



Date: November 20, 2006
To: Members of the Marine Advisory Commission
From: Mark A. Sandoval, Manager of Marinas and Beaches
Subject: MEETING MINUTES OF NOVEMBER 16, 2006
MARINE ADVISORY COMMISSION (MAC)

Commissioners Present

Bradley Whyte, Chair
Holly Carpenter, Vice Chair
Mike Reed
Harry Hutton
Peter Hogenson
Scott Schaidle
Darlene Gidley
Richard Turrentine

Commissioners Absent

Randy Crawford

Marine Bureau Personnel

Mark Sandoval, Manager
Beverly Glavas, Special Projects Officer
Vivian Crook, Secretary

City Staff

Tom Shippey, Manager, Maint.Ops. Bureau
Richard Dana, Marine Maint.
Joseph Johnson, MPO, Marine Patrol Division
Mark Boone, Chief, Marine Safety, LBFD
Julie Maleki, Analyst, City Council, 3rd Dist.

Guests

Mike Malbon, former MAC commissioner
Bud Johnson, DBW Commissioner
Don Cobleigh, LBMBOA
Carla Collado, Grunion Gazette
Carl Kirnbauer, LBMBOA

Chairman Whyte convened the meeting at 2:30 p.m., at the Long Beach Yacht Club.

ROLL CALL

Mark Sandoval called the roll of commissioners and introduced Marine Bureau personnel and City staff.

CONSENT CALENDAR

The October 19, 2006, MAC minutes were reviewed and approved as submitted.

PUBLIC COMMENT

None.

OLD BUSINESS

- Mark Sandoval spoke regarding the Seaport Marina Hotel proposed development. He read an e-mail received from the Redevelopment Bureau giving a brief summary, essentially saying that two study sessions were done for the Planning Commission. The Planning Department was to send a letter to the Lennar Group, the proposed developer, requesting additional changes based on the comments received. Once Lennar submits a final set of plans (regardless if they have incorporated requested changes or not), the Planning Department will schedule a public hearing at the Planning Commission, likely to be early January. If Lennar has not made requested changes, those requested changes will likely become conditions of approval. He said that at last month's meeting there was a lot of discussion about parking and traffic impact in the area.
- Mark Sandoval explained the history of the wide slip fee. He said that when the Bureau decided to put boats on the end-ties permanently, as end-ties had previously been reserved for guest vessels, a 10 percent premium was implemented. When the LBSM rebuild was started, another fee was implemented for slips and pitchforks, based on the square footage rate. This created a disparity in pricing. He is recommending that the rates be charged by the square foot of the vessel, not the size of the slip, and that this same formula be used for end-ties. This is a two-part proposal that will not need to go before the City Council for approval, because the City Manager has the authority to make the change. However, to apply the square footage rate on a regular end-tie would require a rate increase, and this action would have to go before the City Council. He asked for the MAC's support of the Pricing Policy change to charge the square footage of vessel on all end-ties and the 10 percent premium.

Commissioner Gidley felt that it should be specified that the fee charged will be the length times the widest beam.

It was moved by Commissioner Turrentine and seconded Commissioner Gidley that the MAC support the pricing policy change to charge the square footage of vessel; i.e., the length times the widest beam of the vessel, on all end-ties plus a 10 percent premium. This fee system will be in effect until the marina-wide square foot fee system is implemented. The motion was passed unanimously.

NEW BUSINESS

- Mark Sandoval talked about the wireless Internet program in the marinas and distributed brochures from I-Dock USA, which has been selected to provide the service. It had always been the City's premise that I-Dock USA would provide the service, charge a reasonable rate to the customers for the service, and turn back to the City a percentage of their gross revenues. Mark said he asked the company what it would cost for the City to buy the service and then offer it for free to the marina tenants. He said it would cost under \$30,000 a year for the City to purchase, operate, and provide free service to tenants in both marinas. He asked for the MAC's support for the Bureau moving forward with this project.

It was moved by Commissioner Schaidle and seconded by Commissioner Turrentine that the MAC support the proposal that the City purchase and operate the wireless Internet service and provide it at no cost to tenants in both marina locations. The motion passed unanimously.

