



Date: June 12, 2015
To: Marine Advisory Commission
From: Elvira Hallinan, Manager, Marina Bureau
Subject: MEETING MINUTES OF JUNE 11, 2015
MARINE ADVISORY COMMISSION (MAC)

Commissioners Present

Rick DuRee, Chair
David Thornburg, Vice Chair
Eric Peterson
Mike Schachter
Ted Kuhn
Jerry Avila
Peter Schnack
Jerry Avila
Tom Mayes
Mark Turpin

Commissioners Absent

Marine Bureau Personnel

Elvira Hallinan, Manager, Marine Bureau
Vivian Crook, Secretary
Carol Gonzalez, Marine Bureau

City Staff

Sgt. Steven Covarubias, Marine Patrol Unit
Cory Forrester, Superintendent, Marine Maint. Ops.
Kristina Duggan, Field Deputy, Council District 3

Guests

Michael O'Toole, Belmont Mooring Company
Bob Vatz, LBMBOA
Bob Hubbard
Erik Thoreson

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

ROLL CALL

Elvira Hallinan called the roll of commissioners.

CONSENT CALENDAR

The May 14, 2015, MAC minutes were reviewed and approved as submitted.

PUBLIC COMMENT

- None.

OLD BUSINESS

- Elvira Hallinan reported on the ABM Rebuild. She stated that the bonds sold within ten minutes and the money deposited in the bank on June 3rd. Her next step is to negotiate with the Construction Management Team (TranSystems) and Bellingham Marine Institute (BMI) to stay within the threshold of what was budgeted for the rest of the marina rebuild (Basins 3, 6 and 7). She said she hopes to go before the City Council in August to appropriate the funds and extend the construction contracts. She explained that there was a change in the electrical code. The new code requires a circuit breaker in each slip, so that if the line is tripped it will only shut down the one slip. Previously, if the system was tripped it would shut down the entire gangway. This was going to come into play with Basins 3, 6 and 7, so she asked BMI to give her the cost for Basin 2, (\$52,000). She has decided to complete the work in Basin 2 before allowing boaters back into the basin. Permittees will be placed back into Basin 2 Docks 6 and 7 approximately July 1, and shortly thereafter Docks 8 and 9. She commented we are still about nine months out before the completion of the rest of Basin 2. She said that she cannot give a precise schedule because she is waiting for the dredging Notice to Proceed from the Dredging Management Materials Team, which requires a monthly eel grass survey and a bath-o-metric survey. Once she receives the notice she can proceed.
- Elvira Hallinan reported that the contractor has already moved out of the Fuel Dock project area. She is waiting for the occupancy permit, which will be received as soon as the electrical is approved.
- Elvira Hallinan spoke regarding the ABM water circulation issue (Haynes Plant) and said that back in March the City contracted with Moffat and Nichol to do a computer modeling (analysis) to show what the impact on water quality would be if one or both plants shut down. They will be completing their analysis this week and will give a report in two weeks.
- Elvira Hallinan stated that the Public Seawall Mooring Lease Program will be going before the City Council next week (June 16, 2015 at 6pm).

NEW BUSINESS

- Michael O'Toole, Belmont Mooring Company (BMC), spoke to the MAC regarding the mooring balls (45) in and around the Belmont Pier (eastside, westside and outer Island White). BMC installs and maintains the mooring balls. The mooring balls have a life expectancy of four years and are inspected every six months. He gave background on the mooring program and explained Fred Khammar is the leaseholder he is the subleasee. He said that the mooring fee is \$1 per foot and can be reserved on-line. He said he is looking into the possibility of having the speed reduced to 5MPH between the Pier and Island White to allow for more calm water in that area. A comment from the audience noted that certain races use that area. He also said it would help if there were some type of signage (possibly posted on the oil island) instructing boaters on how to anchor.
- Elvira Hallinan reported that the Tidelands Five-Year Capital Budget will be presented to the City Council next week Tuesday. She highlighted budgeted items: The Naples Seawall Phase II budgeted for \$50 million, Alamitos Beach Concession Stands budgeted for \$4 million, \$2 million budgeted to repair the other concessions stands in desperate need of repair and upgrade, the EVAC System at Rainbow Harbor will be redone and the Leeway Sailing Center gangway, dock, pier and building budgeted for \$2.5 million in repairs and upgrades.

