



**EAST BAY REGIONAL PARK DISTRICT
BOARD OF DIRECTORS MEETING
AGENDA STAFF REPORT**

DATE	February 4, 2025
TITLE	Approval of the Minutes for the Board Meeting December 3, 2024
DIVISION	General Manager's Office
FROM	Yolande Barial Knight, Clerk of the Board

RECOMMENDATION

The General Manager recommends the Board of Directors approve the attached minutes for the Board Meeting of December 3, 2024.

BOARD MINUTES DECEMBER 3, 2024

The Closed Session Board Meeting, which was held December 3, 2024, at East Bay Regional Park District, 2950 Peralta Oaks Court, Oakland, CA 94605 was called to order at 4:12 p.m. by Board President Elizabeth Echols.

I. ROLL CALL

Directors Present:

Elizabeth Echols, President

Olivia Sanwong, Secretary

John Mercurio, Treasurer

Dennis Waespi

Dee Rosario

Colin Coffey

Directors Remote: None

Directors Absent: None

Staff Present: Sabrina Landreth, General Manager; Lynne Bourgault, General Counsel

Guests: None.

II. PUBLIC COMMENTS ON CLOSED SESSION AGENDA ITEMS

None

III. CLOSED SESSION ITEMS

A. CONFERENCE WITH LABOR NEGOTIATORS (Pursuant to Gov. Code Section 54957.6)

Agency Designated Representatives: Allyson Cook

Employee Organization(s): Unrepresented

B. PUBLIC EMPLOYEE PERFORMANCE EVALUATION

(Pursuant to Gov. Code Section 54957)

Title: General Counsel

The Board Meeting, which was held December 3, 2024, at East Bay Regional Park District, 2950 Peralta Oaks Court, Oakland, CA 94605 called the Open Session of the Board Meeting to order at 6:05 p.m. by Board President Elizabeth Echols.

I. ROLL CALL

Directors Present:

Elizabeth Echols, President

Olivia Sanwong, Secretary

John Mercurio, Treasurer

Dennis Waespi

Dee Rosario

Colin Coffey

Directors Remote: None

Directors Absent: None

Staff Present: Sabrina Landreth, Lynne Bourgault, Debra Fuller, Yolande Barial Knight, Ken Wysocki, Debra Fuller, Deborah Spaulding, Lisa Goorjian, Katie Dignan, Katy Hornbeck, Sara Rieck, Robert Filice, Lisa Goorjian, Allyson Cook, Philip Coffin

II. PLEDGE OF ALLEGIANCE

Director Waespi led the Pledge of Allegiance.

III. LAND ACKNOWLEDGEMENT

Director Sanwong read the Native American Land Acknowledgment.

President Echols acknowledged José G. González and Annamarie Guerrero for updating the Land Acknowledgement.

I. APPROVAL OF AGENDA

Moved by **Director Waespi** seconded by **Director Rosario**, and adopted December 3, 2024 by the following vote:

FOR: Olivia Sanwong, Elizabeth Echols, Colin Coffey, Dennis Waespi, Dee Rosario, John Mercurio

AGAINST: None

ABSENT: None

ABSTAIN: None

II. SPECIAL PRESENTATIONS

None.

III. PUBLIC COMMENTS

No public comment.

IV. ANNOUNCEMENTS

None.

V. BUSINESS BEFORE THE BOARD

a. CONSENT CALENDAR

Director Sanwong requested that item number 6 be removed from the consent calendar for a separate vote.

Moved by **Director Mercurio** seconded by **Director Rosario**, and adopted December 3, 2024 by the following vote:

FOR: Olivia Sanwong, Elizabeth Echols, Colin Coffey, Dennis Waespi, Dee Rosario,
John Mercurio

AGAINST: None.

ABSENT: None.

ABSTAIN: None.