Commissioner Turrentine suggested the legal department be asked to look into a possible "hold harmless" clause regarding possible "internet hackers." He suggested this might be included in the permit agreement.

BUREAU MANAGER'S REPORT

Marina Operations Report

Mark Sandoval gave the report for the Marine Bureau Major Accomplishments, the Monthly Fund Budget Report for ABM/LBSM/RBH, the Total Vessels In and Out by Marina, and the Slip Status Report for the month of October.

- Mark Sandoval explained that the reason the Bureau was slower at filling slips in LBSM this month was due to the Boat Show. Slips in LBSM were not filled permanently because boats in RBH were placed in LBSM slips, leaving RBH open for the Boat Show. Staff is now moving ahead to quickly fill the slips in LBSM.

The question was asked if the loss of slip rental was reimbursed by the Boat Show. Mark Sandoval said that the Bureau was not reimbursed for the use of RBH slips by the Boat Show, however, a location fee is received. He did say that once the LBSM rebuild is completed, there will be no open slips available for events such as the Boat Show.

- Mark Sandoval reported that he attended the Harbormaster's and Port Captains Annual Conference last month, and the Marina Recreation Association Annual Conference this month. He said that these conferences allow him to meet with others who manage marinas and harbors, talk about similar issues, and share ideas.

Maintenance Operations Report

Richard Dana gave the Marine Maintenance status report for the month of October.

- Tom Shippey announced that Phil Lopez is no longer the Acting Superintendent of Marine Maintenance, but has been promoted to Superintendent.
- Richard Dana reported that installation of the Christmas Trees in the Bay has been completed.
- The Basin 6 pumpout has been replaced and repaired; all pumpouts in ABM are being checked on a regular basis, using dye to check for leaks. Also, three new pumpouts have been received for installation.

Mark Sandoval added that another pumpout will be installed on the ABM Harbormaster's Dock and that the Department is evaluating installing one and possibly two more at the Davies Launch Ramp Dock.

Tom Shippey explained that a maintenance agreement will be set up for routine maintenance on the pumpouts with a company in Huntington Beach.

Richard Dana said that this company has a business branch in Huntington Beach and will be able to give a good response to service calls.

Marine Safety Report

Chief Mark Boone gave the Marine Safety status report for the month of October.

- Marine Safety is in the process of being "typed," i.e.; qualified to be deployed outside the City limits by the State of California. Once they are "typed" they will be deployable for any emergency and eligible for reimbursement by the State for training and equipment.
- Two new rescue boats are being built; work on them is moving along quickly.
- Marine Safety is beginning the installation of the wireless telephone system along the oceanfront.
- Two new Marine Safety officers have been hired. They will be on probation for 24 months and will go through 800 hours of classroom instruction before they are used in the field.
- The new dive vehicle is having equipment installed. This vehicle requires a Class B driver's license.

LBPB MP Unit Report

Marine Patrol Officer Joseph Johnson reported on Marine Patrol activities for the month of October.

- Marine Patrol Officers were first responders in the incident involving an abandoned child left in the parking structure behind the Aquarium of the Pacific. They assisted in the search for the parents of the child, who have not yet been located.
- A registered sex offender was arrested in RBH for violating the terms of his probation. He was an employee of the Grand Romance.
- Approximately two weeks ago, Marine Patrol received a call regarding a prowler on Gangway S. Marine Patrol arrived on scene to find a man walking around in his underwear. He was arrested on a \$26,000 warrant for assault and battery, drunk and disorderly conduct and trespassing.

Officer Johnson stated that the LBPB South Division sent an officer out to assist Marine Patrol. The officer had a problem locating the gangway, and then didn't have a key to enter the gate. One of the Marine Patrol officers had to go up to the gate to let him in. He said that Marine Patrol is working with the LBPB to correct this problem.

Mark Sandoval said that he would look into setting up a system where any safety officer in the City could have access to the gates with the use of a special "wafer."

