

**CITY OF SAN LEANDRO  
CITY COUNCIL SHORELINE - MARINA COMMITTEE**

**June 22, 2010  
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 and Councilmember Starosciak

City staff present: City Manager Hollister, Assistant City Manager Marshall, Community Development Director Sims, Public Works Director Bakaldin, Business Development Manager Battenberg, Facilities and Open Space Manager Pollart, Marina Supervisor Snodgrass, Senior Development Specialist Penaranda

Public present: Mary Beasley (intern for Councilmember Starosciak)

The meeting was called to order at 9:00 a.m.

**1. Update on the Shoreline Enterprise Fund**

City Manager Hollister introduced Public Works Director Bakaldin who gave an update on the Shoreline Enterprise Fund and the Shoreline Fund Debt (see attached Shoreline Fund financial sheets and powerpoint slides). The Enterprise Fund is divided into three divisions: Golf Course; Harbor Operations; and Shoreline Operations. The figures reported were from FY 2005-06 through FY 2010-11. The Harbor division accounts for the majority of the Fund's expenditures. The estimated cash balance on June 30, 2011 will be between zero and \$200,000 which is inadequate to sustain the three operations and does not include the cost of disposing of the dredged materials.

The Golf Course division generates revenue, although the amount has been dropping. Golf facilities have been overbuilt in the last 10 years which along with the recession has lead to a reduced number of rounds played. The golf course expenditures include debt payments. In the Harbor division, the revenues have stabilized at approximately \$650,000 which covers the cost to operate the harbor, excluding debt service and dredging. The Shoreline Operations division revenues are also down due to the economy. Shoreline Fund Debt includes outstanding loan amounts to CalBoat and the General Fund for both the Golf Course and Harbor Divisions.

Councilmember Starosciak stated that the loan from the General Fund should be repaid since the payments come back to serve tax payers. City Manager Hollister replied that there have been two accelerated payments totaling over \$1 million to the General Fund to reduce the principal and provide money to the City.

Director Bakaldin introduced the next item on the agenda – the future of the boat harbor. Discussion by the Committee ensued and there was agreement that it is not possible to sustain a boat harbor. As numerous studies have been completed, City staff does not recommend further analysis on the viability of continuing to operate a boat harbor.

## **2a. Discussion of the Proposed Basin Alternatives Study**

Facilities and Open Space Manager Pollart gave a powerpoint presentation which provided the proposed assumptions, scope and a timeline for a Basin Alternative Study (inner harbor area; see attached powerpoint slides).

### Assumptions

- Funding is not available for future dredging.
- Motorized boating is not precluded as a future use. At a minimum the study should consider vessels with low-drafts.
- The boat launch is to remain viable for as long as possible.
- Future uses of the basin shall be aesthetically attractive to the public and fit in the existing and planned shoreline area uses.
- The alternatives should provide public access to water-related activities.

### Scope

- Develop a minimum of five re-use options.
- Provide two to three conceptual design concepts considering, basin hydrology, area biological habitats, permitting and regulatory opportunities and constraints, and potential recreational opportunities.
- Provide financial projections (capital costs, long-term costs, revenues generated) and a phasing/timing schedule for the basin alternatives that are proposed.

### Timeline

July 30, 2010	Requests for Proposals (RFP) will be issued.
August 20, 2010	Proposals will be due.
Early September	After evaluating proposals, interview potential consultants.
Mid-September	Identify a preferred consultant.
Early October	Enter into an agreement with consultant.
Mid-January 2011	Draft study with alternatives completed.
Late February 2011	Final study with concepts completed.

Business Development Manager Battenberg stated that Kent Myers, Shoreline Development Citizen Advisory Committee (CAC) Chairperson, would be an interview panelist for the consultant selection. Cal-Coast Development has agreed to pay for one-half of the fees for the alternatives study.

The Committee directed staff to proceed with the RFP for the Proposed Basin Alternatives Study.

## **2b. Shoreline Development CAC Update**

Manager Battenberg explained that the Shoreline CAC met June 16th to comment on the most current proposal - Discussion Plan 6. At the conclusion of the meeting, the CAC found that the plan accurately reflected their comments to the developer. In September or October the developer will have prepared architectural concepts for Shoreline CAC discussion. The CAC

will also review and provide comments on the Basin Alternatives Study. Results of the study will be incorporated into the proposed master plan. The goal is to have a general master plan for the shoreline area provided by the CAC for the review and approval by the City Council in 2011.

Discussion by the Committee ensued. The Committee recommended that Discussion Plan 6 be displayed at the future Basin Alternatives public meetings. It also recommended that a newsletter informing the citizens be prepared. Staff interjected that there is currently no funding for printing and mailing newsletters Citywide, however a press release on the City's website and the local newspapers can be done. Staff will discuss outreach with the developer.

Councilmember Starosciak asked if there was still Youth Advisory Committee (YAC) representation on the CAC. Staff replied yes and shared that the YAC members have participated.

Mayor Santos asked if the CAC accepted the plan including the residential development. Staff replied yes the CAC had no objection to the residential component.

The Committee recommended that library staff be involved with the Library/Community Center building. Staff stated that the Library Director has been contacted and it was still too early in the process for library staff's involvement.

3. **Public Comments** – None provided.
4. **Committee Member Comments** – None provided.
5. **Adjourn** - The meeting adjourned at 10:10 a.m.