

AGENDA
REDONDO BEACH HARBOR COMMISSION
Monday, April 13, 2015, 6:30pm
REDONDO BEACH CITY COUNCIL CHAMBERS
415 DIAMOND STREET

I. OPENING SESSION

1. CALL MEETING TO ORDER
2. ROLL CALL
3. SALUTE TO THE FLAG

II. APPROVAL OF ORDER OF AGENDA

III. RED FOLDER ITEMS

Red folder items require immediate action, and came to the attention of the City subsequent to the 72-hour noticing requirement. These items require a 2/3 vote of the Commission (or if less than 2/3 are present, a unanimous vote) to add to the Agenda.

IV. BLUE FOLDER ITEMS

Blue folder items are additional backup material to administrative reports and/or public comments received after the printing and distribution of the agenda packet for receive and file.

V. CONSENT CALENDAR

Business items, except those formally noticed for public hearing, or those pulled for discussion are assigned to the Consent Calendar. The Commission Members may request that any Consent Calendar item(s) be removed, discussed, and acted upon separately. Items removed from the Consent Calendar will be taken up under the "Excluded Consent Calendar" section below. Those items remaining on the Consent Calendar will be approved in one motion following Oral Communications.

4. APPROVAL OF AFFIDAVIT OF POSTING FOR THE HARBOR COMMISSION MEETING OF APRIL 13, 2015

5. APPROVAL OF THE FOLLOWING MINUTES: MARCH 9, 2015

6. APPROVE THE PURCHASE OF FIVE REPLACEMENT CHEMICAL PUMPS FOR SEASIDE LAGOON FROM J.L. WINGERT CO. FOR A COST TO THE HARBOR TIDELANDS FUND OF \$13,632

(FROM PREVIOUS CITY COUNCIL MEETING OF MARCH 10, 2015–PUBLIC WORKS ITEM)
Staff recommendation: Receive and file

VI. ORAL COMMUNICATIONS

Anyone wishing to address the Harbor Commission on any Consent Calendar item on the agenda, which has not been pulled by Harbor Commission may do so at this time. Each speaker will be permitted to speak only once and comments will be limited to a total of three minutes.

VII. EXCLUDED CONSENT CALENDAR ITEMS

VIII. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

This section is intended to provide members of the public with the opportunity to comment on any subject that does not appear on this agenda for action. This section is limited to 30 minutes. Each speaker will be afforded three minutes to address the Commission. Each speaker will be permitted to speak only once. Written requests, if any, will be considered first under this section.

IX. EX PARTE COMMUNICATIONS

X. PUBLIC HEARINGS

XI. ITEMS FOR DISCUSSION PRIOR TO ACTION

7. QUARTERLY REPORT FROM HARBOR PATROL

Staff recommendation: Receive and file

8. BIKE PATH PROJECT UPDATE FROM COMMISSIONER BLOSS

Staff recommendation: Receive and file

9. DIRECTOR'S REPORT

Staff recommendation: Receive and file

XII. ITEMS CONTINUED FROM PREVIOUS AGENDAS

XIII. MEMBERS ITEMS AND REFERRALS TO STAFF

XIV. ADJOURNMENT

The next meeting of the Harbor Commission of the City of Redondo Beach will be a regular meeting to be held May 11, 2015, in the Redondo Beach Council Chambers, 415 Diamond Street, Redondo Beach, California.

It is the intention of the City of Redondo Beach to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting you will need special assistance beyond what is normally provided, the City will attempt to accommodate you in every reasonable manner. Please contact the City Clerk's Office at (310) 318-0656 at least forty-eight (48) hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible. Please advise us at that time if you will need accommodations to attend or participate in meetings on a regular basis.

An Agenda Packet is available at www.redondo.org under the City Clerk. Agenda packets are available at the Redondo Beach Main Library during Library Hours, at the Reference Desk and during City Hall hours in the Office of the City Clerk. Any writings or documents provided to a majority of the Harbor Commission regarding any item on this agenda will be made available for public inspection at the City Clerk's Counter at City Hall located at 415 Diamond Street, Door C, Redondo Beach, CA during normal business hours.

