

San Rafael Park and Recreation Commission

Meeting Minutes: October 17, 2013

Chairman Mihan called the meeting to order at 7:00 p.m. at the San Rafael Community Center

Roll Call: Commissioners: Mark Bustillos, John Gamblin, Eric Holm, Jeff Jones, Mark Machado, Ralph Mihan, Chair, Tom Oblatz, Commissioners, Patricia Bassett, Alternate

Commissioners Present: Gamblin, Holm, Jones, Machado, Mihan, Oblatz, Bassett

Commissioners Absent: Bustillos,

Staff Present: Director Carlene McCart, Dave Davenport, Parks Superintendent, Gary Burns, Senior Recreation Supervisor

1. Action Items

A. 2013 Annual Report, San Rafael Pacifics Ball Club Use of Albert Park

Director McCart introduced the item with background on the initial Agreement between the City of San Rafael and Centerfield Partners and the subsequent three year Agreement with Redwood Sports and Entertainment to use Albert Park Stadium and Baseball Field for games played by the San Rafael Pacifics Ball Club. The first year Agreement called for review of performance over three meetings by the appointed Albert Park Citizens' Advisory Committee, a report to the Park and Recreation Commission and recommendation to City Council. With a successful first season, a three year Agreement was approved in November 2012. Staff monitored the 2013 season and use with daily communication, attendance at games and events, noise decibel readings, security reports and feedback from Police, Fire and Public Works departments. Staff met with Redwood staff in September to review the season and performance of both parties to the Agreement.

The 2013 season was improved and progressive in serving the interest of the City, Redwood, and the community. Average game attendance was reported to be 650. Community use of the Albert Park Baseball field and stadium increased. Revenue generated by the Redwood Agreement was \$29,720. The facility improvements were: the rebuilt infield, light tower bulb replacement, shared costs for professional stadium cleaning, hand operated scoreboard installation, improved concession ticket and decking features, installation of additional storage, sod replacement, professional signage along Albert Park Lane, improved portable restroom facilities and new public address system.

No security/safety, alcohol related, traffic, or parking issues were reported. Two complaints were received regarding noise after 10 p.m.

Ongoing issues to be addressed are field lighting, storage, garbage capacity, field irrigation, facility reservations, and parking lot monitoring.

Mike Shapiro, President, Redwood Sports and Entertainment addressed the Commission. He confirmed a good working relationship with the City continued in the 2013 season. The Pacifics were one game short of a championship season. Fans received an improved experience, and as predicted attendance was less than the opening season, 650-700 attendance average. The annual fan survey revealed 99% approval rating; 84% of attendees were 40 years and older; 37% attended with a child 12 years and younger, 40% of attendees were San Rafael residents; 98% of attendees were Marin County residents. Businesses surveyed reported increase in sales on game nights. Community outreach included camps and clinics produced by players; events with

Big Brothers and Sisters, San Rafael Library and a long list of appearances. Shapiro completed his comments by saying the San Rafael Pacifics Baseball Club delivered quality baseball, good fan experience and a well integrated community relationship in 2013. He thanked the Commission for its support.

Commissioner Oblatz noted that the positive response from customers on game nights and staff reports indicated a successful season.

Commissioner Jones inquired about the level of support from local business. The response was that 60 local sponsors, 50% of which were San Rafael businesses, supported the Pacifics this year.

Chairman Mihan noted that field and restroom improvements were welcomed

A member of the public in attendance commented that as a 37-year resident of the Hillside neighborhood, she felt the Pacifics presence at Albert Park has improved the park for the community.

Ms/ Jones/Holm to accept the Report

AYES: Gamblin, Holm, Jones, Machado, Mihan, Oblatz, Basset
NOES: None
ABSENT: Bustillos

B. Proposed San Rafael Yacht Club Lease

McCart introduced the item. The City and the San Rafael Yacht Club have enjoyed a productive relationship since 1961 when the Club first occupied the City owned property at the terminus of Yacht Club Drive. The Club has improved the property with a clubhouse, parking and additional boat docks. In its General Plan 2020 and Canal Transportation Plan the City has committed to encourage use in and around the San Rafael Canal.

The current Lease Agreement between the City and the Club expired in December 2012. Club representatives and the San Rafael City Attorney, Rob Epstein negotiated in good faith the proposed Lease Agreement. The Agreement calls for an 8 year term with option to renew for additional 8 years; \$25,000 annual rent with adjustments in year 3,5,7 and 9,11,13,15 if applicable based on CPI or 5%; continued uses associated now the clubhouse, parking and docks; 30 annual occasions offered for free community use of facilities as selected by the Club. The Agreement includes the provision of a new dock facility for self-propelled watercraft, portable storage racks for rent, with public access to the new dock on weekends. All improvements will be approved by the City and installed by the Club at its expense. Maintenance remains the Club's responsibility.

The Yacht Club was represented by Patrick Hetrick and Terry Buckley. They addressed the Commission stating the Club is pleased with the relationship with the City. In addition to member services, the Club assists many local schools and non profit organizations with fundraising and social events. The 1983 Lease required a public float and the Club has honored that commitment for 30 years with no problems. Interaction with the San Rafael Police Boat for Canal enforcement and sailing lessons provided through San Rafael High School are two examples of public benefit provided by the Club.

Obletz inquired about community events, such as the one held several weeks ago and the Holiday Boat Parade. Are they a burden on the Club? Hetrick responded there are well over 30 events occurring each year presently. The language in the Agreement simply codifies that benefit.