Rules and Regulations Committee

The Rules and Regulations Committee meets monthly. The committee reviewed the following:

- Mark Sandoval distributed a report done on the LBSM rebuild by the construction management team (TranSystems). He said he would be receiving extra copies each month from TranSystems to send to the MAC. He said that if the MAC wanted more information he would provide it.

Mark Sandoval reported that re-construction of LBSM is ahead of schedule and on budgetary target.

Mark Sandoval said that one thing that hasn't been addressed with the rebuild of LBSM is the gates. He said the gates are ugly and will stick out like a sore thumb once the re-construction is completed. He added that he saw gates in Morrow Bay that looked interesting and he would like to take a closer look at them.

Executive MAC

- All items covered.

Operations Committee

- The Waiting List procedure for calling for slips was reviewed to see how the process might be sped up by possibly implementing mailings and telephone calls.
- The kite surfing accident, which occurred on the beach a couple of months ago, is under review.
- Vice Chairwoman Carpenter thanked Commissioner Gidley for her work on the waiting list procedure review committee. Commissioner Turrentine stated that he appreciated the Marine Bureau staff's willingness to consider input on how to speed up the process, and for their flexibility and cooperation.

Facilities Committee

- Commissioner Reed asked about the mooring buoy project. Mark Sandoval said that the Planning Department determined this project needed a Mitigated Negative Declaration. A Negative Declaration involves a notice period and then action by the Planning Commission. The notice period is in effect at this time and the Planning Commission will be meeting regarding this on December 21. Once the City weighs in, it will then go to the Coastal Commission for review. He said we are still months away from beginning the project.

With regard to the Lennar Project, Commissioner Turrentine commented that he attended a Coastal Commission meeting last week. He explained his understanding that the Coastal Commission's priority regarding usage of land is for open area first, i.e., beaches and free access for citizens to come and see and use the facilities; next is usage, i.e., hotels that would draw and serve people who would come and use the area; and residential use would be their last consideration.

- Commissioner Reed asked about the boats at the Sea Scout Base. He said that it appears some of the boats are not being worked on and that vessels are being stored. Also, the talk on the dock is that some of the boats have owners who use them regularly. He said that non-profit businesses should have written documentation regarding the vessels on file with them, and that they are required to file their information with the State.

Mark Sandoval said that the Bureau does not require that the Sea Scouts provide a lot of documentation, but that he knows that there are Internal Revenue Service requirements. He said that the Sea Scouts accept donated boats that they fix up to sell, and in doing this the scouts learn boat repair skills. He said that he did not know how active they are, and that they do not make any money for the City. He said that he would do some research, but that the City is supportive of the Sea Scouts.

Commissioner Reed said that he would like to see some documentation or records showing what they are doing.

Commissioner Hogenson said that there is some suspicion that people are donating their boats to the Sea Scouts, but are still using them.

Commissioner Reed said that a few years ago a boat was donated that was pretty much just a hull, since that time the boat has been restored and is named "Ben's Ride," and someone comes down and uses it regularly. He'd like to know who Ben is.

- The question was asked about what affect the closing of the Edison plant will have on the rebuild of the ABM, i.e., water flow-through.

Mark Sandoval responded that studies have not been done and he did not know what impact shutting down the Edison pumps will have on the ABM area, but that a study is planned.

Finance Committee

Commissioner Hutton gave the finance report and said that the Bureau has done a good job of meeting its budget.

- Mark Sandoval explained the \$300,000 net transfer at the end of the year. He said that in 2008 the debt service for Marina Bonds will go away, as will the deal with the Hyatt.

COMMENTS FROM THE AUDIENCE

None.

COMMENTS FROM COMMISSIONERS

Mark Sandoval proposed that no meetings be held in December, and that if any of the committees wanted to meet in December they could let him know. The MAC agreed.

ADJOURNMENT

Meeting adjourned at 4:30 p.m. The next meeting is set for January 11, 2007, at 2:30 p.m. at the Long Beach Yacht Club.

cc: Phil T. Hester, Director of Parks, Recreation and Marine
City Clerk