

LIVERMORE AREA RECREATION AND PARK DISTRICT

FACILITIES COMMITTEE

DRAFT MINUTES

**THURSDAY, FEBRUARY 3, 2022
2:30 P.M.**

NOTICE: Coronavirus COVID-19

In accordance with the Ralph M. Brown Act (Cal. Gov. Code 54950 – 54963), as amended by Assembly Bill 361 (2021), the Livermore Area Recreation and Park District Facilities 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 the meeting electronically.

Committee Members Present: Chair David Furst, Vice Chair Jan Palajac

Staff Present: Mat Fuzie, Jill Kirk, Linda VanBuskirk, Robert Sanchez, Jeffrey Schneider, Michelle Newbould, Joseph Benjamin, Nancy Blair, Julie Dreher, Pamela Healy, Vicki Wiedenfeld

Members of the Public Present: David Lunn, Melinda

1. **Call to Order:** The meeting was called to order at 2:30 p.m. by Director Furst.
2. **Public Comment:** There was no initial public comment. However, public comments were made during discussion of items 5 and 6 as noted below.
3. **Discussion and Possible Action Regarding Teleconference During a Proclaimed State of Emergency (Resolution 2736-a):**

Action: Both Director Furst and Director Palajac voted “yes” to approve **Resolution 2736-a**.

4. **Approval of the Minutes of the Facilities Committee Meeting held on January 6, 2022:**

Action: The minutes were approved unanimously.

5. **Patterson Ranch Trail Building Dates:**

Community Services Manager (CSM) Jill Kirk reported that there is one more trail building date planned for 2/5/22. Most of the trail and cleanup will be completed that day. She added that we still need to finish the water trough and signage. She will do a punch list next week to capture any remaining items. Once completed, the trail should be ready to open. There was subsequent discussion by the Committee regarding signage, notification to Zone 7 and plans for opening the trail.

Signage: CSM Kirk was asked to follow up with Committee members to discuss a template for signage.

Zone 7 Notification: GM Mat Fuzie commented that no notification is required for Zone 7, we just need to keep them informed. Director Palajac suggested that we review the Zone 7 agreement, as she recalled a verbal agreement about the water trough and fencing.

Plans for Opening the Trail: Director Furst asked how we want to open the trail. Consensus from the Committee and staff is to do a “soft” open for the trail without an announcement. Staff will see

if there are any issues first, then follow up with a grand opening, to include an announcement, ceremony etc.

Chair Furst asked if there was any public comment on this item. Member of the Public David Lunn introduced himself and commented that he is aware of two groups who would like a guided hike. GM Fuzie indicated that we will need to touch base with Zone 7 to clarify what their requirements are for access to the trail. He added that we also need to consider priorities for staff, as Rangers may not always be available to assist with longer guided hikes. We can look at working it into the Rangers' schedules. Director Palajac asked if the work was contracted out for fencing and moving the water trough. CSM Kirk replied yes, money has already been earmarked for this.

GM Fuzie remarked that we need to get clarity on the need for fencing, adding that that he would like to see a map.

A Chat comment was posted by Member of the Public David Lunn:

Patterson Trail item. Thank you for adding this to the agenda! Thanks for discussing the opportunity to have guided hikes on the Patterson Ranch. I hope we can get some hikers on the trail soon. Thank you!

Action Items:

- CSM Kirk will touch base with the Committee regarding signage. They will provide her with a template.
- CSM Kirk will research the fencing issue and send an email to the committee members with more information.

6. **Covered Arena Update (Status, Costs for Upgrades/Repair, Timeline):** GM Fuzie recently went to go look at the arena. The current condition of the upper arena is acceptable for casual riding, but dangerous for high end riding. He will reach out to member of the public Virginia Miner to further discuss usage as requested by the riding community. GM Fuzie also mentioned that Pam Smith will be coming back PT to work on this project. The plan is to survey the customers we lost, determine the demand for usage and then make a recommendation. This process is expected to take a few months. The District will be reviewing community feedback, which will drive budget for this project. Committee members discussed the possibility of bringing in a high-end solution (concessionaire), adding a regular maintenance budget and bringing on extra staff to do maintenance. The upper arena, lower arena and barn may be used by the Rodeo but not by the public.

Director Palajac asked, if we were to hire a concessionaire, would they bear the responsibility for maintenance? GM Fuzie responded yes, it would all be included in the contract.

