

LIVERMORE AREA RECREATION AND PARK DISTRICT

FACILITIES COMMITTEE

DRAFT MINUTES

THURSDAY, JULY 14, 2022
2:30 PM

Robert Livermore Community Center
4444 East Avenue, Livermore CA 94550-5053
Sycamore Room

Committee Members Present: Directors Furst and Palajac

Staff Present: Mat Fuzie, Jeffrey Schneider, Jill Kirk, Fred Haldeman,
Pamela Healy

Members of the Public Present: David Lunn, Jeff Kaske

1. Call to Order:

Director Furst called the meeting to order at 2:30 p.m.

2. Public Comment:

There was no public comment.

Director Furst closed the public comment period.

3. Approval of the Minutes of the Facilities Committee Meeting held on June 2, 2022 (Action):

Director Palajac requested to edit the first full paragraph on page 3 of the minutes, to add clarifying words "...near the horseshoe pits..." as follows:

Original version:

"...The horseshoe pits should be removed and relocated to another site entirely, as Robertson Park is not an ideal location to relocate to. Additionally, the existing playground is in bad shape."

Requested Changes:

"... The horseshoe pits should be removed and relocated to another site entirely, as Robertson Park is not an ideal location to relocate to. Additionally, the existing playground **near the horseshoe pits** is in bad shape."

Action: The Minutes of the Facilities Committee meeting held on June 2, 2022 were approved with the above changes.

4. Planning for Future Trails and Trail Connectors (Standing Item):

General Manager (GM) Fuzie commented that the most current information on this topic is available in the July 2022 GM Monthly Report to the Board of Directors on Issues and Projects. A copy of this report is available as Item 3.3 at the following link: [Livermore Area Recreation and Park District - Board of Directors Meeting \(larpd.org\)](https://www.larpd.org/Board%20of%20Directors%20Meeting)

GM Fuzie mentioned that regular monthly meetings have been scheduled with Andy Ross from the City of Livermore (COL). The Tesla Road connector will be discussed at the next monthly meeting.

Director Palajac asked if the park planner position is still under consideration. GM Fuzie responded that the position is in the development stage.

Action: This was a discussion only and no Committee action was taken.

5. Update on Patterson Trail / Zone 7 Meeting:

GM Fuzie met last week with Owner of WP Cattle Co., Paul Banke and Zone 7 General Manager Valerie Pryor at the Patterson Ranch Trail. During that meeting, Mr. Banke indicated that 4200 feet of cattle grade fencing will be needed, though he did not provide the exact location. Zone 7 will pay for half of the fence.

Committee Questions and Comments:

- None of the Del Valle open space trails have such fencing and are similarly situated with cattle in proximity to humans. Thus, requiring fencing at the Patterson Ranch Trail seems unnecessary.
- Cost estimates for fencing are \$16-20k for the fencing plus additional costs for a new pump system and trough.

Action:

- GM Fuzie was asked to revisit the discussion with Zone 7 GM Pryor to ensure fencing is necessary and required.
- The Committee asked GM Fuzie to send a copy of the Zone 7 letter to all Directors.

6. CIP Updates (Standing Item):

(Note: Item 9 was discussed before this item)

Business Services Manager Jeffrey Schneider gave a brief recap of the handout “CIP Project Financials” (attached to the minutes):

- **Synthetic Turf:** We are currently working to understand the payment schedule for this project. The project began on 7/6/22. Demolition of the old turf was completed. August 31st is the estimated completion date.
- **Roof at Trevarno:** Some of the materials are not available. Staff will need to re-bid that section with the vendor.
- **Senior Lobby at RLCC:** This project is waiting for the new FY to begin. The existing carpet is de-laminating; we are looking to replace it.
- **Restroom at Sycamore Grove Park:** Staff are in research mode for this project.

