

LIVERMORE AREA RECREATION AND PARK DISTRICT

**FACILITIES COMMITTEE**

MINUTES

THURSDAY, NOVEMBER 3, 2022  
2:30 PM

*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:** Director Furst, Director Palajac

**Staff Present:** Mat Fuzie, Jeffrey Schneider, Jill Kirk, Fred Haldeman, Julie Dreher, Pamela Healy, Linda VanBuskirk, Michelle Newbould, David Weisgerber

**Members of the Public Present:** Vanessa Gerber, Zac Thompson: East Bay Community Energy (EBCE)

**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. Discussion and Possible Action Regarding Teleconference During a Proclaimed State of Emergency (Resolution 2767-b):** Resolution No. 2767-b was approved unanimously.

**4. Approval of the Minutes of the Facilities Committee Meeting held on October 6, 2022 (Action):**

Director Furst requested edits to the Minutes for item 8 on page 4 as follows:

- Item 8 - Exploration of Use of the Altamont Landfill Open Space Committee Money to Improve the Springtown Open Space (*requested changes shown in redline*):

*Director Furst shared that this discussion was initiated by Stacey Swanson, who brought it to City of Livermore City Council Member Bob Carling. The Altamont Landfill Open Space Committee (ALOSC) has 17 million dollars in a fund that is earmarked for purchases of land, but possibly not for development. Director Furst brought this discussion to the LARPD Facilities Committee to determine what our opinion is on this. GM Fuzie commented that approval would be a multi-jurisdictional effort. Director Furst noted, the (ALOSC) has the following representatives: one from the County (who chairs the meeting), one from the City of Livermore, one from the City of Pleasanton, and one from the Sierra Club (currently Director Furst). The area is divided into West County and East County. As the West County area is smaller than the East County area, they receive less money. there is some money for the West geographical area (that does not include the City of Livermore); most of the money is for the East geographical area, which includes the Sierra Club, the City of Livermore, and Alameda County. All these entities have a vote on how to spend the funds.*

**Action:** The Minutes of the Facilities Committee meeting held on October 6, 2022 were approved with the requested edits.

- 5. East Bay Community Energy (EBCE) Presentation and Discussion:** Business Services Manager (BSM) Schneider and Parks and Facilities Manager (PFM) Fred Haldemann met with EBCE to discuss potential sites currently under consideration by EBCE for electric vehicle charging stations. One of the primary locations being considered is the Loyola parking lot at the RLCC. BSM Schneider introduced Vanessa Gerber and Zac Thompson from EBCE.

Vanessa Gerber shared her screen and reviewed information from her presentation that was provided in the agenda packet:

- EBCE is a non-profit public agency with a JPA structure and is the default clean energy provider in Alameda County and the City of Tracy.
- City of Livermore elected officials sit on EBCE's Board of Directors. EBCE is collaborating with JPA member cities to leverage City-owned parking areas as site hosts.
- EBCE is investing in building a Public Electric Vehicle (EV) fast charging network. They plan to add 40-50 hubs by 2030 in multi-family housing hotspots to make EV adoption more feasible for all residents, including renters who may not have access to charging stations nearby.
- 100% of new car sales in CA will be required to be Zero-Emission Vehicles (ZEV) by 2035.
- As of December 2020, Livermore had nearly 2000 EV registrations and 35 fast charging ports at 5 locations. By 2025, Livermore is projected to have over 5500 EV registrations and a need for over 100 fast charging ports.
- EBCE site design includes a goal of 40-50 fast charging hubs across the EBCE service area by 2030. The standard hub design requires approx. 22 parking spaces. Minimum of 10 dual port fast EV chargers (able to charge up to 20 vehicles at a time)

- Working with the COL, EBCE will implement phase 1 and phase 2. Phase 2 includes signing a Master Site License Agreement (MSLA) that includes the RLCC, Rincon Library and “parks under development” operated by LARPD.
- MSLA- key terms: 15-year lease, no cost to LARPD or COL, EBCE will pay for construction, operation, maintenance, and electricity. EBCE may place signage.
- After the COL, LARPD and EBCE agree on project engineering details for each site, a Notice to Proceed will be issued.
- LARPD Staff were asked if they could bring this item to the December LARPD Board meeting to seek approval to execute the MSLA with EBCE and COL.

BSM Schneider commented that we do have the draft MSLA but have not reviewed it internally yet.

