

LIVERMORE AREA RECREATION AND PARK DISTRICT

FACILITIES COMMITTEE

DRAFT MINUTES

**THURSDAY, SEPTEMBER 3, 2020
2:00 P.M.**

NOTICE: Coronavirus COVID-19

In accordance with Governor Newsom's Executive Orders, members of the Livermore Area Recreation and Park District Committee Members and staff participated in this meeting via Zoom teleconference. In the interest of maintaining appropriate social distancing, members of the public also participated in this meeting electronically.

Committee Members Present: David Furst, Jan Palajac

LARPD Staff Present: Mat Fuzie, Patricia Lord, Allie Ikeda, Fred Haldeman, Jill Kirk, Joseph Benjamin, Julie Dreher, Linda VanBuskirk, Lynn Loucks, Megan O'Connor, Michelle Newbould, Nancy Blair, Natalie Kaaiawahia, Patrick Lucky, Sandra Kaya, Stacey Kenison, Vicki Wiedenfeld

Others Present: Stacey Swanson

1. Call to Order:

Chair Furst called the meeting to order at 2:02 p.m.

2. Public Comment:

There were no comments from the public.

3. Approval of the Minutes of the Facilities Committee Meeting held on August 6, 2020:

The minutes of August 6, 2020 were approved unanimously.

4. The Barn: (Discussion)

Committee Chair Furst stated this is the first part of a much longer discussion about all of LARPD's facilities. At this time with COVID-19, it was determined that this is a good time to review all the facilities that LARPD either operates for the City or operates and owns itself. Discussions will begin with The Barn. Chair Furst stated he has the Master Property Agreement.

The Committee received a background report from General Manager Mat Fuzie regarding the Barn's history, ownership, and the recent agreement between the City and LARPD in 2018. A 2019 Preliminary Opinion Memorandum by Page & Turnbull concluded that The Barn does not appear to meet the criteria to be eligible for listing

in the California Register of Historical Resources as an individual resource. They estimated \$2.2M to bring the building up to code and ADA Standards.

No Committee action was taken. However, the following action items were suggested:

- Conversations between the City and LARPD will continue regarding the best and highest use of The Barn. However, the parties have agreed to postpone further discussions about pertinent roles until we get through the current COVID-19 pandemic and the upcoming election.
- GM Fuzie suggested this is a good time to discuss with the Facilities Committee, and later with the Board, what our best and highest use would be. Chair Furst suggested we look at the following options:
 - Does LARPD want to tear it down and let somebody else build something else there?
 - Turn it into storage?
 - If programming there, where would outside groups go if LARPD closed The Barn to the public?
 - GM Fuzie suggested benefits to LARPD would be:
 - If we use it only as District storage, not opening it up to the public;
 - Put into place an agreement with a primary renter or with multiple renters to rent space for storage. This may provide a revenue stream.
 - Lease it out.
 - The best concept may be to get out of entire deal, pay any outstanding balance owed.
- The Barn is part of a complex of real estate that was used as part of a **bonding** act at some point in the City's history, which would make it difficult to extract and transfer ownership. Administrative Services Manager Jeffrey Schneider stated more research will need to be done on this topic with the City to find out why there appears to be an incomplete execution of the agreements listed in the Term Sheet as part of Board Resolution 2623 dated May 2018.
 - As part of the facilities maintenance exchange listed in the Term Sheet, there is mention of the 3.1 mile segment of trail along the Arroyo Mocho from Arroyo Road to Murrieta Boulevard. What is the status of LARPD taking possession of this trail?
 - Also part of the exchange was LARPD providing an easement to the City so that they may repave Robertson Road. What is the status of the easement?
- Chair Furst suggested we find out specifics of the discussion about The Barn held at the September 2, 2020 Livermore Cultural Arts Council meeting.
- Once staff has researched the above issues, an update on The Barn will come back to Facilities Committee, tentatively set for November.

5. CIP Updates – Current and Future Projects: (Discussion)

The Committee received a status update from Michelle Newbould, Administrative Assistant, on current CIP Project Updates included in the agenda packet.

ASM Jeffrey Schneider reported on the Solar Energy Implementation project. The City plans to present LARPD's lease extension and sub-lease agreements to the City Council at its September 28th meeting. Since the capacity of the solar panels is now much more efficient, only two panels (instead of the three originally approved) will be installed. Parks and Facilities Manager Fred Haldeman stated that this also means fewer trees will need to be removed, 19 vs. 23.

No Committee action was taken.

6. Matters Initiated:

- a) GM Fuzie reported that there was a trail accident at Robertson Park due to a raised tree root. Mr. Haldeman has inspected the site and will be remediating the trail situation. The District may have immunity under Government Code § 831.4 regarding trails and bike paths.
- b) GM Fuzie reported that Ms. Kirk has been in contact with PG&E regarding the removal of power poles, lines and foundations at Sycamore Grove Park. PG&E originally requested that the park be closed for a month. After some pushback, that time frame has been revised to only four days. Ms. Kirk added this will be done in chunks of time.
 - As soon as the rangers and Ms. Kirk receive detailed information, including a map of where the work is to be done, she will advise the Board and the public.
- c) GM Fuzie announced that the Aquatics team published their lap swim program last night. Ms. Ikeda reported that as of this morning, the program is now full.

7. Adjournment: The meeting was adjourned at 2:58 p.m.