

MINUTES

MUNICIPAL FACILITIES COMMITTEE MEETING

Friday, July 27, 2007

10:30 am – South Wing Conference Room

Purpose: The committee met to discuss Phase I of the Bulkhead Replacement Project and to hear a presentation on alternative sites for the proposed restaurant from the Anthony's management team.

Committee Members Present:

Dan Sherman, Council Member, Committee Chair
Scott Thomasson, Mayor Pro Tem
Carmen Scott, Council Member

Staff Present:

Tony Piasecki, City Manager

Joe Dusenbury, Harbormaster
Scott Romano, CIP Project Manager

Others Present:

Management team from Anthony's Restaurants
Bud Gould, President & Founding Partner
Tom Diller, Vice President, Operations
Herb Gould, Vice President, Operations
Jeff Arhno, Vice President, Facilities
Steve & Lynda Henderson, Residents – Mariner Condo
Diane Towne, Resident – Mariner Condo

Guest Speakers/Consultants Present:

Gary Towe, Principal, Project Management Northwest

Minutes From Previous Meetings:

There were no minutes from previous meetings presented for review and approval.

Minutes of Meeting: Committee Chair Dan Sherman started the meeting at approximately 10:40 am.

Old Business

No Old Business

New Business

Bulkhead Replacement Project – Phase 1.

Project Management Overview.

Gary Towe from Project Management NW, began the staff presentation with an overview of the project management methodology being used for the Bulkhead Replacement Project. Mr. Towe continued his presentation, focusing on the work breakdown structure for the project, including the deliverables for each phase of the project and the project cost structure. Mr. Towe gave the Committee a brief description of the risk analysis process and how the contingency funds were allocated to the different phases of the project based on that analysis.

Project Schedule.

At the conclusion of Mr. Towe's presentation, the Harbormaster, Joe Dusenbury gave the Committee an overview of the project timeline, focusing on the critical milestones. Mr. Dusenbury emphasized the need to meet the critical milestones in order to begin construction in September of 2008. Mr. Dusenbury told the Committee that because of the "fish window" for in-water construction that closes in February each year, a delay of a couple of months really means delaying the start of the project for an entire year.

Progress To-Date on Project.

Mr. Dusenbury also briefed the Committee on the design teams work to-date, specifically the proposed bulkhead alignment and the alternatives for a potential commercial building site. (See attached drawing). The Committee had several comments but the two main concerns were:

- The Committee did not think there was a need for a bike lane in the roadway on the east side of the Marina. That roadway is currently being planned for 38 ft wide.
- Council Members Scott and Thomasson objected to the proposed bulkhead alignment, preferring an alignment that did not give up any of the uplands.

Mr. Dusenbury told the Committee that there were two main reasons for the staff's recommendation that the bulkhead be set back from the current alignment. They are:

- The regulatory agencies will require some net improvement in habitat, either by increasing the amount or improving the quality. The staff believes that the most economical and practical mitigation will be the addition of habitat by increasing the water area.
- Operationally, the staff would like to gain some additional guest moorage slips and room for an activity float that can be used by visiting yacht clubs. It will also be necessary to gain some room for the addition of an accessible ramp and rerouting all the utilities.

Mr. Dusenbury told the Committee that the staff would take the comments back to the consultants and bring back another alternative for the bulkhead alignment. He also told the Committee that the consultants had scheduled a meeting with several of the regulatory agencies at the Marina on Monday, July 30, and at that meeting they would get some idea of what mitigation would be required for the project.

Alternatives for Restaurant Site

After the Harbormaster concluded his remarks, Mr. Tom Diller from the Anthony's management team presented their ideas on some alternative site for the proposed restaurant. The Anthony's team told the Committee that they thought that the best location for the type of restaurant they would like to build in the Marina was at the west end of the north parking lot, either the north corner by the pier or the south corner overlooking the guest moorage area. The Committee had several comments/questions about the impacts on the use of the north lot and the Marina in general. In general, the Committee thought that, if the site was moved to the North lot, the southwest corner of the lot would be preferable. After the Anthony's presentation, Committee Chair Sherman asked the residents of the Mariner Condo for their comments regarding the proposed changes. Both Mr. Henderson and Ms. XXXX spoke, and both said that the new site being proposed was a very significant change to the Master Plan and would have significant impacts on views.

Because of the magnitude of the change, the Committee recommended that the issue be decided by the full Council and the City Manager suggested that the regular meeting on August 16th would be a good time.

NOTE

Later in the afternoon of the 27th, the Anthony's team contacted the City Manager and told him that, after further consideration, they thought the original site was preferable and wanted to return to that plan. Subsequently, the City Manager and the Harbormaster have met with the Anthony's team and have resumed discussions based on the original plan.

Committee Recommendations

- Other than the recommendation to take the alternative proposal from Anthony's to the full Council, there were no Committee recommendations.

Action Items

The staff will continue working with the consultants on the bulkhead alignment and return to the committee with another alternative.

Respectfully Submitted By:
Joe Dusenbury, Harbormaster
Grant Fredricks, Director, PB&PW

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