

PARKS AND WATERFRONT COMMISSION
Regular Meeting

Wednesday, May 8, 2024, 7:00 P.M., Frances Albrier Community Center, 2800 Park St

Minutes - Draft

The Commissions may discuss any items listed on the agenda, but may take action only on items identified as Action.

1. **Call to Order** (Chair). 7:00pm.
2. **Roll Call** (Secretary). Present: Cox; Diehm; Hurtado; Kawczynska; Lee; Ranuzzi; Wozniak; Absent: Abshez.
3. **Land Acknowledgement:** The City of Berkeley recognizes that the community we live in was built on the territory of xučyun (Huchiun (Hooch-yoon)), the ancestral and unceded land of the Chochenyo (Cho-chen-yo)-speaking Ohlone (Oh-low-nee) people, the ancestors and descendants of the sovereign Verona Band of Alameda County. This land was and continues to be of great importance to all of the Ohlone Tribes and descendants of the Verona Band. As we begin our meeting tonight, we acknowledge and honor the original inhabitants of Berkeley, the documented 5,000-year history of a vibrant community at the West Berkeley Shellmound, and the Ohlone people who continue to reside in the East Bay. We recognize that Berkeley's residents have and continue to benefit from the use and occupation of this unceded stolen land since the City of Berkeley's incorporation in 1878. As stewards of the laws regulating the City of Berkeley, it is not only vital that we recognize the history of this land, but also recognize that the Ohlone people are present members of Berkeley and other East Bay communities today. The City of Berkeley will continue to build relationships with the Lisjan Tribe and to create meaningful actions that uphold the intention of this land acknowledgement.
4. **Action: Approval of Agenda** (Chair). (M/S/C to approve agenda and move item 12 (Cal Sailing) to Item 9): Wozniak/Kawczynska/U): Ayes: Cox; Diehm; Kawczynska; Lee; Wozniak; Noes: None; Absent: Hurtado; Ranuzzi.
5. **Action: Approval of Minutes** for March 13, 2024 (Chair).* (M/S/C:): Ayes: Cox; Diehm; Kawczynska; Lee; Wozniak; Noes: None; Absent: Abshez.
6. **Public Comment.** a) Kelley Hammargren, median & park plantings with natives and pollinators.
7. **Chair's Report.** Community meeting on 5/23 at 5pm re: two Cesar Chavez Park projects (perimeter pathway and new restroom) (Kawczynska); Dog rules in other communities (Kawczynska); Cesar Chavez Park Off Leash Area sign (Kawczynska); Oak tree replanted at 600 Addison (Diehm).
8. **Director's Report** (Erickson): PRW Divisions (Recreation; Parks; Waterfront; Capital; Budget; Grants).
9. **Discussion: Update on Cal Sailing Club's 6 berth slips on J-dock** (Kawczynska). Item was discussed. Public Comment: a) Nicholas Waton; b) Jim McGrath; c) Shreyas Chand ceded to Nicholas; d) Charlene Woodcox; e) Robert Ofsevit ceded to Nicholas.
10. **Discussion/Action: Update on FY25-26 PRW Capital Projects submittals and commission recommendations to Council** (Erickson).* Item was discussed. (M/S/C to restore capital funding back to \$2.4M in FY2025 and 2026: Wozniak/Kawczynska/U). Ayes: Cox; Diehm; Hurtado; Kawczynska; Lee; Ranuzzi; Wozniak; Noes: None; Absent: Abshez.