Member of the Public, Melinda, introduced herself. She shared that she is a horse owner, adding that when it rains, she is one of many who enjoys using the covered arena. When she recently looked at the arena, she felt it was clear that a high-end footing had been installed but was not properly maintained. There are huge rocks, which is dangerous for high level riders. She also added that there are a significant number of horse owners in the area who would love to ride in the covered arena.

Action Item: Staff were asked to report back to the Facilities Committee with a plan for the covered arena and cost estimates, by April.

7. **Update on the Master Lease with the City (Progress and Timeline):** GM Fuzie shared that the City of Livermore (COL) City Manager Marc Roberts is retiring soon. The goal is to get the updated Master Property Agreement completed before he retires. GM Fuzie explained that the

Master Property Agreement will be simplified, that it will be in perpetuity with a wind down period, to be reviewed periodically (likely every 10 years). We have only spent about 200k on the Barn. The COL has reported they have only spent 175k hard costs, and a modest amount on soft costs, so the COL's total spend is in line with LARPD's. Both COL and LARPD Boards and COL City Council will have to approve the agreement. Director Furst requested the agreement be reviewed by the Ad Hoc Committee prior to it going to the LARPD Board and the COL Council for final review. GM Fuzie explained there will be several readings of the document before it is finalized. Committee members and staff confirmed the goal for the timeline is prior to the end of June, before the new COL City Manager takes office.

Action Item: Staff to update the Master Property Agreement with the COL prior to the end of June, before the new City Manager takes office.

8. **Discussion: Developing the "Springtown Golf Course" Area:**

Chair Furst opened the discussion, stating he had requested this item for the agenda. He noted that significant time and money has been spent on consultants for this development project. Voters have decided it needs to be open space, yet the project has been shelved for a while. He would like the District to move forward with it. GM Fuzie responded, explaining this is not our property. It is owned by the City of Livermore. He added the District does not have a funding source for this, we were only involved in the planning process. Director Palajac commented that we did this for COL as a Conceptual Plan not as a Master Plan. If they (COL) want the District to move forward with anything, they need to tell us and identify the funding source. This has not happened so far. Director Furst clarified his request, that the District continue conversation with the City so some forward movement on this takes place. It was noted that a walking path, community garden and trees are things with the most traction in the conceptual plan.

Action: GM Fuzie will continue dialogue with the COL on this item.

9. **Ranger Buildings in Sycamore Grove Park:** The Committee asked for a status update. CSM Kirk explained that we are using the Cross house and Wetmore buildings. Staff have had several good ideas for programming out there, such as an interpretive center. Regarding the old ranger office, staff currently use the garages but not any part of the upstairs. She has asked staff to come up with ideas for use of the old residence house, saying that it could possibly be programmed for an outdoor education area for schools or special events. Ledford house will be removed; we will be working on a site plan for that.

Director Furst expressed a concern that several projects appear to have stalled and shared that the Board would like to see more progress made, especially in light of Covid. GM Fuzie noted there have been several factors contributing to this, including reduced staff and diminishing AB1600 funding. He added that the Mitchell building project is coming to completion, but other major initiatives are still delayed.

CSM Kirk commented that Sycamore Grove Park is starting to experience busier days on the weekends due to Covid, and increased programming in every area. Staff have been very creative, despite these restrictions.

Director Furst asked if there was any public comment on this item. There was no public comment.

GM Fuzie mentioned a growing movement by the public: an expectation of continued renovation of our parks. The District does not have the funding or wherewithal to do this. He has had conversation with a member of the public who is interested in forming a Citizens group to push a parcel tax for funding continued maintenance. This is something we will need to address in the next year or two.

Director Furst requested to add the standing agenda item “CIP Updates”. Business Services Manager Jeff Schneider responded that CIP planning will also be added on next month’s agenda, in context with the budget.

Action: Beginning next month, add “CIP Updates” to the Facilities Committee meeting agenda as a standing item.

10. Directors’ Reports or Announcements:

- Director Furst asked that discussion related to the upcoming Fourth of July be brought to the Facilities Committee before going to the full Board.
- During a recent ACSDA call, it was noted that HARD passed a 120-million-dollar bond for their CIP updates. Director Furst would like to look at similar funding and to learn more about how this was achieved. GM Fuzie responded that he believes this was a parcel tax as opposed to a Bond, focused on revitalizing run down communities.
- BSM Schneider shared that the District received a \$19,000 check refund for fees paid for costs related to the Trevarno Road Sewer and Water Assessment.

Action Item: Staff were asked to include CIP Updates on next month’s Facilities Committee meeting agenda for further discussion.

11. Adjournment: The meeting was adjourned at 3:22 p.m.

/ph