#### **Committee Questions and Comments:**

- What does the yellow on the map mean? *When EBCE initially formed, 3 cities were not included, as they were not ready to join; Pleasanton, Newark and City of Tracy joined in 2019.*
- Please clarify: EBCE pays for the electricity, and sets the rates for the EV customer? *Yes, however, the actual rate is yet to be determined.*
- The Committee appreciates the work being done on this for the community and suggests EBCE begin with background about the organization for the Board.
- On page 4 of the presentation, are all hubs listed truly located in multi-family hotspots? *EBCE will give more detail on those sites.*
- Is it correct that EBCE will provide maintenance for all sites? *EBCE will be signing a contract with operational partners who maintain high standards to ensure most reliable access.*
- EBCE was asked to clarify the following on Page 9 of the presentation:
  - It states that the COL owns the RLCC. LARPD is the owner of this facility. If EBCE is referring to the RLCC parking lot, please also state whether it is the front or back parking lot.
  - The reference to the Rincon Library actually refers to the May Nissen parking lot.
  - Regarding “Parks Under Development”, does this refer to parking lots or parks?
- As a consumer can go with PGE, a combination of EBCE and PGE or only EBCE, the Committee suggested that EBCE provide more clarity on rates charged to the consumer. *Vanessa Gerber responded, EBCE’s intention is for the consumer retail rate charged to be cheaper than the wholesale rate.*
- A consumer pays more for EBCE than for PGE. Will consumers using EV chargers pay less? It was suggested that EBCE clarify this and ensure consumers understand the EBCE cost structure.

LARPD staff were asked by EBCE to target the next LARPD Board meeting for presenting this to the full Board. Ideally EBCE would like to move project forward to stay within their timeline for multiple site implementation. Staff requested a recommendation from Committee to bring this forward to the Board.

**Action:** The Facilities Committee approved bringing this forward to the full Board when ready to do so.

**6. Update on Exploration of Use of the Altamont Landfill Open Space Committee Money to Improve the Springtown Open Space:**

Director Furst brought this discussion to the LARPD Facilities Committee last month to determine what the Committee's opinion is. He has since reviewed the requirements for use of the Altamont Landfill Open Space Committee (ALOSC) funds. Specifically, they are to purchase land and maintain as Open Space, with no provisions for development.

**Committee Questions and Comments:**

- Please confirm whether the requirements allow for the purchase of land from one agency to be given to another.

**Action:** Director Furst will follow up with the ALOSC to determine whether this should be added as an agenda item for their next meeting or if they can confirm requirements and any restrictions on use of funds.

**7. Patterson Ranch Trail:**

GM Fuzie shared a map from Zone 7 GM Valerie Pryor (attached) showing both LARPD and Zone 7 responsibilities for fencing. LARPD is in light blue, Zone 7 is in dark blue. LARPD's responsibilities include 1600 feet of fencing, 2 gates and relocation of the trough. LARPD's costs are estimated at \$35k.

**Committee Questions and Comments:**

- Members expressed concerns that Zone 7 may add or change requirements in the future, even after LARPD spends funds.
- Is this considered a gift of funds by a public agency to a private citizen? *No, because Mr. Banke has a lease with Zone 7 and the requirements are coming from Zone 7.*
- There is nothing in the LARPD lease with Zone 7 discussing or requiring installation of fencing, solar powered pumps and relocating the troughs. *This is true; however, Zone 7 can make requirements as needed to secure their resources.*
- Committee members expressed concerns about the costs involved and with spending public funds for unnecessary fencing. They discussed other options to explore if Zone 7 is willing to sell the land at the conclusion of the lease to Mr. Banke.

**Action:** GM Fuzie will continue the discussion with Zone 7.

**8. Programming of Community Events at RLCC (Discussion):**

Community Services Manager (CSM) Jill Kirk shared that staff are looking into costs associated with programming certain events, and the impact on other events happening at the same time. Staff are also looking at the best use of the RLCC facility, including rental for certain events that don't necessarily benefit the entire community (i.e., crab feed, weddings). Staff are currently in the process of forming a recommendation, but still very much in the beginning stages of discussion. The Committee agreed, staff should be developing an overall plan.

**Action:** Staff should continue to develop an overall plan.

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

General Manager (GM) Fuzie commented that the latest information on this topic is included in the November 2022 GM Monthly Update on Issues and Projects that was provided previously.

