

AGENDA
REGULAR MEETING
BOARD OF DIRECTORS

EAST BAY REGIONAL PARK DISTRICT

Tuesday, December 15, 2009

C. BUSINESS BEFORE THE BOARD

8. BOARD COMMITTEE REPORTS

a. Executive (10/22/09) (Radke)

Attendees:

Committee Members: Directors Ted Radke (Chair), Doug Siden, Ayn Wieskamp

Staff Members: Pat O'Brien, Dave Collins, Allen Pulido, Bill Louie, Susan Gonzales, Mike Anderson, Tim Anderson, Brian Wiese

Public: Mr. Tim Craig, AIA, Principal, of VBN Architects ("VBN").

Committee Chair Radke opened the meeting at 12:45 p.m.

I. **Amendment of the Park District General Employees' Retirement Plan to Conform with CalPERS by Adding Inflation Adjustment to the 415(b) Benefit Maximum for Cost of Living Adjustments**

Bill Louie, Benefits Manager, explained the reason for the proposed amendment to the General Employees' Retirement Plan. The current plan has an IRS maximum benefit limitation of a certain dollar amount based on the year in which a person retires which does not include a COLA adjustment. Other annual benefit maximums are adjusted annually for inflation, but the current plan has the COLA adjustment omitted.

Mr. Louie summarized that the amendment would allow future retirees' benefits to not be frozen by the annual maximum in place the year they retire. If the amount is increased beyond that maximum due to COLA, they could get the additional amount.

Director Radke wanted to know if this amendment included current retirees; Mr. Louie stated that it would not apply retroactively.

Director Wieskamp stated that is sounded like an equity issue, which Human Resources Manager Susan Gonzales agreed with. Ms. Gonzales informed the group about the current agreement with the Union is that whenever retirement plan amendments are discussed, the information goes to

Meet and Confer, a Board Committee, and the full Board. The issue was reviewed and supported at the last Meet and Confer. She explained that most likely when the General Employee's plan was first created, there was no COLA provision.

Director Radke added that the COLA concept was a very controversial issue when it first came about. Originally, staff/the Union was not in favor of COLA, but with inflation, every 5-6 years the retirees would come to the District and ask for compensation that matched inflation.

There was a brief discussion of the history of past retirement benefits.

Director Siden asked for and received clarification on the one-time cost: it is estimated to be between \$2,000 and \$6,000 per year total in additional annual funding to the Park District Retirement Plan.

Ms. Gonzales stated that the figure was difficult to come up with, but both high and low ends are represented in the estimated figure.

Director Siden wanted to know why the total amortization couldn't be paid as a lump sum; Mr. Louie stated that similar to the Retirement Benefit, there is no reason to pay it all at once.

Recommendation: By motion of Director Wieskamp and seconded by Director Siden, the Board Executive Committee unanimously approved the proposed amendment to the Park District Retirement Plan be forwarded to the Board of Directors for review and approval.

2. Public Safety Space Needs Assessment

Michael Anderson, AGM for Planning, Stewardship & Development and Tim Anderson, AGM for Public Safety, introduced Mr. Tim Craig, AIA, Principal, of VBN Architects ("VBN"), who made a presentation regarding the Public Safety needs assessment study, which was authorized by the Board in 2008.

Mr. Craig explained some of the methodology and background in the numbers and information that VBN gained during the study. The Police and Fire departments were studied, including the spaces they had and utilized, number of many staff members, etc. All groups were interviewed to determine what kind of square footage they needed to effectively do their jobs, including the nature of the work, meetings, locker rooms, and ADA compliance. Unit policies were discussed in the study so that when the spaces were designed, the spaces were appropriate.

Mr. Craig also noted that current year, 10 years out, and 20 years out spatial needs were looked at; the 20-year-point is considered the midpoint of the life of the building, and is the time that is designed for.

The assessment report found the current facility to be significantly undersized both with regard to the "footprint" of the building and the available acreage at the Lake Chabot site. Staff recognizes, however, that there may be other uses for the existing site outside of the Public Safety Division.

Director Wieskamp stated that she was part of the Livermore police building process, and asked if a room that could be used as a classroom or public meeting room was included in the plans, which

Mr. Craig answered affirmatively. She also wanted to be sure that the entire building would be ADA-compliant, which it would be. Director Wieskamp then wanted to be sure that a green build would be considered; GM Pat O'Brien stated that it would and was a major component in new buildings for the District.

Mr. Craig continued by comparing the current PSHQ building's square footage to a building that includes the needs of the staff. He stated that VBN has noted that there are a few barriers to placing a new building in the area, and those barriers should be considered when weighing out the options for the Public Safety space – options include:

- Relocation of Public Safety headquarters to an alternative existing site (e.g., a vacant commercial property); and
- Construction of a new building at either the existing site or an alternative site.

GM O'Brien stated that staff knows that a need is there and is deciding whether to pick a new site for the Public Safety building, which would free the current space for use by the Operations department, or remodel the current buildings. He noted that there are also many options in terms of commercial real estate; the budget is restrained, but the timing is opportune to build a new building or rehab the old.

