Notes from the meeting
of the

MUNICIPAL FACILITIES COMMITTEE

Thursday, February 24, 2000

Attendance:

Council Member Gary Towe, Chairman
Council Member Bob Sheckler
Council Member Don Wasson
Bob Olander, City Manager
Scott McCarty, Finance Director
Joe Dusenbury, Harbormaster

Notes:

The staff began the meeting by reviewing the information presented to the committee to-date. The following items were reviewed:

- The existing Facility Master Plan, (adopted by the Council in 1997), which contains a schedule of repairs and replacements designed to keep the Marina functioning at a high level, in its current configuration, until the original bonds are retired in 2006, (or 2008, depending on financial conditions). The current plan does not provide a response to any changes in demand for the various sizes of slips, and it does not attempt to determine the point at which it would be better to replace an asset instead of continuing to repair it.
- The Current Moorage Rate Structure, how it was developed originally and how it evolved over time. The staff pointed out some problems with the current rates, first, they place a higher value on the shorter slips which does not correspond to the current market, and second, they do not place a high enough premium on covered moorage.
- The Director briefly discussed the Marina's debt structure, and when the different segments would be retired.
- The staff reviewed the critical areas of the facility that will need to be monitored carefully if the goal is to keep the facility operational in its present configuration until the debt is retired. These areas are the seawall, the guide piling, and the floatation under the floating docks.

To start the discussion about different alternatives and the policy questions they contain, the staff presented their view on how the next 8 – 10 years might unfold.

First, in the near term, (2000 – 2005),

- Procedures for monitoring the critical areas must be developed and implemented to insure that the Marina does not experience a sudden and unexpected failure of one of the critical components.
- Planning for the eventual renovation/replacement of the floating docks should begin.

- Upland projects like the new Restroom need to be completed. Other projects like transformer replacement and dry storage shed improvements need to be evaluated as part of an over-all plan.
- The two significant upland parcels, the Quartermaster/Chamber property and the South Park need to be analyzed for future uses.

In the mid-term, (2005,2008),

- Major portions of the seawall will probably need to be replaced.
- Proceed with upland developments, if needed.

Finally, in the long-term, (2008 -?)

- Proceed with alternatives for floating dock renovation/replacement.

At that point, the staff and Committee discussed the various alternatives for the renovation/replacement of the floating docks, and how the total number of slips, the mix of slip sizes and the revenues and expenses changed for each plan. The Committee spent the last portion of the meeting talking about a time-line for the master plan process and when and how to brief the full Council on the Committee's progress. To prepare for the next meeting, the Committee asked staff to gather information on the following:

- Updated market predictions on the demand for the various sizes of moorage.
- Options for dry storage of smaller boats.
- Rate profiles for the various options, (specifically, what will some of the monthly rate be?)

The Committee also asked the staff to bring back some alternatives for getting citizen and customer input into the process and to begin to develop a list of policy questions for the full council.

The meeting was adjourned to the meeting of the full Council and approximately 7:15 PM.