

MINUTES
Marina Advisory Board
March 22, 2021
Warrenton City Hall – Commission Chambers
225 S Main
Warrenton, OR 97146

Marina Advisory Board Members Present: Chairperson Pam Ackley, Kevin Dunn, Malcolm Cotte, Lylla Gaebel, Mike Balensifer.

Staff Present: City Manager Linda Engbretson, Harbormaster Jane Sweet, Marina Office Assistant Jessica McDonald

Welcome and thank you message from City Manager Linda Engbretson to all board members for the first Marina Advisory Board Meeting.

Board Member Introductions

Chairperson Pam Ackley – Former City Commissioner, Hammond moorage holder and Marinas/community activist.

Lylla Gaebel – Former Commissioner and community supporter

Malcom Cotte – Warrenton business owner of Fishstix and years of experience in seafood retail

Kevin Dunn – Commercial fishermen and fisheries activist

Mike Balensifer – Gillnet fishermen, river pilot and community supporter

BUSINESS ITEMS

Staff handed out packets to board members containing:

- A) Marina's Budget Overview
- B) List of projects, capital improvements and equipment that the marina needs
- C) Overview of the Marina's rates and comparable

DISCUSSION

The Warrenton Commercial Pier Capital Improvements project repair will cost approx. 1.3 million but the City is hoping to save on that cost because that quote includes a high contingency and the City may save by completing the project in one phase not spreading it out in multiple phases. Warrenton's Urban Renewal is funding 1 million of the cost to repair the pier and Warrenton Marina has about \$400,000 saved for Capital Improvements. Board members were asked if the City can save between \$300,000-\$400,000 on this project what Capital Improvements should be a priority for the Warrenton Marina. Jane Sweet and board members discussed the importance of replacing E Dock's pilings and improvements to parking and lighting were also discussed.

Chairperson Ackley reviewed Hammond Task Force recommendations and highlighted the potential for a recreational fishing pier in the Hammond Marina that Major Henry Balensifer is working on. The board discussed pet waste cleanup stations and the board recommended staff get additional stations. The board recommended making dredge spoil area accessible for additional trailer parking and this would be a step towards the multi-use community center that was in the Hammond Task Force Recommendations.

Rates in the Marinas were discussed, board members began addressing issues with rates and recommendations. Both Marinas face many issues when getting grants, fuel tax or outside funding because of that being a Port. Oregon's Marine Board is only interested in offering funding for transient sport boat docks or temporary tie ups. City Manager Linda Engbretson and Harbormaster Jane Sweet are going to be meeting with Business Oregon to explore loan options for an additional funding source.

Jane Sweet recommended the Warrenton Pier and E dock Piling Replacement to be top priorities moving into budget planning. The Warrenton Marina's parking lots were discussed as a priority; they need to be resurfaced and stripped in most of the parking and dry storage areas. Board

members asked for an estimate on what it would cost to improve the parking areas. Improvements to parking and dry storage would potentially increase revenues.

Hammond Marina has lost the use of the area south of the gazebo in Seafarers Park for overflow camping, this will reduce the Hammond Marinas revenues between \$12,000-\$20,000 for the upcoming year.

Board recommended getting water, sewer and electric near Sturgeon Paul's to allow for a year around camp host to help with restrooms and garbage in the Marina. Chairperson Ackley suggested planting trees in front of Paul's dry storage area to enrich the area, possible donations or planting event.

Board went through rates and made the following recommendations:

1. Camping increase to \$50
2. Labor equal to cost of employee with benefits x2
3. Dry Storage increase to \$95
4. Late fee increase to \$10 +1.5%
5. Hoist increase to \$100
6. Electrical meter read fee increase to \$15
7. Additional parking pass for annual moorage holders \$100
8. Key replacement increase to \$25
9. Unauthorized living aboard vessel \$200

All board members stressed the importance of dock improvements when rates are increasing.

Next meeting set for April 19th, 2021 at 2pm in Commission Chambers at City Hall to continue discussing changes to rates and finalize board's rate recommendations.