

LIVERMORE AREA RECREATION AND PARK DISTRICT

FACILITIES COMMITTEE

MINUTES

THURSDAY, OCTOBER 6, 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, Nancy Blair, Julie Dreher, Pamela Healy, Linda VanBuskirk, Michelle Newbould

Members of the Public Present: None.

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 2762-a): Resolution No. 2762-a was approved unanimously.

4. Approval of the Minutes of the Facilities Committee Meeting held on August 10, 2022 and September 15, 2022 (Action):

Committee Chair David Furst was absent (vacation) from the September 15, 2022 Facilities Committee meeting. Director Palajac requested to defer approval of the August 10, 2022 minutes to this meeting, to allow him the opportunity to provide comment as needed. The minutes from both the August 10th and September 15th meetings were reviewed and approved with no further comments.

Action: Minutes of the Facilities Committee meetings held on August 10, 2022 and September 15, 2022 were approved.

5. Use of the Merritt Building and Little House on Trevarno Road (Discussion): (This topic is related to item 6 and the two items were combined for discussion.)

Director Palajac asked what the buildings are currently being used for and what activities take place there. Community Services Manager (CSM) Jill Kirk explained the following:

Merritt Building:

- The Trevarno Road (Merritt Building) is actively in use as the business office for full-time Youth Services staff.
- It also serves as a hub for 30-40 ESS staff and teachers.
- The District also rents an office to Kidango at this location.
- The upstairs area was formerly used for CIP projects and staff. It is now used for District-wide archived document storage.
- There is a 30-space parking lot across from the building, which is locked after hours.
- The conference room at the back of the building is used for staff meetings.

Little House:

- During Covid, the backyard was used for Senior fitness classes.
- The building is once again being used as the facility for the toddler program and the preschool program 3 days a week.

Committee Questions and Comments:

- Is there space at the RLCC for the above uses? *Yes, we can bring staff into the RLCC building, but doing so would impact workspace, parking, etc., placing an unnecessary burden on the RLCC.*
- The Merritt Building is a huge resource center for staff.
- If we build another structure to replace the Bothwell Building, could we move staff from the Merritt Building to that location and sell the Merritt Building? A question as to the financial feasibility of this path was raised.
- There are 3 garages across from the Merritt Building. We also store equipment behind the Merritt Building.
- GM Fuzie recently met with the City of Livermore (COL) City Manager and the Livermore Valley Unified School District (LVJUSD) Superintendent. The City Manager was unaware of progress on the Master Property Agreement (MPA) but will come up to speed very quickly. This will set up discussions about the Barn, Bothwell, Carnegie, fields, gyms, etc.

Action: Executive Assistant (EA) Linda VanBuskirk was asked to schedule an appointment for next week for General Manager (GM) Fuzie to provide a tour of the buildings for Director Furst and Director Palajac.

6. Future of the Bothwell Building (Discussion): (This topic is related to item 5 and the two items were combined for discussion.)

The Facilities Committee is brainstorming possible options for the Bothwell Building.

Committee Questions and Comments:

- The Bothwell Building is beyond useful life.
- There is clearly a need for something like it in Livermore. We shouldn't get rid of the building if we do not have an alternative.
- While support for the Arts is a community need, it may be not solely for the LARPD to provide. The Bothwell Building is currently providing a community need that is not necessarily in our mission.
- Although the Bothwell Building belongs to the District, it is being discussed in relation to the MPA as that is an overriding philosophical agreement.
- The Arts community would like to participate in this discussion.
- Demands on the District are many, resources are few. This may call for a tough decision, but it is not solely the LARPD's decision to make. Many of our community partners are willing to pitch in for a community outcome.
- Craig Varden, Livermore Art Association Publicity Chair / Board Member, is meeting today with Recreation Supervisor Joey Benjamin to discuss opportunities to use the RLCC for LAA's programs and, possibly, an Art exhibit.
- How is the District deciding what to do about the Bothwell Building? *Currently, Parks and Facilities Manager (PFM) Fred Haldeman has day to day maintenance responsibility. The current rental agreement is month-to-month; the current tenant is renting at a significantly reduced cost and are subletting some of the spaces.*

Action: Director Furst requested that staff continue to involve the Facilities Committee at every stage of this discussion.

7. Best Use of Facilities at the RLCC (Discussion):

Director Palajac commented that she has heard we may be considering elimination of large events at the RLCC due to wear and tear on the facility and impact on staff.