- **HVAC at Trevarno:** This project is waiting for the fall and cooler weather. Bids came in extremely high; it was determined that Staff can do some of the work for significantly less.
- **Shade Structures:** Due to cost, only one (1) will be done this year.
- **Joe Michell Building:** This project is almost complete. Currently reviewing possibility of using some of remaining AB1600 funds available to add shade structure.
- **Trevarno Road Water/Sewer:** Scheduled to begin this calendar year.
- **Rodeo Stadium Infrastructure:** Currently out to bid. Question period ends this week.
- **Patterson Ranch Trail:** Cost estimates (if we split costs for fencing) will be \$16-20k for fence, plus new trough and pump system costs.
- **Bike Pump Track:** This item will be brought to the next Board meeting to approve costs. We have a \$30k contingency remaining in the budget for unexpected costs. Wildlife has been sighted near the pump track but not at the actual site.
- **Community Garden:** Cost information for this item will be shared at the Board Meeting in the Park at Mocho Park on July 20th.
- **Additional items:**
 - There is a minor agreement in the works for a cell tower at Robertson Park.
 - The agreement for the vineyard at Ravenswood expires in 2030, however, there is a related one-page agreement for Diamond West Farming Company (assignment of responsibility) that needs to be renewed and signed by the LARPD and COL. It will be brought to the Board as a consent item with a staff report.

Action: This was a discussion only and no Committee action was taken.

7. Bothwell Building/Update on Appraisal:

GM Fuzie reported the 5-year lease agreement for the Bothwell Building is expired. The tenant Livermore Valley Performing Arts Center (LVPAC) does not want to leave but their use of the building has changed. They are currently sub-leasing it to others for various other uses of the building. Parks & Facilities Manager Fred Haldeman is getting an appraisal of building replacement and lease value. Staff are also gathering information for the Board regarding the future use of the Bothwell Building, more in line with our Mission. Discussion on this topic fits in with our Master Property Agreement discussion with the COL.

Action: This was a discussion only and no Committee action was taken.

8. Public Meetings in the Park (Discussion):

There will be a Board of Directors Public Meeting in the Park held on Wednesday, July 20, 2022 at 6:00 p.m. at Mocho Park. All are welcome to attend.

Action: The Committee requested that staff post a large poster of this notice the week of the meeting at the actual park site.

9. Midway School (This item was discussed after Item 5):

GM Fuzie reviewed the Staff Report. The Midway School was built in 1873 and served Alameda County School District residents from the town of Midway, which no longer exists. The school was closed in 1946 and is currently located at the Mulqueeney Ranch off Patterson Pass Road. The request from the Livermore Heritage Guild (LHG) is to move the

school to Hagemann Park, near Hagemann Ranch, operating it as an interpretive site with LHG resources.

Mr. Jeff Kaskey from the LHG then gave a brief presentation. The Hagemann Ranch was selected for the relocation site because the historical timeframe of both the Hagemann Ranch and Midway School are similar. Hagemann Park is COL property, operated by the LARPD. LHG's goal is for the project to cause minimal impact to LARPD operations. Mr. Kaskey stated that safety lighting and safety sprinklers would be necessary, but no other major changes would be required. A preliminary site plan review has been done. The COL has asked the LHG for confirmation that the LARPD agrees with the relocation plan.

Committee Questions and Comments:

- Director Palajac asked if a historic structure assessment was done. Mr. Kaske responded, yes, an assessment was done based on news accounts and photos.
- Director Palajac stated her objection to getting involved in this request, as it does not fit with LARPD's Mission.
- It was noted the Hagemann Ranch site is on the National Historic Register so there is some hesitation in modifying that site to add the school. However, the LARPD's Hagemann Park is considered a viable site as it is adjacent to Hagemann Ranch.
- GM Fuzie expressed concerns there might be ground disturbance caused by the relocation. He also expressed his concern that this is a significant departure from LARPD's Mission.
- Director Palajac asked to view the site plan. Mr. Kaskey shared a printed copy (see attached).
- Committee members agreed, if the COL wants to move forward with this, they should outline the segment of the park they want to use for this purpose and advise the LARPD accordingly. Staff were asked to discuss this suggestion with the COL and come back to the Committee with an updated proposal.

Action: GM Fuzie and Jeff Kaske will work together to follow up with the COL.

10. Directors' and/or General Manager's Reports or Announcements:

- GM Fuzie announced that he met with Chief Young to discuss the Livermore Police Department's attendance at the upcoming LARPD Board of Directors Public Meeting in the Park on July 20, 2022.
- BSM Schneider shared that the "Zoom Room" hybrid meeting equipment has been ordered. When it arrives, it will be installed in the Sycamore Room.

11. Adjournment: Director Furst adjourned the meeting at 4:11 p.m.

/ph