major assets have been assessed. The tabulation of all District assets will be completed in 2019.

Both systems provide an inventory of assets and conditions. They also provide monetary valuations for the cost of refurbishment and total replacement of the assets. VFA and Streetsaver have extensive analytical capabilities. They can generate reports for budget preparation, multiple scenarios, performance summaries, condition comparisons, and preventative maintenance and project prioritization strategies. Williams asked if the cost of improving asset conditions is paid through the general fund or other sources. Rasmussen replied it will be paid out of the general fund, but staff work hard to find grants when available. Barrington said it is hard to attract grants for deferred maintenance.

Williams asked if the District owns the data or does a firm need to quantify. Rasmussen replied staff are able to manage the data. Tsutsui asked if the District hired a different vendor would the data be portable. Rasmussen replied the District owns the data and it is transferable. Bueren commented it is great the District has this program in place.

### **Public Comment**

Abreu commented there are a lot of different types of trails used by park visitors. The District should focus on the users. It should concentrate delivery of service on where park visitors are and fix those trails.

**Recommendation: This was an informational item only.**

### **(R) d. 2019 Work Plan – Erich Pfuehler, Government Affairs Manager**

Erich Pfuehler, Government Affairs Manager reported several land use plans will be considered in 2019. He outlined some of the other subjects from the Work Plan. He commented the plan is always subject to change. Bueren remarked the Board of Directors approved the PAC goals. Bueren stated the Board is very appreciative of the PAC's work.

PAC member Burke asked if the Work Plan is accommodating to staff needs. Pfuehler replied some items are schedule driven, such as the financial report and budget. For other items, staff are asked what timing would work best for them. Skaredoff commented he is pleased to see Miller/Knox back on the schedule.

**Recommendation: Motion made by PAC member Best to approve the 2019 Work Plan. Seconded by PAC member Rickard. Motion passed unanimously.**

**(R) e. Review Bridge Yard RFP: “Gateway Shoreline Park” – Mimi Waluch, Business Services Manager**

Mimi Waluch, Business Services Manager began her presentation by orienting the PAC members to the location of the Bridge Yard. Waluch explained the facility is a renovated 25,000 square foot warehouse with a designated storage area of 8,260 square feet. The storage area could accommodate a future tenant improvement project, which could include additional restrooms and kitchen space. There is a 73-space parking lot with Bay Trail connection. There is a plaza and amphitheater outdoor space.

Waluch stated the District is partnering with Caltrans and the Bay Area Toll Authority (BATA). There is a funding agreement with BATA and a lease agreement with Caltrans. The District is working together with both agencies to activate the facility. The goal is to provide a venue for community and regional events, art installations, public agency use, and possibilities for capital improvements.

Waluch explained the goal is to engage an organization with expertise and experience in managing a large event space. She continued that three responses to the RFP were received: Bridge Yards Arts Lab; Envelope A+D, Bay Bridge Alliance; and Oakland Venue Management. Oakland Venue Management was the most responsive and responsible venue management team. They have a proven successful public-private event management style.

Staff recommended to the Board Operations Committee approval and recommendation to the full Board the selection of Oakland Venue Management to receive the Bridge Yard building concession. Tsutsui asked if there will be oversight on who can use the site. Waluch replied yes, the District has outlined what types of meetings can occur on site. Corkin asked if the District considered operating the Bridge Yard as a District facility, such as the Brazilian Room. She also asked why the proposed budget is \$150,000 for services, but nothing allocated for staffing. Waluch replied staffing is on the exterior of the footprint. The \$150,000 is BATA funding for five years. It is for maintenance, extra services, equipment, furniture and fixtures needed to activate the space. The first five years need expert event space planners. Assistant General Manager for Operations, Jim O’Connor added the District is currently going through a tenant improvement design process to make the facility fully functional. O’Connor emphasized there are a lot of unknowns with this building.

Skaredoff expressed concern regarding the limited parking, the difficulty finding the location and how to increase the occupancy limit within the building. Williams asked to learn more about Oakland Venue Management. He asked about the initial four-year term with two two-year options. He wondered who has the authority to exercise the options. Waluch replied the District exercises the options. Williams asked if the District will do the construction management. Waluch replied yes.

Corkin made a motion to table the recommendation of the RFP applicant until AFSCME Local 2428 has an opportunity to review the RFP and provide comment.

## **Public Comment**

Chris Newey, President of ACSFME 2428 noted not only does Local 2428 advocate for District employees, but it supports organized labor in general. There is potential for problems with concessionaires. They are less accountable for wages and could pay below livable wages. They also potentially replace union jobs with non-union jobs. Revenue from renting the site would appear to go to a private venture, for-profit company which is operating in a public space. The District also loses direct control. Because of these potential concerns, Local 2428 wants to review the applications. The proposals for the building give private companies revenue, but do not provide for Park District employees. As far as Local 2428 can tell, there's been no revenue cost analysis for the planned construction. Newey stated Local 2428 doesn't want to stand in the way of the direction the District wants to go, but would like the ability to comment during meetings. Without the ability to review the RFP applications they cannot. Newey requested the PAC allow Local 2428 a chance to provide an alternative in-house proposal.

Ho, Bueren and Williams commented they are uncomfortable providing a recommendation without a review of the business plan, or reading the RFP applications. O'Connor explained Local 2428 has a role to watch out for staff and their jobs. The District uses concessionaires on a limited basis and in unique situations. This building is unlike anything the District has ever managed. It is an unusual project and there are many unknowns. O'Connor noted concessions are used in niche operations outside of normal park operations. This approach has been thought through and the concessionaires' expertise is needed.

Tsutsui asked at what point in the process does Local 2428 participate. O'Connor explained the normal process is at Meet and Confer and through Board meetings. PAC member Gregory asked if it is common practice for the PAC to review RFP applications. O'Connor replied no. Williams said because of this unique project, he would defer to Corkin's motion. Skaredoff asked if Local 2428 had input into the RFP process for the concession vendor. O'Connor replied no, it is a management decision and Local 2428 would not normally be involved.

Bueren suggested an alternate motion to move the recommendation to the full Board, and to request updates at key milestones. Williams suggested an amendment to the motion. It would recommend moving forward with a concessionaire, but the PAC won't make an assessment about the specific vendor. Yee expressed interest in understanding how the decision was made to use a particular vendor. O'Connor said more background information will be provided to the Board along with the PAC comments. The Local 2428 Meet and Confer process will move forward.

PAC member Brubaker said a recommendation could be moved forward without recommending the vendor, or the motion could be specific and state the vendor.

**Recommendation: Motion made by PAC member Brubaker to move forward with a concessionaire for this project, but not to make a recommendation for a specific concessionaire. Seconded by PAC member Best. One opposed.**

## **7. PAC Member Comments**

Gregory said in spite of the fact the Monarch butterflies have not returned this year, District staff at Ardenwood did a great job discussing the Monarchs.

Yee shared for the first time in 28 years he was chased by an off-leash dog while on a bike at Mission Peak. Two weeks later, another off-leash dog chased him, but he out biked the dog.

8. **Report from Chair** – No report.

9. **Board Committee Reports** – None.

10. **Old Business** – None.

11. **New Business** – None.

12. **Adjournment** – The meeting was adjourned at 9:32 p.m.

Summary of Actions:

1. The PAC approved the November 26, 2018 minutes.
2. The PAC recommended the 2019 Work Plan be forward to the Board of Directors for approval.
3. The PAC recommended the Bridge Yard concessionaire agreement move forward to the Board of Directors, but did not make a recommendation for a specific concessionaire.

Respectfully submitted,

Sharon Clay  
Confidential Secretary