PROOF OF POSTING

I, Holly Short, hereby declare, under penalty of perjury, that I am over the age of 18 years and am employed by the City of Redondo Beach, Harbor Department, and that the following document was posted by me at the following location(s) on the date the time noted below:

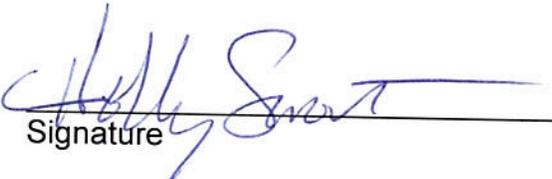
Agenda – Redondo Beach Harbor Commission

Regular Meeting of April 13, 2015

Posted on: April 8, 2015 at 2:00 pm

Posted at: DOOR "A" BULLETIN BOARD

and CITY CLERK'S OFFICE


Signature

4/8/15
Date

**MINUTES OF THE
REDONDO BEACH HARBOR COMMISSION MEETING
MARCH 9, 2015**

CALL TO ORDER

A regular meeting of the Harbor Commission was called to order at 6:30 p.m. in the City Council Chambers, 415 Diamond Street, by Chairperson D. Jackson.

ROLL CALL

Commissioners Present: Bloss, Dalton, Horvath, D. Jackson, M. Jackson, Shaer
Commissioners Absent: Keidser
Officials Present: James Allen, Harbor Facilities Manager
Joe Hoefgen, City Manager
Laurie Koike, Interim Waterfront and Economic Development Director
Robert Metzger, Fire Chief
Margareet Wood, Recording Secretary

SALUTE TO THE FLAG

Commissioner Bloss led the members in the salute to the flag.

APPROVAL OF ORDER OF AGENDA

Commissioner Bloss recommended advancing New Business item 9 before the Consent Calendar.

ITEMS FOR DISCUSSION PRIOR TO ACTION

Provide Input to the City Manager Regarding the 2015-16 FY Operating Budget and Capital Improvement Plan

City Manager Hoefgen explained that the budget operates on a July 1 fiscal year; and a mid-year review of expenditures and revenues will be reported to Council on March 17. He said departments are staying within expenditures and he anticipated a conservative revenue projection. He stressed the importance of follow-through and said workloads will be managed and projects will be prioritized. He said that 70% of the budget is personnel related with 430 full time employees and up to 400 part time during the summer. He said the 6% employee concession from 6 years ago was repaid. He said the current labor agreements will end July 1. He said pension costs will increase 2% this year for general employees and 5% for safety employees, totaling an additional \$1.1 million. He said the City maintains a 1 month operating reserve; and increasing the amount will be considered. He said the current budget year CIP is \$9 million. He said 2 new hotels on Marine Avenue will generate additional hotel tax and a third hotel is in the planning stages. He said Nordstroms will vacate at the end of 2015 which amounts to a \$600-800,000 loss. He said 2 positions will be added at mid-year in the Community Development and Community Services Departments. He said the 5 year CIP is prioritized according to health and

safety, government mandates, project phasing, resource savings, outside funding, economic development, and the strategic plan. He said the current Harbor/Herondo bike path project will be completed before Memorial Day and a transit center project will commence later this year. He said the City maintains State and federal lobbyists to work with legislators. He said the 2015-16 budget will be presented by May 16 and the next strategic plan workshop is scheduled for April 2.

Chairperson D. Jackson advised that Harbor Commission recommendations for projects will be forward prior to the strategic plan workshop.

Commissioner M. Jackson appreciated the comprehensive budget review and advised that a Harbor Commissioner will be present at the strategic plan workshop. He said the Harbor Commissioners prefer to provide input on projects prior to final approval and he expressed willingness to assist. He looked forward to participating in the CenterCal project.

In response to Commissioner Shaer, City Manager Hoefgen explained that the 6% compensation repayment to safety group employees was in the form of a one-time payment. He said that non-safety agreements are not retroactive and restore the 6% wage by discontinuing unpaid leave and concession deductions.

In response to Commissioner Shaer, City Manager Hoefgen said that once the desired surplus is achieved, funds such as the PERS reserve will be considered, encumbrances and obligations will be funded, and any remainder will be available for capital contributions. He said this year \$2 million of the \$4 million surplus went toward a stipend for employees. He said the 2 new hotels are performing well and the occupancy is high and he estimated that transient occupancy tax revenue to the City will commence in 2-3 years.

Commissioner Dalton requested to have the Harbor Commission included in the early stages of project planning.

In response to Commissioner Dalton, City Manager Hoefgen advised that the seed money for new police and fire stations has been reallocated and will focus on community outreach. He said funding for police and fire stations is beyond the capacity of the City and would require a bond measure or other source. He said critical needs at the facilities are being addressed.

The motion by Commissioner M. Jackson and seconded by Commissioner Bloss to receive and file the report was unanimously approved.

