



## THE RANCH

(Belvedere Tiburon Joint Recreation Committee)

### Meeting Minutes

Monday, May 17, 2021 7:00 p.m.

Dairy Knoll, 600 Ned's Way, Tiburon CA 94920

#### Call to Order and Roll Call

Chair Rosell called the meeting to order at 7:05p.m., with the following Board Members present:

Jason Rosell - Tiburon Representative, Chair	Present
Chelsea Schlunt - Belvedere Representative, Vice Chair	Present
Erin Burns - Tiburon Representative	Present
Jerry Riessen - Tiburon Representative	Absent
Jon Welner - Tiburon Council Member	Present
Melissa Feder - Belvedere Representative	Present
Julianne Schaefer - Belvedere Representative	Absent
Sally Wilkinson - Belvedere Council Member	Present (late to roll call)
Sherry Wangenheim - RUSD Representative	Present

#### Staff in attendance:

Jessica Hotchkiss, Recreation Director  
Michelle Barsky, Office Manager & Minutes

#### I. Public Comment

Susan Bolle lives on Old Landing Rd and is on the waitlist for a tennis key. Anecdotal evidence shows that many of the courts remain unused even when marked as reserved. She feels that there is plenty of court time available and increasing sales to those on the waitlist will not cause a significant impact.

Diane Cassill lives on Lagoon Rd and has a comment regarding pickleball play. The noise from the paddles and players is incredibly disturbing and players are playing sometimes until 7pm. Is asking that pickleball be removed from the Lagoon Courts and be moved to the Point Tiburon Courts.

Lewis Epstein resident of Tiburon on Lyford Rd and is on the waitlist for a tennis key. He has had a key in the past and depends on the courts for his physical fitness. When he received the notice to renew his key, he did not rush to do so because he was ill and was given no notice that the keys could potentially sell out. Thinks it was ill-conceived to change policy without giving notice because it is now limiting residents' access to the amenity.

#### II. Minutes

##### A. Approval of Minutes for the regular Board Meeting held March 15, 2021

Motion Rosell Second Feder Vote 6 In Favor, 1 Abstained, 2 Absent

### **Motion Passed**

Voted on as follows

AYES: Rosell, Schlunt, Burns, Welner, Feder, Wangenheim

NAYS: None

ABSTAINED: Schaeffer

ABSENT: Wilkinson, Riessen

## **III. Discussion Items**

### **A. Tiburon General Plan, Bob Brown**

Brown began with background on Tiburon in relation to the Town's General Plan. The General Plan establishes a vision in planning for the future. Tiburon is blessed with open space—approximately 100 acres of town and county parklands which equates to 5.9 acres per 1000 residents. The 2020 Recreation Needs Assessment was positive, showing little lacking in Tiburon. The results from the workshop included the desire for a dog park, multiuse trails, pool, kayak launch, community center and more programs for teens and pre-teens. Noted desired improvements included trail connections, trail signage and exercise equipment and for affordability of programs/facilities. Brown asked The Board to contribute feedback.

Feder asked if parking is a constraint or being included in the general plan. She would hate to see an increase in amenities without a simultaneous increase in parking for those amenities. Wilkinson asked to what extent this plan looks at projected demographics. Brown responded that the trend is an aging population. Wangenheim stated that The Ranch's business model of being self-funded, directly conflicts with being able to provide affordable programs. Programs are currently set to market prices. Schlunt said that she would be very interested in a public kayak launch—access is currently limited to anyone with a shoreline property and private dock.

Schlunt also believes a public pool would be extremely beneficial to a community who would otherwise need to be a member at a private club to swim. Rosell think the water treatment area at Blackie's would be an ideal space for a pool and is in favor of developing that area in general. Schlunt and Schaeffer add that Blackie's would be the ultimate location for a focal point like a pool or community center. Feder notes the ongoing costs associated with pool maintenance and poses the possibility of sharing with Strawberry or Mill Valley to offset costs.

Brown summarized that based on feedback from The Board, they are in support of a kayak launch, pool or better pool access, wastewater facility being repurposed, additional adult recreation opportunities on fields, better coordination of program offerings between The Ranch and Library, supplementing The Ranch's budget to make fees more affordable, and extending lighting hours.

### **B. Tennis Key Sales and Court Usage Report**

Hotchkiss referred to the Court Usage Report. She stated that she decided to sell 200 keys this year so as to not impact the courts. Rosell notes that the court usage does look like it has significantly increased since 2019. His recommendation is to immediately increase sales to the 25 people on the waitlist, and then re-evaluate the demand for more keys.

Schaeffer agrees with Rosell, citing there is not significant downside to doing so. Feder feels that sales should be increased by a set percentage so that those on the waitlist plus additional newcomers can have access. Wilkinson agrees with this percentage approach. Hotchkiss stated that she will increase sales per the board recommendation.

