

2017

Marine Advisory Commission Annual Report



**Marine Advisory Commission
2017
Annual Report**

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PARKS, RECREATION AND MARINE

Mission and Goals

Mission

We create community and enhance the quality of life in Long Beach through people, places, program, and partnerships.

Goals

- Ensure open space, parks, and recreational facilities meet community needs.
- Ensure City parks and recreational facilities provide a positive experience and image.
- Ensure recreational programming, leisure opportunities, and community services meet the diverse needs and interests of residents and visitors.
- Ensure beaches, waterways, and marine amenities are accessible and provide a positive experience and image.
- Ensure marinas are fiscally sound and meet boat owner and community needs.

MARINE ADVISORY COMMISSION

Mission

To enhance and preserve the beaches, waterways and adjoining facilities of the City of Long Beach.

MARINE ADVISORY COMMISSION ANNUAL REPORT

Membership

The Marine Advisory Commission was established by the City Council by minute order on May 1, 1956, LBMC Chapter 2.48. Commission members serving in calendar year 2016 were:

Jerry Avila
Tom Mayes
Peter Schnack

Rick DuRee
Eric Peterson
David Thornburg

Ted Kuhn
Mike Schachter
Mark Turpin



Powers and Duties of the Commission

The duties and responsibilities of the Marine Advisory Commission are as follows:

- To consult with and advise the City Council and/or City staff on matters in formulating City policies regarding marinas, beaches, waterways, near shore areas adjacent thereto and facilities thereon.
- To study and analyze problems referred to it by the City Council and/or City staff, for the purpose of evaluation and recommendation of policy to the City.
- To perform such other functions as are specifically conferred on the Commission by the City Council.
- To conduct hearings of appeal of any cancellation of a permit issued pursuant to Chapter 16.08 of the Municipal Code 16.08.330.
- To analyze requests of groups or individuals, and make recommendations designed to ensure that areas within the Marine Bureau's jurisdiction provide the widest possible benefits to the greatest number of people.

FORMAL ACTIONS OF THE MARINE ADVISORY COMMISSION FOR CALENDAR YEAR 2017

February 9, 2017

- A motion was made by Commissioner DuRee, seconded by Commissioner Peterson, to approve the recommended updates and corrections to the Marina Rules and Regulations. The motion carried by the following vote: Unanimous

March 9, 2017

- A motion was made by Commissioner DuRee, seconded by Commissioner Peterson to approve recommendation to Receive and File the Marina Revenue Bonds, Series 2016 Annual Report/Information to investors. The motion carried by the following vote: Unanimous

May 11, 2017

- A motion was made by Chairman Thornburg, seconded by Commissioner Peterson, to approve recommendation for submission to City Council Marine Advisory Commission Annual Report for 2012, 2013, 2014, 2015 and 2016. The motion carried by the following vote: Unanimous

June 8, 2017

- A motion was made by Commissioner DuRee, seconded by Commissioner Peterson to approve recommendation for noise variance for the 2017 Long Beach Sprint Nationals Event. The motion carried by the following vote: Unanimous

July 13, 2017

- A motion was made by Commissioner DuRee, seconded by Commissioner Peterson to approve recommendation to support the proposed slip fee increases. The motion carried by the following vote: Unanimous

MARINE ADVISORY COMMISSION

ATTENDANCE RECORD – 2017

Commissioner	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Present	Absent
Jerry Avila	X	X	A	X	X	A	A	X	X	X	A	0	7	4
Rick DuRee	X	X	X	X	A	X	X	X	A	X	X	0	9	2
Ted Kuhn	X	X	X	X	X	X	X	X	X	X	X	0	11	0
Tom Mayes	X	X	A	X	X	A	X	X	X	X	X	0	9	2
Eric Peterson	X	X	X	X	X	X	X	A	X	X	X	0	10	1
Michael Schachter	X	X	A	X	X	X	X	A	X	A	X	0	8	3
Peter Schnack	X	X	X	A	X	A	X	X	A	X	X	0	8	3
David Thornburg	X	X	X	X	X	X	X	X	X	X	X	0	11	0
Mark Turpin	A	A	X	A	X	X	A	X	X	X	X	0	7	4

Note:

X = Present

A = Absent

0 = No Meeting

The Marine Advisory Commission meetings are held on the second Thursday of each month at 2:30 p.m. at the Long Beach Yacht Club and are open to the public.