CONSENT CALENDAR

5. Approval of Affidavit of Posting for the Harbor Commission Meeting of March 9, 2015
6. Approval of the Following Minutes: February 9, 2015

7. Approve Contract No. C-1502-024, a Contract for Appraisal Services Between the City of Redondo Beach and Integra Realty Resources
8. Seaside Lagoon Operation Update

Commissioner Bloss excluded Consent item 6.

Commissioner Shaer excluded Consent item 7.

The motion by Commissioner Bloss and seconded by Commissioner M. Jackson to approve Consent items 5 and 8 was unanimously approved.

ORAL COMMUNICATIONS

None.

EXCLUDED CONSENT CALENDAR ITEMS

Approval of the Following Minutes: February 9, 2015

Commissioner Bloss referred to page 5 of the minutes and clarified that she did not state the Super Bowl registration was lower than previous years; rather she posed the question.

The motion by Commissioner Bloss and seconded by Commissioner M. Jackson to approve Consent item 6 was unanimously approved.

Approve Contract No. C-1502-024, a Contract for Appraisal Services Between the City of Redondo Beach and Integra Realty Resources

In response to Commissioner Shaer, Manager Allen said that certain parcels are being evaluated and the extension was requested; however he did not know the reason for the August 2016 timeline. He said the initial contract amount was split between tidelands and uplands funds.

The motion by Commissioner Shaer and seconded by Commissioner M. Jackson to approve Consent item 7 was unanimously approved.

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

Marci Guillermo, resident, said the public wants to know the boat ramp sites under consideration. She recommended an open discussion on the status of the former Gold's Gym site. She said that traffic problems exist at the intersection of Torrance/PCH and all along PCH. She congratulated residents and candidates on the recent election.

Julie Coll, King Harbor Boating Foundation submitted registration statistics from the recent tall ship event.

The motion by Commissioner Bloss and seconded by Commissioner Shaer to receive the information was unanimously approved.

Ms. Coll explained that the harbor is not equipped for big boats and a private dock at Portofino was used for the recent tall ship visit. She said that visitors came from all around and an upcoming meeting is scheduled to discuss the problem and how to accommodate tall ships on a regular basis.

The motion by Commissioner Horvath and seconded by Commissioner M. Jackson to extend Ms. Coll's speaking time was unanimously approved.

Ms. Coll stressed the importance of accommodating family and adult-only adventures in the harbor.

Bruce Heyman, L.A. Maritime Institute, explained the organization's goal to encourage kids to stay in school and attend college. He said his organization has 2 vessels and is interested in a tourist activity partnership. He displayed a video of the recent tall ship visit.

Commissioner Shaer commended the program for educating students and exposing them to boats and boating. He questioned which part of the boat tour is the educational component and how kids are engaged in maritime education. He recommended reaching out to schools.

Ms. Coll said initially the program will involve home school students. She anticipated expanding participation and adding the STEM aspect in the future.

Mr. Heyman explained the students learn about hauling lines, reading nautical charts, plotting courses, and helming a boat.

Commissioner Shaer said involvement with the Sea Lab is also an educational opportunity.

Commissioner Horvath questioned how to assist with the problem of boats not being able to drop anchor and how to facilitate dredging.

Manager Allen said the issue is not agendized and he suggested a presentation for the next meeting.

Commissioner Dalton spoke in support of programs to increase tourism.

EX PARTE

None.

PUBLIC HEARINGS

None.

ITEMS FOR DISCUSSION PRIOR TO ACTION

Discussion and Input to the City's Strategic Plan

Chairperson D. Jackson referred to the draft letter in the packet with input from the last meeting.

Commissioner Horvath suggested adding something under the first bullet on page 3 regarding dredging.

Motion by Commissioner M. Jackson and seconded by Commissioner Shaer to submit the letter with updated strategic plan input to Council.

Mark Hansen, King Harbor Voters Advisory Panel, spoke in support of the strategic plan recommendations to elevate sidewalks and walkways. He recommended encouraging marine education programs anywhere in the harbor rather than only along Mole B.

Commissioner M. Jackson's motion was unanimously approved.

Discussion and Possible Action on AECOM Market Study of the Proposed Waterfront Revitalization Project

Interim Director Koike explained the AECOM study was very favorable with projected sales revenue per square foot averaging \$780. She said hotels placed at the upper end of competition and office rates are favorable too. She said the report anticipates the waterfront project will perform well based on a mix of proposed uses.