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

**10. CIP Updates (Standing Item):**

Community Outreach Supervisor (COS) David Weisgerber reviewed the following projects:

- Bike Pump Track
- Rodeo Stadium Improvements
- Synthetic Turf at Robertson Park
- Trevarno Roof
- Senior Lobby Flooring at RLCC
- ESS Buildings Remodel
- Restrooms at Sycamore Grove Park
- HVAC at Trevarno/Little House
- Shade Structure at Mocho Park
- Joe Michell Building
- Trevarno Road Water/Sewer Assessment District
- Patterson Ranch Trail: *(This was discussed under item number 7)*
- Addition of a 2<sup>nd</sup> Community Garden at Mocho Park: *Director Furst suggested that AT&T should share the costs of this second community garden. (PFM) Fred Haldemann noted, the conceptual design from AT&T included an ADA pathway and access ramp. \$10k was offered up front in addition to their monthly lease payment.*

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

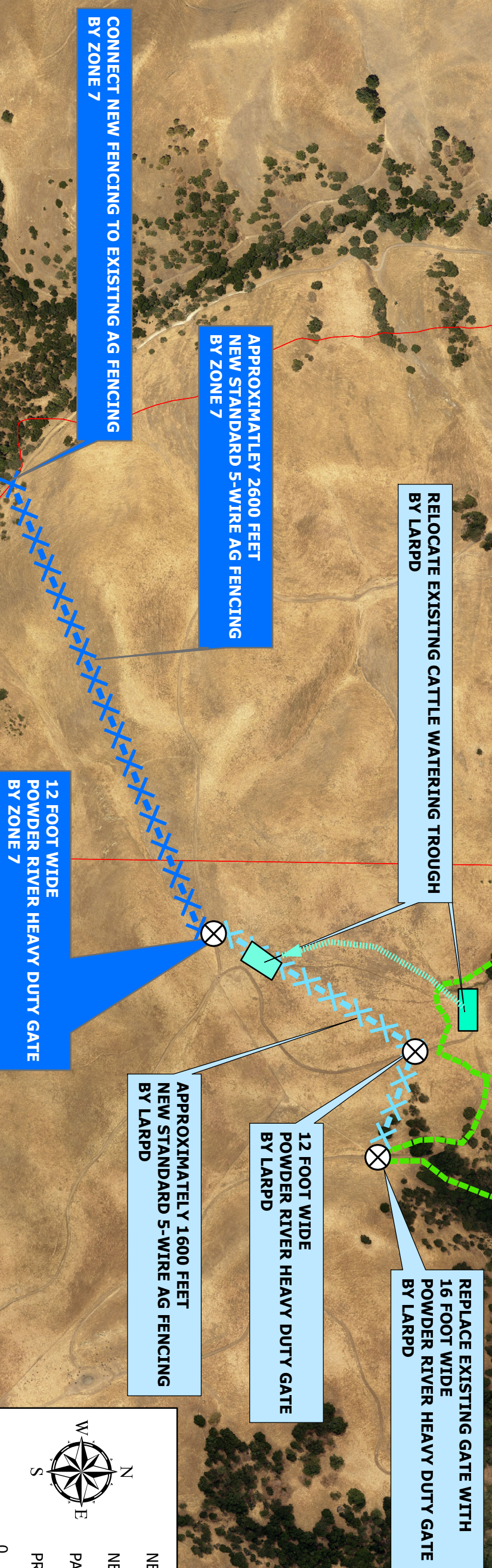
**11. Directors' and/or General Manager's Reports or Announcements:**




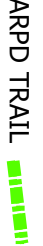
- Director Palajac requested to add an item to the next Facilities Committee meeting agenda: Progress on the Covered Arena (Discussion Item).  
**Action:** This will be added as an agenda item for the next Facilities Committee meeting agenda.
- Director Palajac also commented that she would like to bring something forward from the LCAC at the December LARPD Board meeting.  
**Action:** Staff will add this item to the December LARPD Board of Directors meeting.
- GM Fuzie shared that he recently attended a meeting to discuss fire safety in the Sycamore/Open Space area with Mr. Charles Crohare, CalFire, Livermore Pleasanton Fire Department (LFPD) and Director Boswell. There has been a misconception that the LARPD did not want to become involved in fire prevention/suppression. Moving forward, we will be participating in fire management and prescribed fire management in this area. This will include fire safety training and prescribed fire management grants from CalFire and LFPD. GM Fuzie thanked Director Furst for making sure we were invited to that meeting, as it was very productive.

**12. Adjournment:** Director Furst adjourned the meeting at 3:45 p.m.

/ph

Stanley Leavelle Graphics



NEW GATE   
 NEW FENCING   
 PARCEL LINES   
 PROPOSED LARPD TRAIL 

1 in = 600 ft

0 300 600 1,200

Feet



**LAKE DEL VALLE PROPERTY  
LARPD & ZONE 7  
TRAIL FENCING AND GATES**