

LIVERMORE AREA RECREATION AND PARK DISTRICT

FACILITIES COMMITTEE

MINUTES

THURSDAY, NOVEMBER 2, 2023

2:30 PM

Sycamore Grove Park Reservable Picnic Area
5035 Arroyo Road, Livermore, CA 94550

Committee Members Present: Directors Palajac and Furst

Staff Present: Mat Fuzie, Jill Kirk, Fred Haldeman, David Weisgerber,
Linda VanBuskirk, Kendahl Hettick

Members of the Public Present: None

1. Call to Order

Director Palajac called the meeting to order at 2:35 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 7, 2023

Action:

- The Minutes of the Facilities Committee Meeting held on September 7, 2023 were approved unanimously as submitted.

4. Amphitheater Field Trip

The Committee and Staff toured the future amphitheater site in the spot where the Ledford House once stood. There is much more work to be done:

1. Site Inspection:

- Parks & Facilities Manager (PFM) Fred Haldeman mentioned that nine trees will be removed, including palm trees, two dead stone pines, and a dead cedar tree. Cleanup of surrounding oak trees will be done.
- Removal of the old retaining wall or placement of a new wall in front of the old.
- ADA parking addition is required.

2. Shade Structure and Access Road:

- PFM Haldeman mentioned plans for a shade structure and improvements to the access road, based on input from Consultant Samir w/O'Dell Engineering.

3. Orientation and Purpose:

- Director Palajac inquired about the amphitheater's orientation and purpose. Community Services Manager (CSM) Jill Kirk highlighted the need for input from

all stakeholders and its purpose to enhance programs and accommodate various camps, such as Science Camp, particularly for the youth group.

4. Capacity and Timeline:

- Director Furst inquired about the expected capacity. CSM Kirk stated a preliminary estimate of 60-100 people.
- Director Furst also questioned the timeline. GM Fuzie explained the need for feedback from the engineer, Samir with O'Dell Engineering, before establishing a timeline.

5. Feasibility Study:

- Discussion points for study include amphitheater usage, estimated capacity, and budget considerations.
- Emphasized the importance of providing pictures of desired amphitheater types to the engineer before the conceptual design phase.
- Consider building larger than anticipated.
- Parking may be limited.

Action:

- The site inspection concluded with a consensus and direction to staff to proceed with the feasibility study, under the General Manager's authority. Further discussions are needed on usage, capacity, budget, and sharing visuals with the engineer.

5. Best Use of LARPD Facilities

GM Fuzie highlighted the need for a focused discussion on LARPD facilities, including the Bothwell Building, The Barn, and the Carnegie building. The committee also discussed Veterans Hall, the Merrit Building and Little House.

- Emphasis was placed on Board decisions, regardless of individual opinions, with the **Master Property Agreement** now in place.
- LARPD Staff has met with City of Livermore (COL) Economic Development Manager Andy Ross and Planning Manager Steve Stewart to review the COL General Plan Update, and specifically discussed best use of parks currently in existence.

1. City of Livermore's General Plan Update and Park Facility Fee Nexus Study:

- Acknowledged the ongoing General Plan Update (by the COL), aligning the study completion with the COL Park Facility Fee Nexus Study to guide growth and park locations.
- Affirmed nexus findings are required by the California Fee Mitigation Act (AB 1600) to support the imposition of the City's Park Facility Fee on land development projects.
- Discussed the importance of aligning AB 1600 funds with development and clarified City Manager Marysheva's emphasis on a clear plan for AB 1600 fund usage.
- The COL continues to take public input and it can be done online too, see <https://imaginelivermore2045.org/get-involved/>

2. Parks and Trails Master Plan:

- Noted the need for an updated Parks and Trails Master Plan following the completion of COL's General Plan update and Nexus Study.
- Acknowledged there are opportunities for LARPD on the General Plan update, especially east of Greenville Road.

3. Existing Facilities Assessment:

- LARPD Staff maintains the 2017 Asset Management Plan (aka the Kayuga Study) and in 2023 created the Fixed Asset Audit spreadsheet.

4. Discussion on Specific Buildings:

- Considered current utilization of The Barn as storage. LARPD is not renting it, but it is not costing us or very little at all. The Fire Department no longer does inspections there because it is no longer a place of public assembly. The Barn was part of a bonded asset, so the City still owns it. The City Manager realizes that it is on prime real estate, and she would like it to become part of the City campus.
- Explored options for the Bothwell Building, proposing a public process and CEQA analysis, presenting options to the Board before community engagement.
- Discussed concerns about the Carnegie Building and proposed transitioning management to Downtown Livermore, Inc.
- Committee consensus to present the future of the Carnegie Building as an action item to the full Board.

5. Other Buildings:

- Considered Veterans Hall, agreeing to include it in the initial discussion with the Board regarding non-owned properties.
- Raised questions about the Merit Building and Little House on Trevarno Road, deciding to discuss them at a later date.

6. Board's Role and Caution:

- Acknowledged the need for caution in decisions, not to diminish the District's scope and business viability.
- Highlighted the importance of aligning actions with the Master Property Agreement and the removal of size restrictions on parks.

Actions:

- Consensus to bring The Barn, Carnegie Building, and Veterans Hall to the full Board for discussion and action, i.e., do we want to give the building(s) back or give staff an alternate direction?
- Future discussion on Bothwell Building involves submitting to a public process with multiple options then presented to the Board.

6. May Nissen Swim Center/Feasibility Study

GM Fuzie reported on the May Nissen Swim Center's current condition and usage, emphasizing its age and the potential risks associated with failure. He raised the need for a feasibility study to prepare for potential future projects, considering options such as a bond.

1. Past Expenditures:

- Director Furst inquired about recent expenditures, including pool replastering and a new filter.
- Director Palajac clarified that these were short-term fixes, emphasizing the pool's age and daily use.

2. Feasibility Study Discussion:

- Discussion on the purpose of the feasibility study ensued, with Fuzie explaining the community's current service and the need to assess how a new facility could best serve the neighborhood.
- Consideration of pool design, including the possibility of a 50-meter pool and a teaching pool.

3. Ownership and Collaboration:

- Discussed the City's potential role in renovating the entire complex and the City's ownership of the property.
- Explored the city's interest in development and potential collaboration with LARPD for project funding.

4. Grant Opportunities:

- Mentioned potential grant opportunities for environmental justice in recreation projects, particularly at May Nissen Park.
- Discussed challenges in isolating these areas due to overall city wealth.

Action:

- Consensus reached on the need for a feasibility study to determine the best fit for the neighborhood.
 - Emphasis on community input to avoid precluding options.
 - Discussed past plans for a larger Aquatics Center and the need to consider community preferences.
 - Director Palajac suggested a focus on smaller projects, such as a gym or equipment for pickleball courts.
 - Recommended use of a commercial aquatic design and construction/pool specialist, such as Wester Water Features, Inc.

7. Planning for Future Trails and Trail Connectors

Director Furst announced that he had another meeting to get to and asked if the committee could pass on this item. Director Palajac deferred the item. GM Fuzie reported quickly that all the trail repairs have been done.

8. CIP Update

Community Outreach Supervisor David Weisgerber reported that the Aquatics scoreboard is scheduled to be installed during the week of November 13th. This will probably be a two-day process.

9. Directors' ad/or General Manager's Reports or Announcements

Director Palajac stated that she has a calendar conflict with the December 7th Facilities Committee meeting date and asked if that could be rescheduled.

10. Adjournment

The meeting was adjourned at 3:38 p.m.

/Lvb