In response to Commissioner Bloss, Manager Allen said adverse impacts on Riviera Village or other areas were not mentioned in the report and may be studied in the future.

Commissioner M. Jackson said the report analysis is articulate and discredits the mall concept.

In response to Chairperson D. Jackson, Ms. Koike said the market hall is comprised of a collection of local vendors with different specialty products.

Commissioner Shaer questioned the size of the theater component. He planned to review the report in further detail and pose more questions next month.

Commissioner M. Jackson cautioned against too much discussion prior to the CenterCal public hearing.

George Ikeda, resident, referred to the comparison with malls and said that malls in general are changing. He encouraged the members to read his letter in the *Beach Reporter* newspaper. He said the data in the report must be used and interpreted carefully.

Ms. Guillermo said that everything must be considered including traffic and she questioned how the project will affect Riviera Village and other businesses. She requested the members to provide input to the Mayor and City Council.

The motion by Commissioner M. Jackson and seconded by Commissioner Shaer to receive and file the report was unanimously approved.

Adopt by Title Only Resolution No. CC-1502-014, a Resolution of the City Council of the City of Redondo Beach, California, Adopting the Redondo Beach Marina Master Slip License Agreement and the Form Redondo Beach Marina Slip License Agreement

Manager Allen explained that the City became owners of 58 boat slips upon purchasing Redondo Beach Marina last summer. He said the resolution provides a form to sign up slip tenants and for mooring reservations. He said the actual 50-page form is available on the City website.

The motion by Commissioner M. Jackson and seconded by Commissioner Shaer to receive and file the report was unanimously approved.

Director's Report

Highlights from Interim Director Koike's report include:

- Recently approved subleases include spaces on Fisherman's Wharf and International Boardwalk
- Harbor Drive project – median work on Harbor Drive complete, focus on Lot 13
- Shade Hotel – vertical structures in place
- Kite Festival – successful event with no complaints

In response to Commissioner Shaer, Manager Allen said the sublease for the new bar on Fisherman's Wharf does not require a new CUP because the existing CUP runs with the property and allows the same use.

The motion by Commissioner Bloss and seconded by Commissioner M. Jackson to receive and file the Director's report was unanimously approved.

ITEMS CONTINUED FROM PREVIOUS AGENDAS

None.

MEMBERS ITEMS AND REFERRALS TO STAFF

Chairperson D. Jackson confirmed the harbor dredging discussion will be agendaized.

In response to Commissioner Dalton, Manager Allen estimated the boat hoist will be in operation by May. He said providing ocean access for the summer is a priority. He said directing boaters to other marinas is an option.

Commissioner M. Jackson mentioned a recent weekend where traffic was gridlocked near the harbor and commented that an officer directing traffic would have been helpful.

Commissioner Horvath suggested adding the issue of harbor access for tall ships to strategic plan recommendations.

The motion by Commissioner Horvath and seconded by Commissioner Bloss to adjourn the meeting was unanimously approved.

The meeting was adjourned at 8:12 p.m.

Respectfully submitted,

Laurie Koike
Interim Waterfront and Economic
Development Director



Administrative Report

Council Action Date: March 10, 2015

To: MAYOR AND CITY COUNCIL

From: TIM SHEA, INTERIM DIRECTOR OF PUBLIC WORKS

Subject: APPROVE THE PURCHASE OF FIVE REPLACEMENT CHEMICAL PUMPS FOR SEASIDE LAGOON FROM J. L. WINGERT CO. FOR A COST TO THE HARBOR TIDELANDS FUND OF \$13,632

RECOMMENDATION

Approve the purchase of five replacement chemical pumps for Seaside Lagoon from J. L. Wingert Co. for a cost to the Harbor Tidelands Fund of \$13,632.

EXECUTIVE SUMMARY

Approval of this recommendation will authorize the purchase of five chemical pumps to replace the aging units currently in use at Seaside Lagoon. The pumps circulate chemicals that are needed to treat the ocean water in order for the lagoon to be operated as a public swimming facility. The replacement pumps will be purchased from J. L. Wingert Co. for a cost to the Harbor Tidelands Fund of \$13,632.

