

Minutes

Meeting of the Municipal Facilities Committee Wednesday, March 27, 2002 – 3:00 PM Marina Conference Room

Attendance

Councilmember Steenrod
Mayor Wasson
Councilmember White

Tony Piasecki
Joe Dusenbury
Corbitt Loch

Discussion Items

Redondo Project
Continued discussion of the Marina Master Plan

Redondo Project

Corbitt Loch reported that the draft agreement with Reid Middleton was on the Consent Agenda for the regular Council meeting on Thursday, March 28, 2002.

Marina Master Plan

The committee and staff continued reviewing and discussing the Marina Master Plan's recommendations for the public sling launch and the guest moorage area. Generally, the committee agreed with the Master Plan's recommendations for these two areas, but the staff was asked to provide more information on how operating costs would be impacted by combining the public, dry shed and dry stack launching at one launch site. The staff asked the committee for direction on the dry stack project. The committee directed the staff to finish the construction and operating cost analysis of the two dry stack options currently before the committee. The staff was asked to revisit the option that utilized a concrete deck for the roof of the dry stack structure that could be connected to the Overlook Park to provide additional passive park space for the community. The committee asked for construction cost estimates for this third option. The staff and committee agreed to meet again when the staff has completed the necessary tasks.

Draft Agenda

Meeting of the Municipal Facilities Committee Wednesday, March 27, 2002 – 3:00 pm Marina Conference Room

(This agenda was held over from the committee meeting on the 20th. The Committee will continue discussion of item number 2 at today's meeting.)

Discussion Item: The Comprehensive Marina Master Plan

1. Introduction - Goals

- a) Core Business Activities – *From the outset, the primary goal of this process was to focus on the core business activities of the Marina and develop a plan that would keep the facilities and services in high demand with recreational boaters.*
- b) Tasks Identified to accomplish this goal.
 - Develop a strategic business plan for the Marina
 - Determine when and how each of the Marinas' major assets would be replaced.
- c) Vision of the Marina as a place for the general public. – *In keeping with the new vision of the Marina as a place for the general public, a second goal was to develop long-range plans for vehicle and pedestrian circulation within the Marina and determine what facilities are needed by non-boating users.*
- d) Tasks identified to accomplish this goal.
 - Develop a plan for the Marina uplands that slows vehicle traffic, provides adequate parking, creates safe areas for pedestrians, and identifies facilities and amenities that serve the general public.

2. Policy Questions for the City Council. - *Over the course of the Marina Master Plan project, the staff and the consultants met numerous times with the Council's Municipal Facilities Committee. The Committee identified the following five policy questions for the full Council Consideration.*

- a) The Slip Mix. When the floating docks are replaced, should they be replaced in their current configuration or should they be reconfigured to reflect current and projected demands for larger slips? *(The expansion of dry storage capability is a subset of this policy decision)*
- b) The Public Boat Launch. With the use of the Public boat hoist declining, should the City phase out the public boat launch service? *(The City Council directed the staff to maintain some level of public launching service in the final plan. The operating and pricing policies for public launching in the Marina and the level of use of the Redondo Boat Ramp are directly connected. A full discussion of this linkage will take place as a part of the Redondo improvement project.)*

- c) The Guest Moorage Area. Should the Guest moorage area be expanded?
(Changes in the demographics of boaters are driving an increase in demand for guest moorage).
 - d) The Quartermaster Property. – How should the City utilize the Quartermaster Property and the other adjacent parcels along the east property line? *(After exploring several alternatives, the final plan included a dry stack boat storage unit on the Quartermaster site.)*
3. Discussion of the specific projects proposed by the Master Plan that respond to the policy questions.
- a) Near-term Capital Improvements.
 - 1. Dry Stack Storage
 - 2. Redondo Improvements
 - 3. Expansion of the Guest Moorage Area