- 11. Discussion: Update on Sports Field Permit Fee Increases in FY2025**
(Erickson). Item was discussed.
- 12. Discussion/Action: Recommendation to Council to allocate funding for a Nexus Study for a Future Development Impact Fee for Parks**
(Abshez/Wozniak).* (M/S/C to approve recommendation and designate Abshez, Kawczynska, and Wozniak to present PRW Commission at City Council meeting re: budget: Cox; Hurtado) Ayes: Cox; Diehm; Hurtado; Kawczynska; Lee; Ranuzzi; Wozniak; Noes: None; Absent: Abshez.
- 13. Discussion:** Update on Cesar Chavez Park Landfill (Kawczynska). Update was provided. Public Comment: a) Jim McGrath.
- 14. Information:** Recent Council Reports.*
- 15. Future Agenda Items:** Public Art in Aquatic Park (Lavvorn); PRW Commission Workplan 2024; Citywide Accessibility Plan; Locations for Dog Parks.
- 16. Communications.*** a) Cliff Pred email, 2024-04-10; b) EAFC Ltr, 2024-04-15; c) Commercial Dog Walkers in Cesar Chavez Park (Kawczynska); d) Berkeley to plant new trees at Indian Rock, Berkeleyside, 05-02-2024.
- 17. Next PRW Commission meeting:** Wednesday, June 12, 2024.
- 18. Adjournment.** 9:00pm.
- * document is attached to agenda packet and on the commission website.
** document will be provided at the meeting
- Commissioners in attendance: 7 of 8 appointed.
 - Public in attendance: 14
 - Public speakers: 6

PARKS, RECREATION & WATERFRONT

FY25/26 CAPITAL FUNDING VS. NEEDS

	FY25	FY26
Funding Available	\$4,315,000*	\$4,340,000*
Immediate CIP Needs	\$5,675,000	\$9,431,000
Funding Gap	\$1,360,000	\$5,091,000

*Represents a reduction of CIP Fund from \$2.4M in FY24 to \$400K in FY25 and FY26. Additionally, this is contingent on Marina Fund gap funding.



PARKS, RECREATION & WATERFRONT

PRW CAPITAL FY25

FY25 highest priority projects:

- \$3.675M – MLK YAP construction
- \$200K – Echo Lake tree removal
- \$75K –Tree planting
- \$15K – Tom Bates annual contribution
- \$140K – J Dock improvements/pilings*
- \$210K – South Cove West parking lot (\$1.5M funded)*

Additional projects that need funding in FY25:

- \$300K – Cazadero Camp riverbed erosion
- \$500K – South Cove seawall replacement design
- \$400K – Adeline/Alcatraz Right of Way Landscaping
- \$160K – Convert JK Restroom to Public RR

*Contingent on Marina Fund operational gap funding.



PARKS, RECREATION & WATERFRONT

PRW CAPITAL FY26

FY26 highest priority projects:

- \$3.9M – Tom Bates Restroom, Soccer, Pickleball & Fieldhouse
- \$75K – Tree planting
- \$15K – Tom Bates annual contrib.
- \$110K – K dock restroom renovation* (\$510K funded)
- \$240K – 199 Seawall beam/piling design*

*Contingent on Marina Fund operational gap funding.

Additional projects that need funding in FY26:

- \$3.15M – Santa Fe Right of Way (\$5M funded)
- \$766K – 199 Seawall beam/piling construction
- \$500K – Re-deck F&G docks
- \$250K – Design for Glendale LaLoma Play
- \$250K – Design for Codornices Play
- \$175K – Design for Shorebird Play



Summary of Proposed Sports Field Fee Increases
 May 2024

Fees proposed for sports field rentals at Gabe’s Fields at Harrison Park and Gilman Fields at Tom Bates Regional Sports Complex were last increased in 2018.

Since then, costs to maintain and operate those sites have increased, with particularly sharp increases in sports field lighting costs. Electricity costs to power sports field lights increased 73% between FY23 and FY18, due to a combination of rate increases over time and PG&E’s shift to peak pricing for usage between 4pm and 9pm. Other costs to maintain these fields have increased by more than 20% over the same period.

Additionally, these fields are governed by a five-city Joint Powers Agreement (JPA) between Albany, Berkeley, El Cerrito, Emeryville, and Richmond. Per that agreement, at least \$75,000/year in field rental revenue is annually transferred out from the Sports Field Operations Fund to the Turf Replacement Fund, to set aside capital funds for the synthetic turf replacement – a project needed every 8-9 years. The synthetic turf was most recently replaced in 2018, and will be due for replacement in 2026-2027.