Director Siden shared that he thought the summary was helpful and that it calls for more study. Mr. Craig agreed. He also had a question about freeway proximity, which Chief Anderson answered that after dividing District parks into four quadrants, the most central location for a HQ building was found to be somewhere on the 580/680 corridor. He reminded the group that there is a substation on the San Pablo reservoir which is paid for by EBMUD, so that facility would be kept indefinitely.

Director Siden asked about command structure: how much is centralized and how much is decentralized? Chief Anderson answered that as far as administration is concerned, most is centralized. Director Siden asked whether substations were a possibility – Chief Anderson stated that with gas prices and traffic considerations it serves the District and the public best to be in one central location.

Director Wieskamp shared her thought that if the central location was being considered for the 580/680 freeway near the Livermore area, she thought that a substation in Oakland would be helpful with all the activity there. Chief Anderson agreed and included the Hayward airport site as a consideration for a substation. He stated that he is looking into land near the Federal prison in Dublin as well.

Director Radke asked about whether the County building across the street from the Main Office was considered; O'Brien answered that the County would be using that for the coroner and crime lab.

AGM Mike Anderson spoke about the State Compensation building, up and across the street from the Main Office. A concern for that is the close proximity to the Fault. Mr. Craig stated that Public Safety buildings have a higher requirement for seismic resistance than a normal building, called the "Importance Factor." It's possible to upgrade the building, which is larger than the space needed for Public Safety. AGM Anderson and GM O'Brien talked of an advantage to having the Public Safety building so close, but that more research and cost factors needed to be looked at.

Director Radke asked about how the District would finance this action; GM O'Brien answered that there is \$6 million set aside for this purpose.

Director Wieskamp referred to the idea of looking at land near the Federal prison in Dublin – was it a joint project with the County? Chief Anderson answered that no, it would not be a joint effort, and stated that maintaining autonomy would be his preference.

AGM Collins summarized that the study was important and that the Public Safety facility is in dire need of replacement, and that he hoped that the Board and staff also recognize the financial situation of the District. The next several years will be very thin, and the District is in no place to be taking on debt.

Director Radke asked about a possibility of using Measure WW money for this purpose. AGM Collins answered that it was not possible because it is not a public-use facility or for parks, so WW funds would not be eligible. He will confirm this with bond counsel.

Director Siden asked about Federal grants; AGM Collins agreed that was something that could be looked at.

Director Wieskamp noted her observation of buildings such as the Mervyn's headquarters selling for less than expected and said that there may be some good deals on less than perfect property that would work for the District.

Director Siden asked for and received clarification on VBN's recommendation for further study, which basically means a recommendation to not limit the options to the rebuilding of the current building.

Director Siden then asked staff what the next step was; GM O'Brien answered that the finances will be looked at and then feasible options that work with those finances will be looked at. He continued that the study was a very useful basis on which to look at options.

Director Radke stated that he has been supportive of a new Public Safety facility for a long time, and wished staff good luck in finding the right solution.

Recommendation: None. This agenda item was informational only. It is anticipated that at a future date, staff will be prepared to ask the Board Executive Committee for a recommendation after continuous research to relocate the Public Safety headquarters at an alternative site or to construct a new facility.

3. Preview of the 2010 Master Plan Update Process

Mike Anderson, AGM for Planning, Stewardship & Development, gave a brief overview of the history of the Master Plan, reviewed the current data that has been assembled to guide this update process, discussed the proposed theme for the update, and described the proposed methods for identifying current issues and receiving public input on the plan.

He showed the Master Plan map from 1972 as an example of how much has changed in the District since then, not only in the boundaries, but in the number of parks.

AGM Anderson stated that the goal is to try and use what is in the existing 1997 Master Plan as a base as opposed to rewriting the entire plan. To make amendments, research must be done in demographics and what the public wants. He noted that when he took the Master Plan presentation to the PAC, there was concern over the Environmental Equity concept. He wanted to let the Committee know that this idea was not a response to Kibel's report; but recognizing the need for a presence of a healthy environment throughout the two counties.

He reviewed a GIS map of the District and explained that there would be focus groups put together to cover what the District needs to continue to do, needs to implement, etc. from a public perspective. In-house information would be gathered from the PAC, Committees, and staff.

GM O'Brien stated that he referred to the trail network as "Green Transportation" at a recent EDA meeting, and people seemed to identify strongly with it.

Director Wieskamp suggested that organizations like CRIL, a group who serves people with disabilities, and schools, be contacted for their input. Kaiser and other hospitals are another idea. She emphasized that she thought that everyone should be involved. She questioned "Environmental Equity" because she thought what that meant was "Environmental and Social Equity" because it is a combination of those things.

Director Siden stated that the name hadn't grown on him yet and said he wanted to add animals and endangered species to the plan. He also expressed concern for carbon footprints and climate changes.

Director Radke clarified that the Master Plan map was recently updated and he didn't think that part needed to be updated again. AGM Anderson agreed and stated that policy language would be the main focus.

Chief of Planning Brian Wiese informed the Committee that there are people/groups that are were unhappy with the 1997 Master Plan and are anxiously awaiting the change. He felt it was important to survey and look at all District constituents for their needs.

Recommendation: None. This agenda item was informational only.

Public Comments:

There were no public comments.

The meeting was adjourned by Committee Chair Ted Radke at 1:50 p.m.