

MINUTES

MUNICIPAL FACILITIES COMMITTEE MEETING

Friday, July 11, 2008

10:30 AM – 12 Noon

City Hall North Conference Room

DISTRIBUTED BUT NOT APPROVED!!

(Approval Expected at next MFC Meeting)

Committee Members Present:

Dan Sherman, Council Member, Committee Chair

Carmen Scott, Council Member

Staff Present:

Paula Henderson, Finance Director

Joe Dusenbury, Harbormaster

Guest Speakers/Consultants Present:

None

Others Present:

Norm Anderson

Arlene Knight

Sandra Schindler

Stuart Sinshemer

Minutes from Previous Meetings:

Minutes from the Committee meeting on June 6th, 2008 were reviewed and approved.

Minutes of Meeting:

Committee Chair Dan Sherman started the meeting at approximately 10:35 AM.

OLD BUSINESS

(No Old Business)

NEW BUSINESS

1. North Marina Combined Projects, (Bulkhead Replacement) – Project Update.

Project Update

The Harbormaster began the briefing by telling the Committee that the staff needed the Committee's direction on three issues, the timing of the bond issue,

When to update the full Council on the progress of the project and direction on the Committee's priorities for some of the design alternatives for landscaping and other amenities.

Mr. Dusenbury told the Committee that the design and permitting effort was at the 30% milestone and that most of the effort for the next two months would be directed towards completing and filing all of the local, state and federal permits that would be required for construction.

Mr. Dusenbury gave the Committee a summary of the design and engineering efforts to-date. He discussed the different element of the project, including

- The relocation of the water main serving the Marina.
- The relocation of the 12.5 kV power lines serving the north end of the Marina.
- The demolition of the public sling launch and reconfiguration of the North Parking lot, including storm water improvements.
- The replacement of the timber bulkhead from the northwest corner of the sling launch deck to L Dock.
- Replacement of the sidewalk and railing in front of the bulkhead that is being replaced.
- Reconfiguration of the Center Parking lot and the North Parking lot, including storm water improvements.
- Construction of a new travel lift pier with the capacity to carry the new Travel Lift and demolition of the existing pier.

The Harbormaster told the Committee that there would be no further design work done on the proposed parking lot for the Quartermaster site because any redevelopment of that area would be dependant on the type and timing of commercial development in the north end of the Marina.

Mr. Dusenbury told the Committee that at this stage, the estimated construction cost for the "Combined Projects" is \$7.5 million dollars. The estimate includes a contingency of \$900,000 and Washington State sales tax. He also added that the estimate includes the cost of some of the heavy sheet pile for the travel lift pier that has already been purchased. (The estimate is attached)

Financing Plan for the Project.

The finance Director told the Committee that in her opinion, based on the latest financial projections for the Marina; it was possible to issue enough bonds to finance the entire project as presented. Ms. Henderson briefed the Committee on the latest projections, including revenues, expenses, net cash, restricted cash, (debt reserve) and unrestricted cash. She also went over the debt service coverage ratio and the time-line for the use of the bond proceeds. Ms. Henderson also told the Committee about the details of the bond issue as provided by Seattle Northwest Securities. (The Finance Director's packet of information is attached).

Design Alternatives.

After the Finance Director concluded her presentation, the Harbormaster showed the committee several power point slides that demonstrated some of the options for landscaping, sidewalk surfaces and the railing. The staff and Committee also looked at some examples of displaying local historical information and art works.

Action Items

- The Committee recommended that the staff schedule a City Council briefing on the financing as soon as possible. The Committee also recommended that the staff update the Council on the project on the same date.
- The Committee expressed a preference for maximizing the amount of concrete sidewalk surface and using the more expensive pavers for border or area accents. The Committee also suggested concentrating the more intensive landscaping in the area in front of the guest moorage basin and the Marina Office and using less intensive and more drought tolerant landscaping in the parking lot islands. The Committee also liked the idea of using some of the large landscaping pots in the area near the Marina Office.

Next Meeting:

The Committee did not set a future meeting date.

Adjourn: Approximately 12:30 p.m.

Respectfully Submitted By:

Joe Dusenbury, Harbormaster

Paula Henderson, Finance Director