

LIVERMORE AREA RECREATION AND PARK DISTRICT

FACILITIES COMMITTEE

DRAFT MINUTES

**THURSDAY, OCTOBER 8, 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 Facilities Committee 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, Allie Ikeda, Fred Haldeman, Jeffrey Schneider, Jill Kirk, Joseph Benjamin, Julie Dreher, Linda VanBuskirk, Michelle Newbould, Nancy Blair, Natalie Kaaiawahia, Patrick Lucky, Robert Sanchez, Vicki Wiedenfeld

Others Present: None

1. Call to Order:

Chair Furst called the meeting to order at 2:00 p.m.

2. Public Comment:

There were no comments from the public.

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

The meeting minutes of September 3, 2020 were approved unanimously.

4. The Carnegie Building: (Discussion)

The Committee received a background report from General Manager Mat Fuzie regarding the Carnegie Building's history, ownership, and the recent agreements between the City, LARPD and its current renters.

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 Carnegie Bldg.
- When populating the property matrix, it will be noted that the Carnegie Building is owned by city of Livermore who also maintains the grounds, and

- operated by LARPD. There are currently three tenants: The Heritage Guild, Downtown Livermore, Inc. (DLI) and the Livermore Art Association.
- Chair Furst asked that the matrix include when the Carnegie Building was built, when the city took control of the park and building, when LARPD started maintaining the park and the building and what type of revenue we receive from the three tenants.
 - Risks involved with this facility include:
 - Not currently up to ADA standards.
 - Aging infrastructure relating to the elevator and the past ADA compliance that was done there. This must be assessed.
 - The city is undergoing an ADA process in which LARPD is participating. This offers the opportunity to make an assessment within that process. There is also a third process underway – CAPRI has entered into a contract with an ADA assessment company and they will offer assessments at a reduced or subsidized cost. LARPD can then compare all those different assessments.
 - The Committee further discussed whether the District should give the building back to the city as the District seems to be losing money on this building.

Chair Furst stated that the committee would pause discussion on Item 4 to begin the discussion on Item 8, and will come back to Item 4 later in the meeting.

8. Property Matrix: List of Properties and Ownership/Maintenance Responsibilities

Administrative Services Manager Jeffrey Schneider shared his screen and the Committee reviewed and discussed the draft matrix entitled “PROPERTIES and Ownership/Maintenance Responsibilities” – a comprehensive view of revenue and costs to support the District’s various locations.

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

- Member Palajac asked for information to be added under the “Rent (if applicable)” showing when those rental agreements expire and/or are up for renewal.
- Chair Furst asked to prioritize the population of the matrix:
Rather than listing alphabetically, list by priority, i.e.
 - The Barn
 - Carnegie Building
 - Veteran’s Hall
 - Bothwell Center
 - Parks to be populated later in this process
 - This will be a working document and will be brought back to the Facilities Committee as it is constructed.

Chair Furst directed that discussion continue on Item 4.

4. **The Carnegie Building: (continued)**

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

- GM Fuzie to have a discussion with Rachael Snedecor of Downtown Livermore, Inc. to formalize the rental agreement and procure a managing partner, then bring an update back to Facilities in November/December.
- To the extent possible, Chair Furst asked that the Directors be involved in these discussions.

5. **Garaventa Hills Purchase:**

GM Fuzie and Chair Furst provided a historical background on the proposed Garaventa Hills Development project, adjacent to LARPD's Garaventa Wetlands area. The development project by Lafferty Communities has been in a contentious court battle for some time. A city process is in place should there be a willing seller and a willing purchaser. The city must first verify that the project is suitable for funding via the Dougherty Valley Settlement Fund, which can potentially be used to purchase the land through (possibly) an entity such as the Tri-Valley Conservancy, and then the land could be given to LARPD (similarly to the way the Bobba Property was given to the District for the Sycamore Grove extension.)

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

- LARPD must wait on willing sellers and the Dougherty Valley Settlement Fund to identify the property and notify the City so that a city review may begin. This has not happened yet.
- GM Fuzie will monitor this item through monthly discussions with the city.