1. Approval of Park District Check Listing for the Period of September 17, 2024 through September 29, 2024
Resolution No. 2024 – 12 – 251
2. Authorization to Approve the 2025 Fee Schedule and Parking Citation Penalties
Resolution No. 2024 – 12 – 252
3. Authorization to Execute a Special Use Agreement for the Patterson House with the City of Fremont at Ardenwood Historic Farm
Resolution No. 2024 – 12 – 253
4. Authorization to Amend a Contract for Services with AECOM Technical Services, Inc. for Trail Inventory Services in the Amount of \$30,000: Del Valle Regional Park
Resolution No. 2024 – 12 – 254
5. Authorization to Execute a Contract Amendment with MGT (AMS.net) to Increase the Total Amount of the Contract by \$200,000 to \$1,800,000 for Telecommunications Infrastructure Hardware, Software, Services and Support
Resolution No. 2024 – 12 – 255
7. Authorization of an Amendment to Increase the Total Amount of the Contract with ENT, Inc. by \$215,000 to \$400,000 for Specialized Technical Project and Services
President Echols asked where does this extra money come from? Deborah Spaulding, AGM Finance and Management Services replied out of the 2025 budget.
8. Authorization to Transfer Funds for Piedmont Stables Shavings Barn Improvements in the Total Amount of \$495,000: Reinhardt Redwood Regional Park
CEQA Determination: No further review per 14 Cal Code Regs §15162
Resolution No. 2024 – 12 – 256
9. Authorization to Purchase Two Toyota Vehicles in the Total Amount of \$94,409 from Freeway Toyota for Additions to the Fleet
CEQA Determination: Exempt per 14 Cal Code Regs §15301
Resolution No. 2024 – 12 – 257
10. Authorization to Accept and Record Correction Grant Deed from the City of Hayward to Address a Minor Error in the Original Exhibit to the 2011 Grant Deed: Hayward Regional Shoreline
Resolution No. 2024 – 12 – 258
11. Authorization to Apply for Grant Funds from Gary Sinise Foundation's First Responder Grant Program for Aimpoint Equipment in the Amount of \$71,150
Resolution No. 2024 – 12 – 259
12. Acceptance of the Third Quarter 2024 General Fund and Other Governmental Funds Financial Reports
Resolution No. 2024 – 12 – 260

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Item number 6 was pulled from the consent calendar for a separate vote below.

6. Authorization of an Amendment to Increase the Total Amount of the Contract with ENT, Inc. by \$215,000 to \$400,000 for Specialized Technical Project and Services
Resolution No. 2024 – 12 – 261

Moved by **Director Waespi**, seconded by **Director Mercurio** and adopted December 3, 2024 by the following vote:

FOR: Elizabeth Echols, Dennis Waespi, Dee Rosario, John Mercurio, Colin Coffey
AGAINST: None.
ABSTAIN: Olivia Sanwong
ABSENT: None.

B. ACQUISITION, STEWARDSHIP AND DEVELOPMENT DIVISION

Philip Coffin, Real Property Specialist presented this item to the Board.

1. Authorization to Execute a Purchase and Sale Agreement to Acquire Fee Title to 77± Acres of Property and an Appurtenant Easement from Hayward Area Recreation & Park District, and Related Actions: Hayward Regional Shoreline
CEQA Determination: Exempt per 14 Cal Code Regs §15313, §15325
Resolution No. 2024 – 12 – 262

Moved by **Director Waespi**, seconded by **Director Rosario** and adopted December 3, 2024 by the following vote:

FOR: Elizabeth Echols, Dennis Waespi, Dee Rosario, Olivia Sanwong, John Mercurio, Colin Coffey
AGAINST: None.
ABSTAIN: None.
ABSENT: None.

Director Waespi asked how many bridges and are there any abandoned pilings. Philip Coffin, Real Property Specialist responded one bridge and no pilings have been seen. Director Mercurio asked if the fencing will be removed. Coffin said Operations can respond. Director Sanwong asked how does this acquisition fit into the big picture goals? Coffin replied that when the acquisition evaluation was completed staff received positive feedback as it would simplify access and is an opportunity to expand the footprint. Director Rosario asked for the relation between this project and the marsh restoration project and Coffin provided the relation.

