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CITY OF SACRAMENTO

DEPARTMENT OF PARKS AND COMMUNITY SERVICES

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Director

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Assistant Director

CROCKER ART MUSEUM DIVISION
GOLF DIVISION
METROPOLITAN ARTS DIVISION
MUSEUM AND HISTORY DIVISION
RECREATION DIVISION
PARKS DIVISION
ZOO DIVISION

May 20, 1986

Budget and Finance Committee
Sacramento, California

Honorable Members in Session:

SUBJECT: Sacramento Boat Harbor Proposed Fee Increase

SUMMARY

This report provides information on the Sacramento Boat Harbor Enterprise Operations and recommends a 10% increase in berth license fees, the establishment of three miscellaneous fees, and an increase in the overnight docking fee, to become effective August 1, 1986.

BACKGROUND INFORMATION

The Sacramento Boat Harbor was constructed by a private developer in 1958 and operated under a concession agreement until June 1, 1977. At that time, the City of Sacramento, Department of Parks and Community Services, took over the operation of the 289 slip marina.

Since taking over this operation, the City has expended over \$367,000 in Capital Improvement Projects and has maintained an efficiently operated facility (Exhibit A). In May 1984, City Council approved the Sacramento Boat Harbor Expansion Feasibility Study and Miller Park Master Plan. This feasibility study determined that expansion of the existing harbor is both economically viable as well as feasible from an engineering perspective.

In order for the Boat Harbor to maintain its quality of service, it is necessary that we: (1) continue a City Council approved Capital Improvement Program (Exhibit B), and (2) maintain an adequate fund balance as required by the conditions of the State of California Department of Boating and Waterways loan contract for Phase I development of the Boat Harbor expansion project. This \$2 million California Boating loan is the major source of funding for Phase I of the expansion project.

A 10% berth license fee increase, as proposed, is consistent with comparable harbor and marina fees as well as the recommendations of the marketing and financial analysis done during the feasibility study. A comparison of current rates from other delta and local marinas is attached (Exhibit C).

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Establishment of three new miscellaneous fees is also recommended in order to recover costs associated with harbor services and to maintain the current level of services. These new fees are common in the marina business and are consistent with fees being assessed at other marinas for similar services.

Currently, staff is often requested by harbor patrons to move a disabled boat from its slip within the harbor to the launch ramp so that it may be removed for repair. It is recommended that a \$5.00 per tow inner-harbor towing fee be established for this service.

It is also recommended that a \$10.00 berth sublease service charge be established. This fee would be assessed when Boat Harbor staff are asked by a slip renter to sublease their slip. This requires additional staff time and administration to accomplish.

Approximately 500 persons are currently on the waiting list for slips at the Boat Harbor. Staff proposes a new service be added for potential slip renters and a \$15 per year fee be established to place them on the harbor waiting list. Establishment of an annual fee for potential slip renters will ensure that the list remains current and accurate. Potential slip renters will receive a quarterly newsletter to include an updated status of their waiting list position.

Finally, it is proposed that the existing overnight docking fee be increased from \$5.00 per night to \$10.00 per night.

FINANCIAL DATA

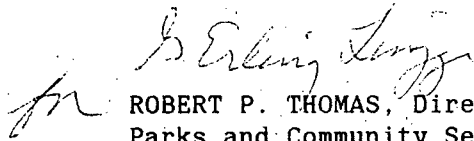
The fee increase will raise the slip fees for open berths from \$2.40 per foot to \$2.65 per foot and the covered slips from \$3.85 per foot to \$4.25 per foot. The proposed berth license fee increase of 10% will generate approximately \$28,500 annually in new revenue to the Boat Harbor Enterprise Fund. The increased overnight docking fees, \$5.00 per tow inner-harbor towing fee, \$10.00 berth sublease service charge, and \$15 annual waiting list fee will generate approximately \$5,000 in new revenue to the Boat Harbor Enterprise Fund. These combined increases will generate a total of approximately \$33,500 in additional revenue for the FY 1986-87 Boat Harbor Enterprise Fund.

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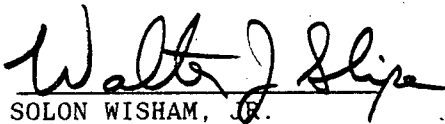
RECOMMENDATION

It is recommended that the Budget and Finance Committee approve this report and refer it to the full City Council for action; and further, that City Council approve, by resolution: (1) an increase in Boat Harbor berth license fees and overnight docking fees; and (2) the establishment of an inner-harbor towing fee, berth sublease service charge, and an annual waiting list fee, to be effective August 1, 1986.