Without fee increases, those transfers cannot be made, as existing revenue is insufficient to cover FY25 costs and all Sports Field Operations Fund reserves will be exhausted. Proposed fee changes would go into effect July 1, 2024.

Table 1 - Current vs. Proposed Fees

	Current (Per Hour)	Proposed (Per Hour)
ADULTS (Grass)	\$36.00 (R)/\$43.00 (NR)	\$41.50 (R)/\$50.00 (NR)
ADULTS (Grass) w/Lights	N/A	\$56.50 (R)/\$68.00 (NR)
ADULTS (Synthetic)	\$45.50 (R)/\$54.50 (NR)	\$52.25 (R)/\$62.75 (NR)
ADULTS (Synthetic) w/Lights	N/A	\$67.25 (R)/\$80.75 (NR)
YOUTH (Grass)	\$14.50 (R)/\$17.50 (NR)	\$18.00 (R)/\$21.50 (NR)
YOUTH (Grass) w/Lights	N/A	\$33.00 (R)/\$40.00 (NR)
YOUTH (Synthetic)	\$20.00 (R)/\$24.00 (NR)	\$25.00 (R)/\$30.00 (NR)
YOUTH (Synthetic) w/Lights	N/A	\$40.00 (R)/\$48.00 (NR)

These reflect the following changes:

- **15% increase in Adult fees for grass and synthetic turf rentals.** The proposed increase keeps Berkeley fees consistent with cities like Richmond and San Francisco, and remains 30% lower than Oakland, (see Tables 2 and 3).
- **24% increase in Youth fees for grass field rentals.** The proposed fees align fees with other Berkeley fields at \$18/hour, and remain significantly lower than Fremont, Union City, Richmond and San Francisco, (see Table 4).

- **25% increase in Youth fees for synthetic turf field rentals.** This fee increase would continue to keep youth field rental fees for synthetic turf lower than all neighboring cities, (see Table 5).
- **\$15/hour light fee merged into field fees during times of day that lights are in operation.** The proposed fee would allow Berkeley to join all other neighboring cities in applying higher rates for fields with lighting. Some cities incorporate light fees via a surcharge; others blend it into their existing fees. The additional cost for lighting varies across cities from \$10/hour to \$32.50/hour, (see Table 6). At Gilman/Harrison fields, lighting fees would be incorporated into field rental fees during the following times:
 - Fall Season (Mid-August – November): 6:00pm – 11:00pm
 - Winter Season (December – February): 4:30pm – 11:00pm
 - Spring Season (March - May): 7:30 pm – 11:00pm
 - Summer Season (June – Mid-August): 9:00pm – 11:00pm.

Fiscal Impact:

The proposed increase in fees for sports field rentals for Gabe’s Fields at Harrison Park and Gilman Fields at Tom Bates Regional Sports Complex will generate estimated new revenue of \$120,000 per year and will be deposited into the Sports Field Operations Fund (Fund 113) to offset field operating and maintenance costs. Costs have outpaced field rental revenues in the last several years, and without this fee increase, the Sports Field Operations Fund is projected to exhaust reserves in FY25. With the proposed fee increase, the Fund would come back into balance, with an estimated 8% reserve rate, (see table 1). This is lower than the 15% typically recommended, but provides a small buffer for unforeseen costs or impacts to revenue.

Table 1 - Sports Field Operations Fund Forecast, with and without proposed fee increase

Category	FY25 (without fee increase)	FY25 (with fee increase)
Starting Balance	\$11,885	\$11,885
Revenue	\$293,919*	\$413,919
Expenditures	\$317,514	\$317,514
Transfer (annual set-aside for turf replacement)	\$75,000	\$75,000
Ending Balance	-\$86,710	\$33,290
Reserve Rate	-	8%

*Equivalent to FY24 projected revenue.

