

City of Brisbane Agenda Report

TO: Honorable Mayor and City Council

FROM: Randy Breault, Director of Public Works/City Engineer via City Manager

SUBJECT: Amendment to Marina Rate and Fee Schedule

DATE: October 18, 2018

City Council Goals:

To develop recreational facilities and promote recreation, educational and cultural programs and passive uses related to parks. (#6)

Purpose:

Revise the marina fee schedule to include a live aboard license fee, and to increase slip fees.

Recommendation:

1. Conduct a public hearing on the proposed rate and fee schedule.
2. Adopt Resolution No. 2018-65 Amending the Brisbane Marina Rate and Fee Schedule.

Background:

Council approved the second reading of Ordinance 629 on September 6, 2018, which permits live aboards under specified conditions and as permitted by the San Francisco Bay Conservation and Development Commission.

Discussion:

The San Francisco Bay area marinas conduct an annual survey of rates, fees, occupancies, etc. and distribute the consolidated results to all marinas. In 2017, 56 marinas, representing nearly 17,000 in-water slips, responded. The results for slip fees are shown on the following page:

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Slip Fees (per foot)

	Averages	Brisbane	Oyster Pt.	Averages	Brisbane	Oyster Pt.	Total	% of
	Single	Single	Single	Double	Double	Double	Slips	Total
	Finger	Finger	Finger	Finger	Finger	finger		
25'	\$8.41	\$8.01		\$9.14	\$8.80	\$8.31	2025	12.00%
30'	\$8.92	\$8.01	\$7.93	\$9.60	\$8.80	\$8.30	4955	29.37%
35'	\$8.59	\$8.01	\$7.97	\$10.08	\$8.80	\$8.25	3209	19.02%
40'	\$9.27	\$8.01	\$8.25	\$10.72	\$8.80	\$8.53	2668	15.81%
45'	\$9.80	\$8.01	\$8.18	\$11.08	\$8.80	\$8.53	1378	8.17%
50'	\$10.42	\$8.01	\$8.22	\$11.32	\$8.80	\$8.54	1073	6.36%
55'	\$9.62	\$8.01		\$11.92	\$8.80	\$8.55	298	1.77%
60'	\$11.49	\$8.01	\$8.20	\$12.66	\$8.80	\$8.57	324	1.92%
65'	\$10.99	\$8.01		\$10.97	\$8.80		69	0.41%
70'	\$15.04	\$8.01		\$14.21	\$8.80		36	0.21%
80'	\$14.42	\$8.01		\$15.59	\$8.80		37	0.22%
Side Ties							532	3.15%
End Ties							269	1.59%
Total # of slips							16873	

Oyster Point is shown for comparison purposes, because they are the closest publicly owned marina that allows live aboards. The range for liveaboard fees vary even more extremely than slip fees, with monthly fees as low as \$100 (Liberty Ship Marina) and as high as \$500 (Loch Lomond Marina). Oyster Point currently charges \$373 per month.

Based on our single and double finger slip fees being well below the Bay Area averages and on par with Oyster Point, staff is recommending a monthly liveaboard license fee of \$400 per month.

The last series of three-year slip fee rate increases began in 2015, and were put in place to cover the cost of the dredging project. The bond issued for that \$4M project requires the city to have a coverage of 1.25 revenues over expenditure. This means we take our Operating Revenues minus Operating Expenditures (less depreciation since this is a non-cash item) to determine our Net Operating Revenues. Our Net Operating Revenues need to be 125% of the bond payment.

With occupancy hovering 2%-5% below the levels seen in 2011-2014, and with anticipated fixed operating cost increases in 2018-2020, a rate increase for slip fees will be needed to maintain the required bond coverage. Staff is proposing a 2% increase in 2018, and a 3% increase in both 2019 and 2020.

Even after the proposed 2020 increase, the Brisbane Marina's slip fees will be lower than the Bay area's 2017 average fees for single and double finger slips for vessels 30' and greater in length.

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Fiscal Impact:

There will be some minor impact to the marina facilities maintenance schedule due to increased use by live aboards. The cost of this impact is expected to be covered in full by the proposed live aboard license fee.

The proposed modest increase in slip fees will ensure adequate bond coverage, as required by our contractual agreement with the bond issuer.

Attachments:

Resolution No. 2018-65

Director of Public Works/City Engineer

City Manager

RESOLUTION NO. 2018-65

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRISBANE
AMENDING THE BRISBANE MARINA RATE AND FEE SCHEDULE

WHEREAS, on September 6, 2018, the City Council approved Ordinance No. 629 amending Title 18 of the Municipal Code to permit live aboards under specified conations and as permitted by the San Francisco Bay Conservation and Development Commission; and

WHEREAS, on October 10, 2018, the City Council conducted a public hearing on the proposed Rate and Fee Schedule for the Brisbane Marina, at which time any person interested in the matter was given an opportunity to be heard.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Brisbane as follows:

1. The City of Brisbane Marina Rate and Fee Schedule attached hereto as Exhibit "A" is hereby approved and adopted.

2. The fees and charges adopted herein shall become effective with the December 1, 2018 billing.

W. Clarke Conway, Mayor

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PASSED AND ADOPTED at a regular meeting of the City Council of the City of Brisbane held on the ___ day of _____, 2018, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

Ingrid Padilla, City Clerk

Exhibit "A" to Resolution No. 2018-65

City of Brisbane Marina Rate and Fee Schedule

Current Fees

	Monthly (per linear foot)			
	current	eff. 12/1/18	eff. 12/1/18	eff. 12/1/18
Single Finger Slip	\$8.01	\$8.17	\$8.41	\$8.67
Double Finger Slip	\$8.80	\$8.98	\$9.25	\$9.52

	Per Day (per vessel)
	current
Impound Fee	\$50.00 per vessel

Guest Dock Rates	Daily
	current
up to 35 ft.	\$25.00 per vessel
36 ft. - 50 ft.	\$0.85 per linear foot
51 ft. - 8- ft.	\$1.00 per linear foot

Proposed New Fee

	Monthly
	eff. 12/1/18
Live Aboard License	\$400.00 per slip