Respectfully submitted,


ROBERT P. THOMAS, Director
Parks and Community Services

Recommendation Approved:


SOLON WISHAM, JR.
Assistant City Manager

RPT:ja

June 10, 1986
District 1

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

RESOLUTION AMENDING FEES AND CHARGES FOR VARIOUS PARKS AND COMMUNITY SERVICES RELATED LICENSES, PERMITS, SERVICES AND FACILITIES

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

1. That fees and charges for various City licenses, permits, services, and facilities are hereby amended to reflect the Parks and Community Services (Boat Harbor) related fees and charges as set forth below:

Berth license fees for the Sacramento Boat Harbor shall be effective August 1, 1986 as follows:

Covered berths	\$ 4.25 per foot
Open berths	\$ 2.65 per foot
Overnight docking charge	\$10.00 per night

2. That effective August 1, 1986, the following miscellaneous fees be established:

Inner-harbor towing fee	\$ 5.00 per tow
Berth sub-lease servive charge	\$10.00 per sub-lease
Waiting list fee	\$15.00 per year

3. That the City of Sacramento Fees and Charges Report (page 41a) is hereby amended to reflect the Parks and Community Services related fees and charges as set forth above.

MAYOR

ATTEST:

CITY CLERK

Sacramento Boat Harbor

The following is a list of Capital Improvement Projects that have been completed since the City took over the operation of the Boat Harbor in June 1977:

1. Major harbor dredging (FY 1977-78)	\$108,000
2. Dock water supply and fire protection system (FY 1981-82)	126,759
3. Temporary fenced parking lot (FY 1981-82)	3,305
4. 12,000 gallon capacity fuel tank (FY 1982-83)	4,765
5. Perimeter security lights (FY 1982-83)	34,033
6. T.V. security surveillance cameras (FY 1983-84)	26,144
7. Harbor dredging (FY 1984-85)	<u>64,000</u>
	\$367,006

Sacramento Boat HarborCurrent & Proposed Capital Improvement Program

<u>Fiscal Year</u>	<u>Project</u>	<u>Cost</u>
1985/86	Harbor Dredging Fund	\$ 20,000
	Dock Facility Replacement Fund	40,000
	Harbor Expansion	<u>2,000,000</u>
		<u>\$2,060,000</u>
1986/87	Harbor Dredging Fund	\$ 20,000
	Dock Facility Replacement Fund	40,000
	Harbor Expansion	<u>3,000,000</u>
		<u>\$3,060,000</u>
1987/88	Harbor Dredging Fund	\$ 10,000
	Dock Facility Replacement Fund	40,000
	Harbor Expansion	<u>652,000</u>
		<u>\$ 702,000</u>
1988/89	Harbor Dredging Fund	\$ 10,000
	Dock Facility Replacement Fund	<u>40,000</u>
		<u>\$ 50,000</u>
1989/90	Harbor Dredging Fund	\$ 10,000
	Dock Facility Replacement Fund	<u>95,000</u>
		<u>\$ 105,000</u>

City of Sacramento
Department of Parks and Community Services

MARINA RATE COMPARISON
April 1986

Covered Berths:

<u>Name of Marina</u>	<u>Location</u>	<u>Notes</u>	<u>Rate Per Foot</u>
River Bank	Sacto.		\$ 5.50
Spindrift	Isleton		4.95
Cliffs	Freeport		4.81
River View	Sacto		4.75
Outrigger	Rio Vista		4.75
Oxbow	Isleton		4.50
Freeport	Freeport		4.50
Sac Boat Harbor	Sacto	with 10% increase	4.25
B & W	Isleton		4.00
Alamar			3.93
Sac Boat Harbor	Sacto		3.85
Delta	Rio Vista		3.80
View Point	Broderick		3.75
Perry's	Isleton		3.60
Metro	Sacto		3.17

Open Berths:

<u>Name of Marina</u>	<u>Location</u>	<u>Notes</u>	<u>Rate Per Foot</u>
River Bank	Sacto		\$ 4.50
Cliffs	Freeport		4.00
Outrigger	Rio Vista		4.00
Spindrift	Isleton		4.00
Alamar	Sacto		4.00
River View	Sacto		3.75
B & W	Isleton		3.75
Metro	Sacto		3.50
Freeport	Freeport		3.50
River Galley	Sacto		3.25
Sherwood	Sacto		3.25
Delta	Rio Vista		3.20
Four Seasons	Sacto		3.00
Tower Bridge	Sacto		3.00
Andreas Cove	Isleton		2.80
View Point	Sacto		2.75
Sac Boat Harbor	Sacto	with 10% increase	2.65
Rio Ramoza	Verona		2.50
Sac Boat Harbor	Sacto		2.40