CITY PERSONNEL ASSISTING THE MARINE ADVISORY COMMISSION:

Marie Knight, Director, Parks, Recreation and Marine

Elvira Hallinan, Manager, Marinas & Beaches

Tamalyn Sayre, Secretary, Marine Bureau

Ryan Yakus, Administrative Aide, Marine Bureau

Kurt Borsting, Superintendent, Marine Operations

Cory Forrester, Superintendent, Beach Maintenance (9/1/17-12/31/17)

Don Easterby, Superintendent, Beach Maintenance (1/1/17– 8/31/17) Retired

Eric Lyon, Acting Superintendent, Marine Facility Maintenance (9/1/17-12/31/17)

Cory Forrester, Superintendent, Marine Facility Maintenance (1/1/17– 8/31/17)

Kimarie Vestre, Supervisor, Alamitos Bay Marina

Tina Cox, Marina Agent, Alamitos Bay Marina

Dana Rhoads, Marina Agent, Long Beach Shoreline Marina

Alex Avila, Commander, Security Services Division, LBPD/Marine Patrol

Diana Hohman, Police Sergeant, LBPD/Marine Patrol

Steven Covarubias, Special Services Officer IV, LBPD/Marine Patrol Unit

Jeff Spigner, Special Services Officer IV, LBPD/Marine Patrol

Gonzalo Medina, Lifeguard Chief, LBFD/Marine Safety Division

Scott Dixon, Lifeguard Captain, LBFD/Marine Safety Division

Scott Mitchell, Sergeant BT-OP, LBFD/Marine Safety Division

CITY PERSONNEL ASSISTING THE MARINE ADVISORY COMMISSION:

(Continued)

Eric Lopez, Project Management Officer, Public Works

Mouhsen Habib, Project Manager Tidelands, Public Works

Joshua Hickman, Project Manager Tidelands, Public Works

Adrian Pavón, Project Manager Tidelands, Public Works

DRAFT

MARINE BUREAU – STRATEGIC PLAN (Adopted in 1999)

Mission Statement

It is the mission of the City's Marinas to enhance the quality of life of users of the City's beach and marine environment through continuous, cost efficient and effective delivery of needed services as characterized by safe, clean, well-maintained, attractive and secure beach and marine facilities.

Goals and Objectives

Goal #1 – To ensure both short and long term financial stability of the City's Marinas through the use of competitive fees and charges supplemented by other needed revenues to support operating expenditures and capital.

Objective 1 – Identify the three Marina facilities: Downtown, Alamitos Bay and Rainbow Harbor, as three separate cost and revenue centers within the overall framework of the City's Marina Enterprise Fund.

Objective 2 – Identify the City's beaches and other marina environment as independent cost and revenue centers within the City's Marina Enterprise Fund.

Objective 3 – Maintain a minimum occupancy rate of (October 1, 1998) 85% for available slips at the Downtown Marina and 93% at Alamitos Bay.

Objective 4 – Identify and allocate support services costs, including administration, police, fire and maintenance to the Bureau's four cost centers.

Objective 5 – Establish user fees and charges at the three facilities that cover the costs reasonably born by the City and Bureau in providing desired services while maintaining competitive position in private market place.

Goal #2 – To ensure desired amenities are made available to the Marina's users.

Objective 6 – Develop a Master Plan for the Downtown and Alamos Bay facilities that will guide current and future infrastructure renewal and expansion for 1999-2020.

Objective 7 – Secure needed funding for implementing adopted Master Plans at both Downtown and Alamos Bay facilities.

Goal #3 – To provide outstanding (quality) services to Marina users.

Objective 8 – Conduct customer services training for Marine Bureau staff

Goal #4 – To provide for the safety and well being of users at the City's Marina facilities.

Objective 9 – Establish a Trust Fund to support needed capital improvements to eliminate current and future deferred maintenance of an annual appropriation of 10% of gross income.

Objective 10 – Maintain minimum staffing levels for police and fire services to ensure timely response to calls for service at Marina facilities.

COMMISSION COMMITTEES

Operations Committee

The Operations Committee met monthly (except February, May, August, November, and December) one day prior to the Marine Advisory Commission (MAC) meetings. The Committee reviewed the MAC agenda items and discussed operational issues impacting the marinas and beaches.

The Committee discussed the following topics:

- Alamitos Bay Rebuild and related funding
- Maintenance of Shoreline Marina
- The fuel dock rebuild/funding in Shoreline Marina
- The fuel dock rebuild/funding in Alamitos Bay
- Strategies for increasing the number of slips filled in all marinas, particularly to reduce loss of revenue.
- Lighting in Shoreline Marina area
- Security camera project in Rainbow Harbor
- Slip fee review and recommendations
- Marketing opportunities.

Marine and Beach Maintenance Committee

The Marine and Beach Maintenance Committee met in January, March, April, June, July, September and October and followed the progress on a variety of projects as reported in Committee meetings with City staff. During each meeting, Committee members made suggestions and recommendations relative to several projects and requested additional data for further review.

Specific projects reviewed by the Committee during the year included the following:

- Alamitos Bay Marina rebuilding
- DTM fuel dock replacement
- Peninsula beach erosion mitigation options
- Leeway Sailing Center rebuilding
- Beach restroom remodeling/replacement
- Shoreline Marina's restroom remodeling/replacement
- Belmont Pool
- Naples Seawall Phase 2
- Alamitos Beach improvements and concession planning
- Colorado Lagoon restoration

In addition, the Committee continued to monitor commercial development near the marinas for its potential negative impact on marina access and boat owner parking.