BACKGROUND

In order to operate Seaside Lagoon as a public swimming facility, the City is required to perform several treatments on the water that flows into and out of the lagoon. To perform this operation the facility contains a pumping system that includes four chemical pumps. Two of the pumps inject chlorine into the ocean water prior to it entering the swimming facility and two pump bisulfate into the water to strip it of chlorine before it returns to the ocean. The existing pump units are aging and beyond their recommended lifespan. Staff is proposing to purchase four new pumps to replace the existing units and a fifth pump to be used as a backup. A price quotation for the desired equipment was solicited from J. L. Wingert Co. of Garden Grove, California. The company will provide the five pumps and associated valves for a total cost of \$13,632. The pumps will be installed by Public Works Department staff.

The proposed purchase is sole-source. J. L. Wingert Co. is the only west coast distributor of the specific type of pumps used at Seaside Lagoon. As the cost of the purchase exceeds \$5,000, the expenditure requires City Council approval.

COORDINATION

The Public Works Department coordinated this report with the Waterfront and Economic Development Department.

FISCAL IMPACT

The cost of five replacement chemical pumps for Seaside Lagoon is \$13,632. Funding is available in the Public Works Department's Harbor Tidelands Fund operating budget.

<u>Funding</u>		<u>Expenditure</u>	
Harbor Tidelands Fund –	\$13,632	J. L. Wingert Co.	\$13,632
Special Departmental Supplies			
	<u>Total</u> \$13,632		<u>Total</u> \$13,632

Submitted by:
Tim Shea, Interim Director of Public Works

Approved for forwarding by:
Joe Hoefgen, City Manager

rosborne

Attachment:
Price quotation

J. L. WINGERT CO.

P.O. BOX 6207, GARDEN GROVE, CA 92846-6207
 TELEPHONE (714) 379-5519 FAX (714) 379-5549
 SOUTHWEST REGIONAL SALES OFFICE (602) 470-1015

 * P R O P O S A L *

QUOTED TO: 11894

CITY OF REDONDO BEACH
 C/O HARBOR MNT/PUBLIC WORKS
 GARY LAOLAGI
 531 NORTH GERTRUDA AVENUE
 REDONDO BEACH CA 90277-2129

DATE : 02-05-15
 QUOTE NUMBER : Q85179
 PAGE : 1
 REF.NO./JOB :
 F.O.B. : GARDEN GROVE
 TERMS : Net 30 Days w/ HAZARDOUS fee
 SHIP VIA : UPS
 REP : 519
 WRITER : 85
 TERR : 119
 QUOTED BY : BRAD BLAZE

PHONE: 310-318-0686 FAX: 310-374-4718

Line No.	Quantity	Item Number Description	List Price	Disc %	Net Price	Extended Amount
1	2	SG52-88P LMI 53GPH 150PSI PUMP	3632.00		3632.00	7264.00
2	3	TVBP50-PVC * PRMRY 1/2IN PVC BP VALVE	282.00		282.00	846.00
3	3	C141-36 * LMI 480GPD 25PSI PUMP	1754.00		1754.00	5262.00
4	2	34626 LMI LARGE BODY 1/2TBE 4FV	130.00		130.00	260.00
Total						13632.00

THIS QUOTATION IS AS REQUESTED. IF CHANGES ARE REQUIRED, PLEASE CONTACT US AND WE WILL RE-QUOTE YOUR PROJECT. LEAD TIME IS APPROXIMATELY 4-6 WEEKS FROM RECEIPT OF ORDER. APPLICABLE TAXES AND/OR SHIPPING FEES ARE NOT INCLUDED IN THIS QUOTATION.

Proposal Valid for 30 days. Price quoted plus applicable sales tax. Price and terms on this proposal have been prepared in good faith and are accurate to the best of our knowledge. We reserve the right to modify this proposal before final acceptance if conditions have changed.

ORIGINAL



Administrative Report

Commission Action Date: April 13, 2015

To: MEMBERS OF THE HARBOR COMMISSION

From: LAURIE KOIKE, INTERIM DIRECTOR,
WATERFRONT & ECONOMIC DEVELOPMENT

Subject: DIRECTOR'S REPORT

RECOMMENDATION

Receive and file a report from the Waterfront & Economic Development Director on current and upcoming waterfront projects and activities.

EXECUTIVE SUMMARY

An oral report will be provided by the Waterfront & Economic Development Director at the Commission meeting on current and upcoming waterfront projects and activities, including but not limited to property management, leasing activity, project updates, events and other information.

COORDINATION

Department staff collaborated on the development of this report.

FISCAL IMPACT

The cost for preparing this report is included within the Waterfront & Economic Development Department's adopted FY2014-15 annual budget and is part of the department's annual work program.

Submitted by:

*Laurie Koike, Interim Director
Waterfront and Economic Development*