

CITY OF MARTINEZ  
MARINA COMMISSION MINUTES

July 25, 2007

APPROVED, SEPTEMBER 26, 2007

A regular meeting of the Marina Commission was called to order by Chair Radke at 7:20 p.m.

**I. ROLL CALL**

Present: Chair Dylan Radke  
Vice Chair Ingemar Olsson  
Commissioners Robert Barker and Charlie Sosa

Absent: Commissioner Brian Walker

Staff: Joann Tool, Deputy Directory - Parks and Community Services

**II. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Chair Radke.

**III. APPROVAL OF MINUTES – May 23, 2007**

Vice Chair Olsson moved to approve the minutes of the May 23, 2007, meeting, seconded by Commissioner Sosa. The motion was approved by the following vote: All Ayes

**IV. PUBLIC COMMENT**

None.

**V. NEW BUSINESS**

- a) Possessory Tax

Ms. Tool said she spoke with the County Assessor who said that whoever uses any public facility is responsible for these taxes.

Chair Radke asked how long the possessory tax has been in place.

Ms. Tool explained that it has always been in place. Unfortunately this possessory tax bill has slipped through the cracks for a few years, so that it is why some berthers had never seen it. It is approximately 10% of the assessed value, but she is unsure of the equation they utilized to determine the amount. She said it is approximately \$21.00 per year.

- b) Meetings with the Department of Boating and Waterways and State Lands Commission

Ms. Tool said that DBW (Department of Boating and Waterways) has accepted the City's application for a new \$3.3 million loan. It remains on the table and they should hear about funding sometime in the fall.

State Lands is open to renewing the Marina lease early, but the terms of the old lease are obsolete as the terms of the 1964 lease are unclear. They do not have leases like the one we currently have. Therefore, they are willing to renew or execute a new lease, but this will require all new information being provided for the renewal. This will take some time to complete, but City Staff will work with State Lands Staff as to the terms of the new lease. They also gave the okay, which was asked for two years ago, to remove the Old Ferry Pier because they do have jurisdiction as well.

BCDC (San Francisco Bay Conservation and Development) did send a letter to the City about the \$500,000 possible for the Old Ferry Pier removal. We have until August 31, 2007, to reply to the proposal. The request for proposal went to five agencies, us, Benicia, Vallejo, Contra Costa County and Solano County and they are specific that it had to be a project that consisted of taking down an old structure or had something to do specifically with the water.

## VI. OLD BUSINESS

### a) Marina Status (Almar)

Craig Paulsen of Almar stated that the rails, walkways and gates have been painted. The next phase will be repainting the bait shop. This will include power washing and repainting the building.

Mr. Paulsen said Tiburon cruise in was there this past weekend which consisted of approximately 12 boats. On August 11, 2007, is National Marina Day and there will be a boat burning as well as a dunk tank with these funds going to charity.

Commissioner Sosa asked about the color of the bait shop.

Mr. Paulsen said the building will be gray with white trim and painted advertising on the building with signs such as:

“ICE”                    “COLD BEER”            “FRESH BAIT”

There will also be windsocks on the top of the bait shop.

Vice Chair Olsson commented on how great he thought the rails looked.

Public Comment:

Sean, a liveaboard berther, asked the commission about the status of securing additional security at the Marina. He said there is no more security at this time. When Mr. Paulsen of Almar is not there, no one is there.

Mr. Paulsen explained that there are no additional funds at this time for additional security and he is not there to “police” keys being handed out.

Commissioner Sosa asked about the sign regarding notification of not letting people in the gates.

Mr. Paulsen said there are signs, but may be that they should be lowered to eye level.

Sean stated that the parties with drugs and alcohol continue at night. He gives up with calling the police at this time.

Ms. Tool explained that the police said just to keep calling. She also recommended that he write a letter to the Chief of Police with his concerns as the Marina Commission is unable to "police" the Marina.

Liveaboard E-56, stated that he has lived there for approximately 14 months and is very unhappy with what goes on at the Marina after hours. There has been illegal liveaboards on E Dock for the past two months. He believes that Almar is not visible and are not available from 5:00 p.m. to 8:00 a.m. He stated that E-36 and E-11 need to be looked into.

Commissioner Sosa thanked him for bringing up his concerns and enlightening the commission of these problems.

Commissioner Barker asked about the police command module that was discussed at the March 28, 2007, commission meeting.

Ms. Tool said no permanent sub-stations are available. She said that at the last City Council meeting, approval was received for surveillance around the city and the waterfront is a priority.

Commissioner Barker asked about the possibility of Almar bringing in a security guard for after hours.

Mr. Paulsen said he is fully aware of the situation on E Dock and this should be fully taken care of within the next month.

Chair Radke asked Mr. Paulsen to provide a report at the next commission meeting on the status of E Dock and requested he contact liveaboard E-56 with ongoing status reports as well.

Ms. Tool said that any further discussion on this issue needs to be placed on agenda.

b) Updates

1. Long-term sublease/Old Ferry Pier/Dredge

Ms. Tool already discussed the sublease previously under New Business, Item b.

Ms. Tool discussed how the City will receive \$170,000 from Almar per year and how this will be able to pay the debt service.

Ms. Tool stated that Moffatt and Nichol have begun the required sampling which is the first step before BCDC will grant a new dredging permit. They are shooting for 2008 to begin the dredge. The breakwater repair will completed first and then the dredge.

## VII. COMMISSIONERS' MATTERS

Commissioner Barker thanked Mr. Paulsen for getting his request on the Marina entrance lights done so quickly.

Commissioner Barker also indicated that the Yacht Club would like to hold the next Marina Commission meeting at the Yacht Club. The commission was all in agreement with this.

Vice Chair Olsson stated that will now be available at the regular time for meetings, so they can be scheduled at the usual 7:00 p.m. meeting time.

Commissioner Barker spoke on the lead issue and handed out information on these concerns and cures to the Commission.

Commissioner Sosa asked Ms. Tool if the Mayor has done any interviews for new Commissioners.

Ms. Tool stated these positions have been advertised, but she has not heard of any applications being submitted yet.

Chair Radke stated that the fishing pier, rails, top and middle salts and benches look nice. He says there are still benches in fairly bad condition still.

Ms. Tool stated that Public Works did the repairs and she will let them know what a good job they have done.

Vice Chair asked about the responsibility of the fishing pier.

Ms. Tool explained that it is outside of the lease area, it is its own entity, but is currently being researched.

## VIII. CORRESPONDENCE

- a) Newspaper Article

## IX. ADJOURNMENT

On motion of Commissioner Sosa, seconded by Vice Chair Olsson, the Commission unanimously voted to adjourn at 8:10 p.m.

Respectfully submitted by,

Karen Jennings  
Minutes Clerk