Finance and Information Committee
2017

During FY 2017, the Finance Committee continued to monitor, analyze financial performance for the Marina and non-marina Tidelands area.

The Committee working with the Manager of Marinas and Beaches continued to review, recommend and support ABM Bond Requirements. The Finance Committee, during the March 2017 MAC reviewed the Marina Revenue Bonds; Series 2015 Annual Report/Information Investors dated February 9, 2017. The Report highlighted the following: Slip Sizes and Current Rates, Total Slip Revenue, Total Rental and concession Revenue, Historical Occupancy Rate by Slip Size, Length of Waiting List, Projection of Revenues, Expenses, Debt Service and Debt Coverage. The recommendation to the MAC was to approve the Receive and File of the report. The recommendation was subsequently approved.

The Committee working with the Manager of Marinas and Beaches reviewed and supported the recommendation to approve the 2018 Slip increases in accordance to with the City Council action on May 5, 2016 related to the issuance of the Marina Revenue Bonds, Series 2015. Slip revenues comprise over 80% of the total Marina Fund revenues. In order to the successfully sell the Bonds the City is required to maintain the Marina Fund in a sound financial condition with a minimum debt service coverage ratio of 1.25X. Therefore, City Council authorized an annual slip rent increase of a minimum of 2% during the duration of the Bond debt, therefore the proposed increase is 2.36% to ensure the required coverage. In March 2017, Fitch Rating, Inc. reaffirmed the “BBB” rating. The recommendation was approved.

In summary, 2017 was an active year for the MAC Finance Committee and the Marine Advisory Commission relative to supporting the financing of the ABM Rebuild.

MARINE ADVISORY COMMISSION OBSERVATIONS

The Marine Advisory Commission (MAC) met monthly (except December) over the past year. The MAC meetings are frequently attended by area residents with an interest in issues that impact the beaches, the marinas, and the housing communities surrounding these areas and depend on this forum to have their voices/opinions heard.

The MAC has provided an opportunity for residents and other stakeholders to voice their positions on agenda items on which the Commission is making recommendations to the City and Marine Bureau. For marina slip permittees, the MAC provides an appeal mechanism for decisions of the Marine Bureau against the permittee.

The key issues that MAC focused on during the 2017 period were:

OBSERVATIONS

As in previous years, the Marine Advisory Commission met monthly (except December) to address issues concerning the operation of Long Beach beaches, waterways and marina facilities. MAC meetings were attended by various members of the Community having an interest in the marine environment as well as individuals and organizations wishing to address the Commission on issues facing the City of Long Beach.

The Marine Advisory Commission provides an opportunity for attendees to make known their concerns or put forward their ideas, to improve overall operation and functionality of Marine Bureau services. Additionally, MAC affords Marina slip leases an appellate process for resolution of disputes brought forward by Marine Bureau Staff.

As has been the case for the last few years, the primary focus and topic of discussion has been the continued rebuild of the Alamitos Bay Marina. The project is close to completion and is projected to complete in the spring of 2018. With financing no longer an issue, thanks to the issuance of construction bonds, attention has been centered on keeping the project moving forward, within budget and on time. It should be noted, that Marine Bureau Staff continues to do a remarkable job accomplishing this project. Completion is rapidly becoming a reality and the City, residents, and boaters are already enjoying the benefits of a state-of-the-art Marina now and for decades to come.

With the continued competent management of the Marine Department with the leadership of the Marine Manager and Park and Recreation Director, the city maintained its BBB bond rating and saw an 8.5% increase in slip revenue. The Commission was pleased with the work the MAC completed with the dedicated and knowledgeable marine staff throughout the year, improving the quality of life in the marinas and beaches of Long Beach.

MARINE FACILITIES

The Department of Parks, Recreation and Marine oversees the operation and maintenance of all Long Beach waterfront public recreational facilities, including:

- ◆ Six miles of beaches
- ◆ Three marinas, with a combined 3,677 boat slips -- The largest municipal operated marina system in the nation (Alamitos Bay Marina, Shoreline Marina and Rainbow Marina).
- ◆ Rainbow Harbor, with a combined 2,100 feet of commercial dock space
- ◆ Marine Stadium (rowing, water-skiing and special event facility north of Alamitos Bay)
- ◆ Rainbow Lagoon (non-swimming recreation lagoon adjacent to the Hyatt Hotel in Downtown)
- ◆ Colorado Lagoon (swimming recreational lagoon north of Marine Stadium)
- ◆ Leeway Sailing Center
- ◆ Belmont Veterans Memorial Pier
- ◆ Belmont Pool