6. **Midway School Relocation and Restoration Project for the Livermore Heritage Guild**

The Committee received a detailed report from Parks and Facilities Manager Fred Haldeman as outlined in the staff report. His report highlighted the request from the Mr. Jeff Kaskey with the Livermore Heritage Guild (LHG) asking LARPD to allow relocation of the Midway Public School building, soon to be deemed a historic building, to Hagemann Park, a historically compatible area. The scope of the project will include the relocation and full restoration of the structure, as well as site improvements to the Hagemann Park location. The LHG plans to manage and fund the project.

After much discussion, the Committee made the following recommendation:

- Since Hagemann Park is city-owned, Staff is to direct the Livermore Heritage Guild to present their request to the City of Livermore. At least preliminarily, LARPD is not in favor of the project, until costs are clarified, the city has signed off on the project, and an endowment has been established.
- GM Fuzie stated this item will stay in Operations and will not progress beyond the committee level.

7. Fire Management Plan for Sycamore Grove Park – Status Update:

Community Services Manager Jill Kirk provided a status update regarding the Fire Management Plan for Sycamore Grove Park. She reported that Ranger Dawn Soles will be the lead on this project and has prepared an outline, but would like to get input regarding expectations from the Committee before presenting the plan to the Committee during its December meeting.

A discussion ensued regarding the prior Fire Ecology Report for Sycamore Grove Park written in the early 2000s, recent discussions with father and son Crohare, and certain components of fire management by way of grazing by various animals, supported by land management actions such as tilling fire breaks on shared boundaries, training burns in concert with local fire departments, and management of native plant species.

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

- Ms. Kirk to provide copies of the prior Fire Ecology Report (2002) to the Facilities Committee and senior staff. It may be beneficial to incorporate some of the valid points into the current plan, develop recommendations for opportunities and possibilities to allow for the discussion at the Board level, and to receive Board direction regarding what areas the District would like to pursue.
 - GM Fuzie suggested partnerships with the community college and their Fire Ecology labs, grants from the state, commercial grazing options with the right partner.
- Chair Furst suggested that in addition to speaking with the Crohars, LARPD also bring in the Veterans Hospital and Zone 7 Water Agency to these discussions.

8. Property Matrix: List of Properties and Ownership Maintenance Responsibilities:

This item was discussed earlier in the meeting between Item 4 (see above.)

9. 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.

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

- Re: Project No. 723, Patterson Ranch Trail: Ms. Kirk to follow up with David Weisgerber's regarding efforts to contact V-O-Cal, and then provide the Facilities Committee members via an email update.

- Re: Project No. 451, Bike Pump Track: In response to Chair Furst's question asking if the design concepts can be reviewed by the Facilities Committee before going to the full Board, GM Fuzie reported that the spend amounts came in higher than anticipated. The project may move forward once the Board feels it is appropriate to use AB 1600 funds for new development and if it is comfortable with revised pricing.

10. Matters Initiated:

- a) Member Palajac asked if there has been any update from the county on the playground situation and if the public has been calling about this. GM Fuzie reported that the question of cleaning must first be assessed in more detail due to the level of risk. Recreation Department Manager Alexandra Ikeda added that LARPD's response has been very generic to the public. Until the current health order issued on August 28th has been updated and the county allows the District to open up the parks, parks will remain closed.
- b) Chair Furst asked Ms. Kirk if signs have been placed at Holdener Park and Sycamore Grove Park advising the public that they will be closed on October 12th. Ms. Kirk responded that signs have been placed throughout the parks and additionally posted on the LARPD and Open Space websites and Instagram. Emails will also be sent to those on the Valley Wilds Newsletter distribution list.
- c) Chair Furst asked Ms. Kirk if the blacktop bike path at Holdener Park that runs from Arroyo Road to Marina Avenue is also closed. Ms. Kirk responded that it is, and that PG&E crews will be flagging in the area.
- d) GM Fuzie reported that since the District's restructuring, the operational team has met to create a plan for its response to the community through social media and phone calls. In response to Chair Furst's question about the organizational changes, ASM Schneider responded that one employee was furloughed and 27 were laid off.

11. Adjournment: The meeting was adjourned at 3:12 p.m.