2. Authorization to Execute an Option, Purchase and Sale Agreement to Acquire Fee Title to 140 Acres of Real Property for \$1,820,000 from John R. Freschi, Jr., as Trustee of the John R. Freschi, Jr. 2018 Living Trust, Created Under Agreement Dated: April 4, 2018, and Transfer and Appropriate Funds for the Purchase and Expenses: Deer Valley Regional Park
CEQA Determination: Exempt per 14 Cal Code Regs §15313, §15325
Resolution No. 2024 – 12 – 263

Moved by **Director Coffey**, seconded by **Director Mercurio** and adopted December 3, 2024 by the following vote:

FOR: Elizabeth Echols, Dennis Waespi, Dee Rosario, Olivia Sanwong, John Mercurio, Colin Coffey

AGAINST: None
ABSTAIN: None
ABSENT: None

Sara Rieck, Senior Real Property Specialist presentation gave a thorough overview of this agreement. Director Sanwong asked if there are any restrictions with Habitat Conservancy. Rieck said there is a covenant to restrict use. Waespi asked are dogs allowed on the trail. Becky Bremser, Division Lead said it is still being hashed out in the management plan. Director Coffey asked if the neighbors would have access from their neighborhood to this property. Rieck replied is currently no access however it will be discussed. Director Mercurio asked if there are any homes on the road. Rieck said there are homes.

C. FINANCE AND MANAGEMENT SERVICES DIVISION

David Rusting, Chief Information Officer presented to the Board.

1. Authorization to Execute a Contract Amendment with SHI, Inc. for Purchase of Computers and Software to Increase the Amount by \$1,113,708 to \$2,700,000
Resolution No. 2024 – 12 – 264

Moved by **Director Rosario**, seconded by **Director Waespi** and adopted December 3, 2024 by the following vote:

FOR: Elizabeth Echols, Dee Rosario, Dennis Waespi, John Mercurio, Colin Coffey
AGAINST: None.
ABSTAIN: Olivia Sanwong
ABSENT: None.

David Rusting, Chief Information Officer presented to the Board. Rusting gave background on this contract, the background and the budget.

2. Authorization of an Amendment to Increase the Total Amount of the Contract with Helient to \$825,000 for Network and Server Monitoring, Hardware and Microsoft Azure Cloud Services
Resolution No. 2024 – 12 – 265

Moved by **Director Waespi**, seconded by **Director Mercurio** and adopted December 3, 2024 by the following vote:

FOR: Elizabeth Echols, Dee Rosario, Dennis Waespi, John Mercurio, Colin Coffey
AGAINST: None.
ABSTAIN: Olivia Sanwong
ABSENT: None.

David Rusting, Chief Information Officer presented to the Board. Rusting gave background on this contract, the budget and 24hour monitoring. GM Landreth commended Rusting and his team on a great effort.

3. Acceptance of East Bay Regional Park District's Current Grants Schedule
Resolution No. 2024 – 12 – 266

Moved by **Director Sanwong**, seconded by **Director Rosario** and adopted December 3, 2024 by the following vote:

FOR: Elizabeth Echols, Dee Rosario, Dennis Waespi, Olivia Sanwong, John Mercurio, Colin Coffey
AGAINST: None.

ABSTAIN: None.
ABSENT: None.

Katy Hornbeck, Grants Manager presented to the Board. Director Waespi asked when would results be received. Hornbeck said in spring. Director Rosario asked the threshold for a shovel ready project and Hornbeck said it depends on the grant program. Director Sanwong asked for clarification of the close-out stages. Hornbeck explained this means the project is done and we are waiting on documents. Coffey asked if her office is staffed appropriately. Hornbeck said yes.

President Echols made a revision to the agenda, asking the Public Safety Division Item D.1. to present before item C.4. 2025 Proposed Operating Project & Program Budget.

D. PUBLIC SAFETY DIVISION

Fred Greer, Police Sergeant presented an in-depth report and the importance of the hoist. Greer provided various examples of different scenario's where this hoist was used successfully.

- I. Recommendation to Enter into a Contract for \$194,309 with Boost Systems to Purchase a Helicopter Longline System and Training Package to Conduct Aerial Rescues
CEQA Determination: Exempt per 14 Cal Code Regs §15301
Resolution No. 2024 – 12 – 267

Moved by **Director Mercurio**, seconded by **Director Rosario** and adopted December 3, 2024 by the following vote:

FOR: Elizabeth Echols, Dee Rosario, Dennis Waespi, Olivia Sanwong, John Mercurio,
Colin Coffey
AGAINST: None.
ABSTAIN: None.
ABSENT: None.

C. FINANCE AND MANAGEMENT SERVICES DIVISION

Deborah Spaulding, Assistant General Manager, Finance and Management Services and Katie Dignan, Assistant Finance Officer presented to the Board in great detail on the proposed Operating and Program Budget. The budget has been presented to the Finance Committee and the Park Advisory Committee meeting.