GM Fuzie replied that since we have consolidated operations and supervisors are working together and communicating, they are raising important questions about facility use that will ultimately be brought to the Board to consider. Constant improvement of our business is the goal. We are in an evaluation process right now and it has become clear that we have some conflicts of use. For example, if we book a large wedding at the RLCC, we cannot have basketball games scheduled at the same time.

Committee Questions and Comments:

- This discussion goes back to our Mission and raises the question: was the RLCC designed to have large weddings?
- Facility deposits might not be significant enough to cover damages during large events or to cover post-event cleanup and staff time.
- What does the Board want staff to consider?
- Should we revisit the idea that we are a community center not an office building?
- Should we do more sports tournaments?
- We need to look at the impact on nearby residents (parking etc.) when we have large events.
- We are also looking at using contractors vs in-house, rentals and use of open space for programming.

Director Palajac added, this should be discussed at a Board Retreat. The best time to schedule the next Board Retreat is January 2023, since new Board members will be in place.

Action:

- The Committee requested that staff report back to both the Facilities Committee and the Finance Committee regarding best practices and costs.
- GM Fuzie and EA VanBuskirk were asked to draft a tentative schedule for the 2023 Board Retreat.

8. Exploration of Use of the Altamont Landfill Open Space Committee Money to Improve the Springtown Open Space:

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.

We need to determine if these funds can be used for development instead of purchase, and if money is available for conservation easements. GM Fuzie commented, typically, if the land is already publicly owned, they are not going to spend money. He added, we would need to know from our Board, if that money were available for the Springtown Open Space, would we be willing to develop it and operate it?

The Committee agreed, the question of available funding is best asked at the next meeting of the decision-making committee (ALOSC). Director Furst will request to add this topic to their next agenda.

Actions:

- Director Furst will request to add this topic to the next ALOSC meeting agenda and will determine what requirements there are for obtaining money from them. He will report back on this issue at the next Facilities Committee meeting.
- Staff were also asked to add the Patterson Ranch item at Sycamore Grove Park and LARPD's potential purchase of the land from Zone 7.

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

General Manager (GM) Fuzie provided an update on the following items:

- GM Fuzie received a concept map for the Foley Road realignment. He emphasized; this was a concept only. This was reported on at the previous meeting.
- The meeting with the rancher to discuss fencing at Patterson Ranch is still pending.

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

10. CIP Updates (Standing Item):

GM Fuzie shared the following updates:

- A CEQA Notice of Exemption was submitted for the Pump Track. We are currently waiting for the Notice period to expire on October 25th before coming to the Board for approval to proceed with the agreement to build the Track with Spohn Ranch. The budget reflects the Spohn Ranch agreement and all related costs.
- PFM Haldeman shared an update on the cover at the rodeo stadium. As the projected cost estimates for this project came in higher than originally anticipated, the scope of work was reduced to stabilization of the canopy.
- GM Fuzie gave kudos to PFM Haldeman for repurposing the AstroTurf at Michell School. He added, we need to schedule a tour of the Michell project at some point, maybe in conjunction with the Trevarno Tour.
- BSM Jeff Schneider commented, we will tee up a Notice of Completion for the Michell project. We are waiting on the Architectural Report from their Project Manager.

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

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

- Director Palajac asked for an update on an item from a previous agenda: GM Fuzie had attended the Trails and Greenway conference, saw technology to count visitors to open space. GM Fuzie shared, there is technology that can discern between bicyclists and foot traffic, however, the feeling from other GM's is this technology is not ready to pursue yet.
- Director Palajac asked GM Fuzie for an update from the recent Tri Valley Hazard Mitigation Plan Steering Committee meeting. GM Fuzie shared that the Plan is going through the first iteration for review by the Committee. Recent discussion centered on the requirement for an Equity and Inclusion Plan for every Hazard Mitigation Plan and what that language should be. It was determined that the Committee should use the State's language.

Action: GM Fuzie was asked to provide an update on this item when the next report is available.

- Director Palajac asked if organized runs on our paved trails require a permit and what the requirements are to permanently mark on the trail. A permit is required for certain events (for example: Half Marathon) however, permanently marking the trail is not allowed. It was noted that Tri-Valley Haven used fluorescent green paint to mark on the trail. CSM Kirk will reach out to Tri-Valley Haven to discuss.

Action: Add to agenda for next month's committee meeting, look at permit requirements for paved trails.

12. Adjournment: Director Furst adjourned the meeting at 3:43 p.m.

/ph