Mihan asked if the proposed storage will be located in the parking lot. It will. He agreed a reasonable fee for storage is appropriate. Will the public be required to register with the Club? Hetrick replied that during weekend hours, when the new dock is made available to the public on weekends, no registration will be required. The Club may consider a membership level specifically for operators of personal water craft – kayaks, canoes, paddle boards, to invite these users into the organization and allow them membership benefits that could translate to additional access during non public hours

Obletz asked if a Hold Harmless release is necessary to protect the Club. Representatives will pose that question to the Club insurers. The City is not requiring such.

Mihan inquired if the Club can make the new dock available to the public on week days. Hetrick replied that officers of the Club are not on site during the week to make the facilities available for public use. The Club may make special arrangements with existing organized groups for specific event access during the week, if feasible.

Mihan went on to issue appreciation for the inclusion of the new dock to make access to the Canal for kayaks, canoes, paddle boards and other personal watercraft possible. He expressed concern that the proposed access to the dock requires 90 degree turns, problematic for kayaks. Would the Club be amenable to the City installing a new gangway to avoid this problem? Hetrick replied that the Club would be agreeable to an independent entry, installed and maintained at City expense.

Mihan noted that the Club site is along the San Francisco Bay Water Trail and that grant funds may be available to build the aforementioned gangway.

The Chair opened the discussion for public comment.

John Hale used the facilities formally at Beach Park and supports access to the new dock to be redesigned, installed and open on weekdays to the public.

John Dye applauds the Club for the new dock that adds additional entry to the Bay now available at McInnis Park, China Camp, Larkspur Creek, and Bucks Landing and supports weekday access. He added that docks and slopping beaches such as the City owned property close to San Quentin, at Starkweather Shoreline Park, both provide necessary conditions for water access and egress.

Penny Wells, a kayaker is grateful for the access as the San Rafael Canal is 2.1 miles of calm water supporting even novices. She noted the new location will provide a good connection to the dock at 101 Surf Sports and the soon to be installed 2 docks at Lock Lomond.

Chris Jones supports the dock.

Court Lauder, owner of 101 surf Sports on San Pedro Road, said the store dock is available for public use, and promotes more boating activity on the Canal. He suggested the new dock include a soft rail for safety.

David Crowl applauded the efforts to allow access to the unique San Rafael Canal and requested more access to parking.

Mr. Kahim lives on the Canal and appreciates 101 Surf Sports for promoting positive use

Mihan closed the public comment period and opened the item for Commission discussion.

Obletz suggested public access in addition to weekends is preferable, and supports the Club accommodating organized users on weekdays.

Commissioner Gamblin noted this Agreement provides for important Bay access. He supports wording change in the document to reflect fees are appropriate for boat storage but not public access. Registration should be subject to future review. If the City can secure funds for an improved gangway, the Agreement should allow its installation with no obligation to the Club. Further definition of organized groups, dredging issues, and weekday access may be necessary.

Mihan supports weekday access, fees related to storage only as determined by City staff, identification of the site as Bay Water Trail, and provision for a new gangway. He submitted to Hetrick and Buckley wording to reflect these changes in the Agreement and asked for their approval.

McCart reminded the Commission that the appropriate action is to approve, reject or suggest to the City Attorney revisions to the Agreement. Negotiations are the responsibility of the City Attorney and Club representatives.

After discussion it was:

M/s Holm/Jones to Recommend to the City Attorney that the Agreement between the City of San Rafael and the San Rafael Yacht Club be amended to include;

1. The San Rafael Beach Park Basin is identified by Bay Access as a potential self propelled small craft launch site for the San Francisco Bay Water Trail.
2. The yacht Club may charge a reasonable fee, approved by the City Community Services Director, for such storage.
3. Registration requirements and conditions shall be established subject to the approval of the City Community Services Director.
4. Access to the dock and restroom facilities shall be open and available to the public on weekends per a schedule approved in advance by the City's Community Services Director, or on weekdays at times and under such conditions as may be establish under written guidelines approved by the City Community Services Director. Such use by the public shall be free of charge.
5. Gangway to the low rise dock. In light of the need for direct access to the low rise dock for self propelled water craft, the Yacht Club agrees to, and will not interfere with the pursuit of funds for, the installation of a gangway from the parking lot directly, with no 90 degree turns, to the low rise dock. Funding for the gangway will not be borne by the Yacht Club but will be sought from other sources. Any installation of said gangway will be approved by the City Community Services Director and other City Departments as appropriate.

AYES: Gamblin, Holm, Jones, Machado, Mihan, Obletz, Basset

NOES: None
ABSENT: Bustillos

2. Commission Business

A. Director's Report

McCart reported on the expanded pool season, the City Council study of the Child Care division, Monday night Bingo, holiday closures, and Measure E update.

B. Falkirk Report

McCart reported on the effectiveness of private security services on the grounds and around the mansion. The Art Auction was cancelled.

C. Parks Report

Superintendent Davenport reported on the drain and refill of the pool to protect water quality, the seasonal cleaning of the headwall, catch basins and culverts of leaves and debris, aeration of the sports fields at Pickleweed and Albert Parks, bid for security lighting at Falkirk, efficacy of the Falkirk security patrol, continued vegetation and debris removal to eliminate illegal camping on City park and open spaces, Arbor Day observance on November 5 and seasonal tree planting.

D. Report from Committees

Obletz reported on the community event at the San Rafael Yacht Club.

E. Approval of Meeting Minutes, September 19, 2013

M/s O/Mihan to approve the meeting minutes.

AYES: Gamblin, Holm, Jones, Machado, Mihan, Obletz, Basset
NOES: None
ABSENT: Bustillos

3. Adjournment

The meeting was adjourned at 9.05 p.m.