I. 2025 Proposed Operating Project & Program Budget

General Manager Landreth commented that we changed the forecasting 2 years ago from the midyear adjustment to a much more accurate one, cleaned up the fund balances and created some internal service funds and the first complete project list. Director Sanwong was interested in the comments from the PAC meeting. Spaulding responded that these questions were summarized and sent to the Board's email. Sanwong commented about lack of access as it relates to transit and housing. GM Landreth said the CPP is a board adopted policy and can make any adjustments next year. Director Rosario commented that there should be an awareness to ensure that departments are staffed correctly especially the Finance Dept. Director Mercurio commented on the study of centralizing purchasing, increasing sponsorship to \$5,000 for California Trails and Greenways Conference and requested staff to notify of him about the Ivan Dickson Project. Mercurio agrees with Sanwong that we are to advocate for our wards. Director Waespi said he does not see apprenticeship programs in the budget. AGM Cook replied that we don't identify apprenticeship positions however they are in the budget as heavy equipment operator and recruitment is moving forward. Waespi said that District is still paying \$30,000 a year to pump toilets at Mission Peak and asked why staff can't pump it? Lisa Goorjian, AGM Operations responded that it has been moved from MAST to the Park budget. Waespi asked if on-call firefighters listed? Robert Filice, AGM Public Safety replied this is part of a larger conversation that the GM and I are having and right now we are conducting

a full assessment of the fire dept. Filice added that the District is still utilizing on-call firefighters. Director Coffey concerned that the overview of CIP Funding focuses on Point Molate. Director Echols added that the \$30M spread out across different projects. Sanwong commented on the one public comment from David Lun.

President Echols opened the public hearing.

PUBLIC HEARING there were one public comment from David Lun.

President Echols closed the public hearing.

IX. GENERAL MANAGER'S COMMENTS

None.

X. ANNOUNCEMENTS FROM CLOSED SESSION

No announcements.

XI. PROPOSED FUTURE AGENDA ITEMS

- Director Coffey proposed adding the Livermore Area Park and Recreation District issue.

XII. BOARD COMMENTS

Director Rosario reported on meetings attended. Director Rosario:

- Attended the Board Operations Committee Meeting on Nov. 20;
- Attended the Board Finance Committee Meeting on Nov. 25.

Director Mercurio reported on meetings attended. Director Mercurio:

- Attended a remote meeting with Colin Clark, Contra Costa Transportation Authority on Nov. 20;
- Attended Save Mt. Diablo Donor Appreciation event on Nov. 21;
- Attended an event for Assemblymember Ortega in San Leandro on Nov. 21;
- Attended a meeting with DGM Max Korten on Nov. 22;
- Attended Iron Horse Trail Bridge Dedication in Dublin on Nov. 23;
- Attended the Board Finance Committee Meeting on Nov. 25;
- Attended meeting with Lynda Deschambault on Nov. 27;
- Attended Pre-Board Meeting on Dec. 2.

Director Waespi reported on meetings attended. Director Waespi:

- Microphone was not turned on, did not hear, will report in upcoming meeting.

Director Sanwong reported on meetings attended. Director Sanwong:

- Attended the Board Operations Committee Meeting on Nov. 20;
- Attended the Board Finance Committee Meeting on Nov. 25;
- Attended a hike with a member of the Livermore City Council on Nov. 27;
- Attended a meeting with two previous City of Livermore City Council Members and current City of Pleasanton City Council Member Nov. 29.

Director Coffey reported on meetings attended. Director Coffey:

- Director Coffey did not have meetings to report.

Coffey thanked the Board and employees for their thoughtful card for Mila Coffey.

Director Echols reported on meetings attended. Director Echols:

- Attended the California State Coastal Conservancy Meeting on Nov. 21;
- Attended Assembly 80/20 State of the District on Nov. 21;
- Attended Park Advisory Committee Meeting on Nov. 25;

- Attended the Pre-Board Meeting on Dec. 2;
- Attended a phone meeting with DGM Max Korten on Dec. 2;
- Attended a meeting with Lynda Deschambault on Dec. 3.

XIII. ADJOURNMENT

President Echols adjourned the meeting at 9:44 pm.

Yolande Barial Knight
Clerk of the Board