MARINE BUREAU MANAGER'S REPORT

Marina Operations Report

- Elvira Hallinan reported that the monthly status report was not included in the package because she is holding slips open for temporary use by current permittees during the next phase (Basin 3). She is hoping to be filling slips (from the Waiting List) in August/September.

Marine Maintenance

- Cory Forrester, Superintendent of Marine Maintenance, reported that with summer coming up Marine Maintenance will be working on the navigational aids; i.e., pulling the buoys/chains/shackles/ weights and pressure washing them to remove barnacles. The question was asked about attaching lighting to the buoys. Superintendent Forrester responded that he would look into this.
- Marine Maintenance is continuing to replace the rest room roofs in ABM.
- Marine Maintenance is looking into upgrading the lighting in the boatowner rest rooms in DTM.
- Cory reported that the new carpenter will be on-board this coming Monday.

Beach Maintenance/Queens Way Bay

- Elvira Hallinan reported on the tarballs that recently washed up on the beach. She said little pockets of tar about the size of your hand were found from 1st Street to 72nd Place, and because of this the beach was closed on Monday. Ocean Blue worked all night and picked up a 55 gallon-tub of tarballs. The next day Ocean Blue went out and picked up a lot less. The tar is being tested. The beach was re-open after 48 hours.

Marine Safety Operations

LBPB - Marine Patrol Unit

- Sergeant Covarubias reported that Joel Cook is the new LBPB Commander for the Marine Patrol Unit replacing Rick Farfan effective July 2, 2015.
- MPO Jose Mata has been selected Employee of the Year and will have his award presented to him on June 30.
- Marine Patrol officers have been training with Marine Safety Lifeguards on beach vehicle driving.
- Marine Patrol officers worked with Marine Safety Lifeguards monitoring the beaches during the recent beach closure, keeping the public away from the tar.
- Marine Patrol officers will be conducting a job career fair along with other LBPB officers special service officer positions open within the City, at the Long Beach Police Academy on Saturday, June 27. Anyone interested in a law enforcement career is encouraged to come.
- Sergeant Covarubias reported that Marine Patrol is working with the Community Policing Team at the South Shore Launch Ramp, trying to relocate transients who have been doing damage around the buildings and in the park area. They are looking at helping them find the proper resources and a place to stay. The comment was made that there appears to be a large increase in transients in the area. Sergeant Covarubias responded that they have seen a rise in the number of transients, possibly due to the early release program and the better climate here. He said it seems to be more of a statewide issue than a local concern. He reminded the commissioners and the audience that if they see something, they should say something, and encouraged them not to hesitate to contact Marine Patrol if they have any concerns.

Executive MAC

- No meeting held.

Operations Committee

- No meeting held.

Facilities Committee

- All items covered. Elvira Hallinan said that she would be sending out to the MAC a copy of the 5-year CIP budget.

Finance Committee

- Commissioner Peterson reported on the Bonds explaining that \$49 million is for the actual project fund, \$8 million is the bond reserve (safety margin), \$1.5 million is the interest on the bond fund, \$503,000 is the cost for issuing the bond, \$61 million to retire the debt bonds (DBW loans), which has saved a debt service this year of approximately \$3 million. The bond interest rate was 4.4 percent, and we ended up with a triple B-rating. He said that the historical occupancy rate survey done by the consultants showed that the lowest occupancy was 96 to 100 percent (98 percent average), during the period of 2009 - 2011. All the other marinas in the area showed substantially lower occupancy. He said that in the not too distant future, there should be enough of a net income over and above the Capital Fund to be able to start an accrual or a liability account to pay these bonds off early and avoid a slip increase. Elvira Hallinan added that the study recommended that the Marine Bureau come up with a policy, after the net income is higher than the debt service, to put \$1 million aside every year for capital projects or for future marina rebuild. She said that the document does say that the City cannot transfer marina funds to support general fund activities, and General Fund cannot touch it, that the intent is to keep all net income in the marina.

COMMENTS FROM COMMISSIONERS

- None.

COMMENTS FROM THE AUDIENCE

- None.

ADJOURNMENT

Meeting adjourned at 4:30 p.m. The July 9, 2015, MAC meeting will be held at 2:30pm at the Long Beach Yacht Club.

cc: George Chapjian, Director of Parks, Recreation and Marine
City Clerk