

Ms. Joan Larson stated that she enjoyed watching the Council meeting on T.V. last week and thanked all the members of the Cable Subcommittee and staff members for their participation in getting this program started.

There being no one else wishing to speak Mayor Good closed the Good of the City.

5. NEW BUSINESS

5-1. Park Rehabilitation and Improvement Projects – Memorial, Ocean View and Terrace Parks

(File #920-60)

The Recreation & Community Services (R&CS) Director reported that the process to determine the scope and extent of the park rehabilitation and improvement projects began about one year ago.

The R&CS Director gave a summary of the proposed projects to each park, as follows:

Memorial Park: A redesign of the walkway promenade leading to the front entrance of the Veteran's Buildings. Improvements to the plaza area immediately in front of the Veteran's Building entrance. The construction of a unified picnic area with BBQ's located just south and east of the baseball backstop. Complete renovation of the grass ball field area on the north side of the park, including re-grading, leveling, irrigation repair, and improved fencing. Relocation and improvements to the batting and pitching cages. Addition of a skinned infield and backstop for softball practice into one of the three available corners of the ball field. New entry features at the three entry points into the park.

Ocean View Park: Adding a wheelchair/ADA accessible restroom facility. Improving the play area next to the teen center with the addition of play structures. Improving the ball field lighting while reducing glare cast on the neighborhood. Improving the group picnic area with new picnic tables and BBQ's and thinning the trees to introduce more light. Improve the unused area south of the tennis courts with a mix of community gardens, open grassy area, volleyball and bocce courts. Overall improvements to lighting in the parking lot, picnic area walkways, etc. Addition of a second small skinned diamond for softball practice. Improving the park entryway off Buchanan Street.

Terrace Park: Replacement of the existing restrooms with wheelchair/ADA accessible facilities. Improvement of the drainage and stability of the grass area. Repaving of the asphalt walkways and basketball court. Renovating the group picnic area. Pending funding, incorporation of a community room in between the two restrooms.

The R&CS Director stated that estimated costs range from approximately \$2.14 million to \$3.12 million including costs for both ball field and non-ball field elements but excluding costs for the proposed Terrace Park community room, which is estimated at approximately \$400,000. These are preliminary figures and more definitive cost estimates will be made following the completion of the final design phase of the project.

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Current funding available for non-ball field related projects would be sufficient if only Option A features were being recommended. In order to fund the several Option B features that are recommended, an additional \$571,800 is needed and does not include the \$400,000 for the costs for the proposed Terrace Park community building.

The potential source for additional funding is the \$1.175 million remaining in the Measure F contingency fund. This would leave a balance of nearly \$600,000 for any change orders or cost overruns that may result from any unknown problems that may occur during the construction period.

Current funding for ball field related projects (Measure R) falls short of the amounts needed to complete the projects for both the “A” and “B” Options. To complete Option A, \$501,106 in additional funding is needed. To complete Option B, a total of \$793,191 in additional funding is needed. There are two possible sources of funding, both from Measure R: Allocate \$650,000 in funding from the Measure R Contingency for Sports Fields Reserve. This would deplete all funds from the reserve for any future use on the ball fields at Memorial and Ocean View Park or on the possible UC Village Little League ball fields project. It would also deplete funds available to the City to provide funding for the Gilman Street Ball Field Project.

Allocate \$143,191 from the \$400,000 in Measure R funds identified for improvement of Pierce Street Park. Funding for the development of Pierce Street Park has been suggested, as part of the future tax measure that the Council is considering for the June, 2006 election.

The Council asked a number of general questions at this time relating to the various aspects of the project being recommended and a summary of those comments is as follows: A question was asked whether the plaza area could be redesigned and staff replied that it is under the jurisdiction of the County but hopefully the City and County can work together to make any needed improvements. It was stated that the City should take over the Veteran’s Building and make improvements as deemed appropriate. The City should support this project, as it is a great opportunity to do something with the parks and would like to see community gardens included in the plans. Noted that the City needs to look at the type of irrigation that is needed to support community gardens. Consider giving funds to the Arts Committee for public art in the parks.

At this time the Mayor noted that Council would probably not get to the public hearing for the Zoning Ordinance and would recommend it be continued to the next Council meeting.

MOTION:

Moved by Council Member Maris, seconded by Council Member Javandel to continue the public hearing for the Zoning Ordinance Section 20.40: Housing Provisions, including related Definitions in Section 20.08 to November 7, 2005.

Motion carried and so ordered.

The following people spoke on the parks rehabilitation and improvement projects: Mr. Geoff Piller, Chair Park & Recreation Commission; Mr. Evan Flavell; Mr. John

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Kindle, Ocean View PTA; Mr. Nick Peterson, Peralta Avenue; Mr. Jeff Essex, Cornell Avenue; Albany/Berkeley Soccer Coach; Mr. Roger Carlsen, Albany Little League; Ms. Sidney Madson; Mr. Ben Sanders, Peralta Avenue; Mr. Maurice Kaufman, Peralta Avenue; Ms. Nan Wishner, San Carlos Avenue; Ms. Mara Duncan, Solano Avenue; Ms. Kim Linden, P&R Commissioner; Mr. Richard Jackson, Jackson Street.