Background:

Revenue and expenditures related to these fields are managed out of the Sports Field Operations Fund. The City of Berkeley established this fund, along with a Turf Replacement Fund after 2008, when the five cities comprising the Joint Powers Agreement – Albany, Berkeley, El Cerrito, Emeryville and Richmond – collaborated to develop the sports fields now known as the Tom Bates Regional Sports Complex. The Sports Field Operations Fund was created as a special revenue fund with the expectation that field rental revenue cover costs to maintain the fields. The Turf Replacement Fund was established as reserve fund for

annual allocations from the five JPA cities and at least \$75,000 in annual field revenues transferred in from the Sports Field Operations Fund.

The sports fields at Harrison Park and Tom Bates Regional Sports Complex are among the most highly used public fields in the region. Just the two artificial turf fields alone provide up to 300,000 player hours per year, rain or shine, and serve approximately 19,000 youth and adult users.

Fee Comparison Tables:

Table 2 - Fee Comparison: Grass Fields, Adults, No Lights

GRASS - ADULT – No Lights	Rate/Hr	NR/Hr
Emeryville	N/A	N/A
Albany	\$22.00	\$34.00
Fremont	\$24.00	\$47.00
Union City	\$28.00	\$33.00
Hayward	\$30.00	\$40.00
Berkeley – Gilman/Harrison - current	\$36.00	\$48.00
Berkeley – other City fields	\$36.00	\$43.00
San Francisco	\$40.00	\$103.00
Richmond	\$41.00	N/A
Berkeley – Gilman/Harrison – proposed	\$41.50	\$50.00
Oakland	\$55.00	\$60.00

Table 3 - Fee Comparison: Synthetic Fields, Adults, No Lights

SYNTHETIC FIELDS - ADULT No Lights	Rate/Hr	NR/Hr
Albany USD	\$32.00	\$55.50
Emeryville	\$34.00	\$46.00
San Francisco	\$40.00	\$103.00
Hayward	\$42.00	\$52.00
Berkeley – Gilman/Harrison - current	\$45.50	\$54.50
Richmond	\$51.00	N/A
Berkeley – Gilman/Harrison - proposed	\$52.25	\$62.75
Union City	\$64.00	\$95.00
Oakland	\$70.00	\$75.00
Fremont	\$118.00	\$223.00

Summary of Proposed Sports Field Fee Increases
May 2024

Table 4 - Fee Comparison: Grass Fields, Youth, No Lights

GRASS - YOUTH No Lights	Res/Hr	NR/Hr
Albany USD	N/A	N/A
Emeryville	N/A	N/A
Oakland (+ \$5 per Youth per season)	\$1.00	\$25.00
Hayward	\$11.00	\$40.00
Berkeley - Gilman/Harrison - current	\$14.50	\$17.50
Albany	\$15.00	\$23.00
Berkeley - City fields – current	\$18.00	\$21.50
Berkeley – Gilman/Harrison - proposed	\$18.00	\$21.50
Fremont	\$24.00	\$47.00
Union City	\$28.00	\$33.00
Richmond	\$28.00	N/A
San Francisco	\$40.00	\$103.00

Table 5 - Fee Comparison: Synthetic Fields, Youth, No Lights

SYNTHETIC FIELDS - YOUTH - No Lights	Rate/Hr	NR/Hr
Berkeley – Gilman/Harrison - current	\$20.00	\$24.00
Berkeley – Gilman/Harrison - proposed	\$25.00	\$30.00
Hayward	\$26.00	\$52.00
Albany USD	\$32.00	\$55.50
Emeryville	\$34.00	\$46.00
Oakland (+ \$5 per Youth per season)	\$40.00	\$55.00
San Francisco	\$40.00	\$103.00
Richmond	\$41.00	N/A
Union City	\$64.00	\$95.00
Fremont	\$118.00	\$223.00

Table 6 – Comparison of Additional Charges for Sports Field Lighting

City	Add'l Hourly Lighting Charge (Res)	Notes
Hayward	\$10 - \$27	\$10/hr for youth synthetic; \$15/hr for youth grass; \$15/hr for adult synthetic; \$27/hr for adult grass
Albany	\$14	
Berkeley - Gilman/Harrison – proposed	\$15	
San Francisco	\$15	
Oakland	\$15	
Emeryville	\$17	
Richmond	\$21	
Fremont	\$29	
Union City	\$32.50	