### **C. Opportunity for Additional Pickleball Courts**

Bill Tiedje lives in Tiburon, near South of Knoll Park and has a statement on Pickleball play. Being a resident in a home near a park, he totally understands the sound implications when choosing to live near a park. He sympathizes with the neighbors of the Lagoon Courts who hear pickleball. The quiet balls and racquet that have been enforced are not a great solution. He suggests adding pickleball courts at Point Tiburon to disperse the sound across two areas. Bill notes that pickleball is a rapidly growing sport that draws many seniors. He wants people to be able to continue to enjoy this sport at additional courts.

Susan Bolle lives on Old Landing Rd in Tiburon. She feels that moving the pickleball to Point Tiburon would create more of a noise issue because those courts are near two large condos. She recommends having a dedicated court for pickleball.

Dina Tiedje lives in Tiburon, near South of Knoll Park and has a statement on Pickleball play. Her sympathy goes out to the neighbors, but she does hear other noise like traffic, leaf blowers, construction, etc. She suggests limiting the hours of play or dispersing play across another court, possibly Point Tiburon.

Eydie Gibson used to play tennis, but has switched to pickleball after a shoulder injury. Pickleball is the fastest growing sport in America and should have a dedicated court. New locations should be explored so as to have the least amount of impact on the neighbors.

Rosell reminds the board that tonight's discussion is about whether or not to advise the Town to add pickleball lines to one of the Point Tiburon Courts. His opinion is to maximize existing space to be multi-use if it is at a minimal cost. Feder agrees with Rosell, but also would like this added to the town's planning commission. Wilkinson wonders if there are any other solutions aside from quieter balls and racquets. Hotchkiss responded that indoor courts would be best because outdoor soundproofing walls do not make much of an impact in noise cancellation. Wilkinson voiced that she is reluctant to add to Point Tiburon because the noise will impact a new set of neighbors. She would advise on researching more solutions for sound issues before adding more courts. Schlunt agrees with Wilkinson—more research should be done. Also recommends further limiting the hours that the sport can be played. Hotchkiss stated that Belvedere asked for pickleball to be banned immediately, but she compromised to keep play under the condition that quiet balls or racquets be used. Feder feels that pickleball should be spread across two locations to disperse the advantage and disadvantage of the sport across two cities. Hotchkiss gathers that there should be more time to review and discuss the sound issue before recommending to the Town to add pickleball lines to the Point Tiburon courts.

### **D. RUSD Report, Sherry Wangenheim**

Wangenheim presented that Fall 2021 Kindergarten enrollment is at 96 students whereas this time last year enrollment was at 100. It is expected that there will be five kindergarten classes this fall. She announced that bus pass sales have begun, which will alleviate traffic along Tiburon Blvd. Bel Aire School has hired a new principal and the

district has hired a new superintendent. Hotchkiss inquired if enrollment levels of other grades had changed. Wangenheim reminded the board that the bubble is the 7<sup>th</sup> grade class.

**IV. Action Item**

**A. Adopt Volunteer Resolution**

Wangenheim asked if work study includes CITs—Hotchkiss responded with no, CITs are program participants. Hotchkiss explained that this resolution would mostly apply to Beer Festival volunteers and volunteers of other special events.

**Motion Rosell Second Wilkinson Vote 8 In Favor, 1 Absent**

**Motion Passed**

Voted on as follows

AYES: Rosell, Schlunt, Burns, Welner, Feder, Schaeffer, Wilkinson, Wangenheim

NAYS: None

ABSTAINED: None

ABSENT: Riessen

**V. Finance Reports**

**A. Review of February 2021 Income Statement of Actuals, Year End 20/21**

The year was budgeted for a profit of 20K. In light of COVID-19, there was a loss of 215K. When taking into account the contribution from the Town of Tiburon, the year ended at a loss of 90K. The ending cash balance is 276K. There is approximately \$35,240 sitting in customer account credit which is not reflected in the year end totals.

Feder asked where camp registration is at. Hotchkiss responded that many of the camps were cut to around 50% capacity due to COVID-19 restrictions, but some like Art & Garden were not affected. Most camps are full. If there is an opportunity to increase numbers later in the summer, then The Ranch will.

**B. Review of March 2021 Income Statement of Actuals Year to Date 21/22**

Wilkinson asked if The Ranch is ahead of schedule in taking registrations or if participation is increasing more than expected. Hotchkiss reminded The Board that camp registration was taken at a later date than is typical. Registration for Marin Social Sports is up, Tot registration is up, Camp registration is going very well year to date. Hotchkiss stated that Angel Island Camp expenses have increased dramatically and unexpectedly—this camp will not meet budget. Wilkinson asked if this camp's capacity can increase due to new tier restrictions. Hotchkiss explained that that discussion is being held with Angel Island State Park.

**VI. Adjourn**

The next regular meeting is scheduled for Monday, July 19, 2021 at 7:00pm.

There being no further business before the Board, Chair Rosell adjourned the meeting at 8:49 p.m.

Respectfully submitted,  
Michelle Barsky