A summary of the comments is as follows: Compromises have been made and the basics should be fixed. Expand the parking at Ocean View and look at the reconfiguration of the intersection at Buchanan/Jackson, especially the signalization. Concern about the safety of the children at Ocean View in particular cars jumping the curb. Expand the bike trail to accommodate both pedestrians and bicyclists. Would like a garden at Ocean View and to also recycle as much as possible, e.g. the tree trunks of the trees that will be removed should be recycled into the community garden. Support for a community room at Terrace Park was expressed by a number of people. Expressed concern for the soccer groups that will be displaced during the project; however, noted that the fields are in desperate need of renovation. Spoke about the compromises made and believe that everyone can support the projects. Noted that the batting cage could be made bigger at the baseball field. Support given for community gardens and the need for everyone to conserve energy. Asked that the use of plastic items be considered and that any vegetation planted should be drought resistant. Support was given for public art in the City parks and that the Arts Committee be given 2% of the entire project cost for public art. Requested that a kiosk be put in the parks so that public announcements could be posted. Asked that if a community room is put in at Terrace Park that it is big enough for the public to use and not just for the neighborhood. Requested that the City have a very strong policy on the use of pesticides and hope that whatever is used that it is organic. Criticized the process and stated that the public meetings should be in the beginning of the process and not sandwiched in. Expressed concern about the number of trees being removed and asked that a redwood grove be integrated.

At this time, the matter was brought back to Council for their discussion and action. The R&CS Director submitted a table outlining the site features identified for each park. The outline of all the options before the City Council is attached to the minutes and made a part of the official record.

The following action was taken by consensus of the City Council:

Memorial Park: 1) Entry Walk Promenade – Option A - \$96,180. 2) Staging Area/Plaza – Option B - \$118,400 with the use of colored concrete instead of brick, which is consistent with the entry walk promenade. 3) Entry Features/Gateway Monuments at 3 locations – Option A - \$96,000. 4) Drainage/Pathway at Veteran’s Hall and Tennis Courts – Option B - \$48,700. 5) Ball field Renovation – Option B - \$388,190. 6) New use for area east of Ball field Infield – Option A(1) and leaving bullpen and batting cages in their current locations. 7) Group Picnic/Access – Option B - \$176,940, which includes saving the fireplace and planting fewer trees. 8) Walkways/Street Trees along Carmel & Thousand Oaks – Option B - \$224,016. 9) Softball field with skinned infield and permanent backstop/soccer goals - \$60,000. 10) This was eliminated because it is no longer necessary due to the new skinned infield.

10:30 – Council Recessed

10:35 – Council Reconvened

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Ocean View Park: 1) Restroom – Option B - \$125,000. 2) Teen Area/Play Area – Option B - \$180,755 and to consider moving the playground closer to the tennis courts to allow more space near the Teen Center for teen activities. 3) Group Picnic Area – Option A - \$152,700 and the surface to be redwood duff, as opposed to decomposed granite. 4) Entryway/Parking Lot – Option A - \$75,905 and that public art to be looked at and be done during the preliminary design process and that signage Citywide be looked at. 5) Drainage between ball field and tennis courts – Option B - \$33,600. 6) Site lighting at parking lot/Teen Center – Option B - \$76,600. 7) Ball field lighting – Option A-2 – \$150,000. 8) Softball field with skinned infield and permanent backstop/soccer goals - \$75,400. 9) Ball field renovation - \$196,100. 10) Replace fence along Buchanan and add fence at new ball field - \$126,000. 11) Area behind tennis courts – Option A - \$101,245 and includes community gardens and volleyball court.

Mayor Good asked for a motion to extend the meeting past 11:00 p.m.

MOTION:

Moved by Council Member Maris, seconded by Council Member Lieber to extend the meeting by half-hour.

Motion carried and so ordered.

Terrace Park: 1) Restroom - Approval was given for a community room in addition to the restroom – estimate \$200,000. 2) Old Sand Play Area – Held this item over on the suggestion of the Park & Recreation Commission Chair. 3) Group Picnic Area – Option A - \$38,850. 4) Basketball Court – Option A - \$26,400. 5) Remaining pathways and site drainage – Option B - \$57,500 without the retaining wall.

The R&CS Director reiterated that any money for ball field renovation would come from the contingency of Measure R funds and non-ball field repairs could come from the Measure F reserve for parks projects.

The consensus of the Council was: 1) Direct staff to come back at the next Council meeting, November 7, 2005 with a report outlining the budget for these projects. 2) Agreed to put 2% of the entire budget into a fund for the Arts Committee and public art in the parks. 3) Agreed to proceed to the preliminary design phase and authorized the City Administrator to execute a final design services agreement with John Cahalan, Landscape Architect.

MOTION:

Moved by Council Member Maris, seconded by Council Member Javandel to authorize the City Administrator to amend the existing contract with John Cahalan, Landscape Architect, for an additional amount not to exceed \$19,000 for extra services including costs associated with the development of additional ball field designs and public meetings during the conceptual design period.

AYES: Council Members Javandel, Lieber, Maris, Okawachi & Mayor Good

NOES: None

ABSENT: None

Motion carried and so ordered.