

CITY OF SAN LEANDRO
CITY COUNCIL SHORELINE - MARINA COMMITTEE

January 27, 2009
9:00 a.m. – 10:30 a.m.

San Leandro City Hall
835 East 14th Street
San Leandro, California
Sister Cities Gallery Room

HIGHLIGHTS

Committee Members: Mayor Santos, Councilmember Prola, Councilmember Starosciak

City staff present: City Manager Hollister, Interim Assistant City Manager Diaz, Community Development Director Sims, Engineering Director Udemezue, Public Works Director Bakaldin, Business Development Manager Battenberg, Facilities and Open Space Manager Pollart, Marina Supervisor Snodgrass, City Engineer O'Driscoll, Senior Development Specialist Penaranda

Public present: Audrey Albers, Karen Holzmeister (Bay Area Newsgroup), Bob Leigh, Michael Nolan;

The meeting was called to order at 9:00 A.M.

1. Review of Strategy to Downsize the Boat Harbor

Director Bakaldin gave a powerpoint presentation giving an overview of proposed operational reductions at the harbor. The highlights included:

Current Status:

- There is only 40 percent occupancy at the harbor.
- There is a limited demand for small slips.
- Siltations in the harbor and at the fuel docks prevent large boats from coming or using the facilities.
- Marina operational revenues continue to decline.

Revenues:

- In early 2000, the harbor generated revenues averaging \$1,000,000.
- By 2005, revenues began to decline.
- By 2008-09 revenues had dropped to approximately \$600,000.
- The revenues generated cannot keep up with the expenditures.

Strategy to Reduce Expenses is being considered to Match Revenues:

- Eliminate one full time position at the harbormasters office.
- Close the harbor office on Sundays and holidays.
- Reduce the budget for supplies and services, such as cut advertising in yacht magazines.
- Close P and Q Docks and the restrooms that serve those docks since they are in very poor condition.

- With these measures there would be savings on the reduced usage of electricity, maintenance, overhead charges and materials.

The reduction in expenses would result in a savings of approximately \$250,000. There would be a balanced budget for 2010.

Other Strategies to Generate Revenue or Reduce Expenses:

- Proposed boat launch fee (using a deposit box with payment by the honor system).
- Eliminate part-time Shoreline Operations Manager and replace the position with a contractual service for annual savings of over \$30,000.

Director Bakaldin clarified the following points:

- The \$250,000 savings would be for July 1, 2009 through June 30, 2010.
- If any problems at the harbor or shoreline occurred during the Sunday or Holiday closures, the Police Department would be called to address the issue; -similar to situations that occur now during the off-hours.
- If one full time position were eliminated, that person would be transferred to a vacant position with the Public Works Department, to avoid any lay-offs.

Councilmember Prola concurred that there should be a launch fee, and perhaps an annual permit. Director Bakaldin stated that the fees being considered are a \$10 per launch fee, a \$50 seasonal permit fee or a \$100 annual permit fee. Councilmember Prola then asked if the other restrooms at the east end (opposite of Pescadero Point) were in good condition. Director Bakaldin replied they are in better condition and clarified that they are berther restrooms, not public restrooms.

Mayor Santos recalled that the clubhouse was to be improved and wanted to know if plans had been dropped? Director Bakaldin explained that a large tournament requires more hotel rooms in the immediate area and more seats inside the clubhouse. ~~In February~~In February, there will be a proposal to repair the driving range; however there is not enough funding to build a new clubhouse. Junior tournaments have done well over the years since overnight lodging isn't necessary for those tournaments. City Manager Hollister added that replacement of the original turf with salt tolerant grass depleted the funds identified in the agreement for the clubhouse.

Councilmember Starosciak stated that it is a good proposal to downsize the boat harbor.

2. Discussion Regarding Cancellation of the Project to Relocate the Boat Launching Facility

Manager Battenberg explained that in 2003, the City received a grant from the California Department of Boating and Waterways (DBW) to relocate the boat launch ramp to Mulford Point. Based upon a request from Cal Coast Development (Cal Coast), the master developer of the 40-acre opportunity site, staff recommends the Shoreline-Marina Committee recommend cancellation of the project to the City Council and budget \$88,000 from the Shoreline Enterprise Fund in FY 2009-10 to repay DBW, if required. -Manager Battenberg reviewed the staff report which provided information on Cal Coast's findings and the timeline to complete the project.

Recommendation:

The Committee recommended that the matter be brought to the City Council with a recommendation to cancel the project to relocate the boat launch and to budget \$88,000 from the Shoreline Enterprise Fund in FY 2009-10 to repay DBW, if required.

3. Recap of the January 10, 2009 Shoreline Development Citizens Advisory Committee Tour

Manager Battenberg stated that January 10th was a great and perfect day to have the walking tour. Councilmember Starosciak complimented City staff on its hosting and guidance.

Mayor Santos asked about the status of the Comcast property on Marina Boulevard (adjacent to the golf course.) Manager Battenberg replied that the lease expired December 2008. Comcast was granted an easement to its equipment at the back of the property. Mayor Santos stated that this two and one-half acre site should be developed.

4. Public Comments

Bob Leigh asked if the City received credit for its current building coverage over the bay water. Director Bakaldin replied affirmatively and further explained that by not removing the dock, the City will be sure to receive credit for its coverage over the water.

Michael Nolan asked what type of revenue is generated from golf tournaments. Mayor Santos replied that the tournaments generate revenue for the golf course and more lodging in the area is required to have larger events in order to generate greater revenue.

Audrey Albers stated that a marina is for water and boats and not just for eating and sleeping. She shared her belief that minimizing the harbor is terrible. She recommended that an open area be maintained for staging in an event of a major emergency. She further opined that the City has not done enough to save the harbor for the boaters.

5. Committee Member Comments

Councilmember Starosciak explained that she took AC Transit to Horatio's. She exited the bus at the rear exit door and found that she was stepping down on to rocks instead of a sidewalk. After eating at Horatio's, on the return trip, she found herself waiting for the AC bus standing on a dirt surface – no sidewalk. She asked that perhaps the future master plan address these issues of access and convenience.

Councilmember Starosciak asked when the next Shoreline CAC meeting was to be held. Manager Battenberg replied Wednesday, February 25, 2009 at the Marina Inn.

Councilmember Prola reminded the audience that partial dredging is all the City can afford and still some people are critical of that. He asked if the slip fees had been increased and recommended that perhaps they should be increased by the cost of living index (COLA). Director Bakaldin replied that the slip fees were not increased last year, however an increase could be considered for this coming year. Councilmember Prola further commented that he doesn't want to see City staff laid off from work at the marina due to cost savings.

Mayor Santos stated that he's been on the City Council for 17 years. He has gone to Washington D.C. 14 times in those 17 years to request federal funds for dredging. He recalled that Mr. Wes McLure, former City Manager, had stated that if the City did not have adequate funds to continue the dredging of the harbor, the City would have to consider going a different direction (other alternatives). He credited the open process and the public comments.

6. Adjourn - The meeting adjourned at 10:05 A.M.

