

MARINE COMMISSION MEETING
Tuesday, November 1, 2016 – 9:30 a.m.
Vero Beach City Marina (Pavilion), 3611 Rio Vista Boulevard, Vero Beach, Florida

AGENDA

- 1. CALL TO ORDER**
- 2. APPROVAL OF MINUTES**
 - A) July 11, 2016**
- 3. PUBLIC COMMENT**
- 4. OLD BUSINESS**
 - A) Update on Indian River Rowing Club, Inc.**
- 5. NEW BUSINESS**
- 6. MARINA DIRECTOR'S MATTERS**
 - A) Tour of Marina Facility**
 - B) Report on Marina Budget Hearing**
 - C) Challenges and Concerns Related to Budget, Maintenance, Expenses, Risks and Liabilities**
 - D) Waddell Insurance Building**
 - E) Opportunities for Revenue Improvement**
- 7. CHAIRMAN'S MATTERS**
- 8. MEMBER'S MATTERS**
- 9. NEXT MEETING DATE**
- 10. ADJOURNMENT**

This is a Public Meeting. Should any interested party seek to appeal any decision made by the Commission with respect to any matter considered at such meeting or hearing, they will need a record of the proceedings and that, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Anyone who needs a special accommodation for this meeting may contact the Americans with Disabilities Act (ADA) Coordinator at 978-4920 at least 48 hours in advance of the meeting.

MARINE COMMISSION MINUTES
Monday, July 11, 2016 – 9:30 a.m.
Training Room, Second Floor, City Hall, Vero Beach, Florida

PRESENT: Chairman, Thomas Juliano; Alternate Member, William Walker, and Alternate Member Bill Johnson **Also Present:** Marina Director, Tim Grabenbauer and Senior Administrative Assistant, Rita Hawkins

Excused absences: Daniel Thomas, Brian Cunningham, Robert Snyder, and Clinton Lanier

1. CALL TO ORDER

The Chairman called the meeting to order at 9:34 a.m. and the Senior Administrative Assistant performed the roll call.

2. APPROVAL OF MINUTES

A) February 8, 2016 - Regular Meeting

Mr. Johnson made a motion to approve the February 8, 2016 Marine Commission minutes. Mr. Walker seconded the motion and it passed unanimously.

B) February 9, 2016 – Joint Recreation Commission/Marine Commission Meeting

Mr. Johnson made a motion to approve the February 9, 2016 Joint Recreation/Marine Commission minutes. Mr. Walker seconded the motion and it passed unanimously.

C) May 9, 2016 – Joint Marine Commission/Recreation Commission Meeting

Mr. Johnson made a motion to approve the May 9, 2016 Joint Marine Commission/Recreation Commission minutes. Mr. Walker seconded the motion and it passed unanimously.

3. PUBLIC COMMENT

None

4. OLD BUSINESS

A) Progress Report from the Indian River Rowing Club, Inc.

Mr. Juliano explained that he asked for an update from the Indian River Rowing Club (IRRC) to keep the Marine Commission current on their progress. The Rowing Club submitted a request to modify a City Code for a fence, but that has not been approved yet. The fence and the vegetation buffer are for the security of their equipment in an 8,000 square foot ground boat storage area.

The Commission members took a few moments to review the report from the IRRC (on file in the City Clerk's office).

Mr. Tim Grabenbauer, Marina Director, stated that he went through the entire site plan submitted by the IRRC. They are requesting a variance for a fence along the frontage road allowing them to increase the height from 5-feet to 6-feet.

Mr. Johnson asked if they are going to install a fence why would they not make it taller and more effective.

Mr. Juliano explained that the City has no desire to have fences on public property. They are trying to minimize the jail style look.

Mr. Walker asked if the Volunteer Ambulance Squad approved the plans and if it gives them enough area for what they need. Mr. Juliano replied yes.

Mr. Juliano said his concern for this project was fundraising, because it is not easy. He did not want to see this piece of property sitting there with nothing happening. However, the IRRC is half way there on the fundraising and they know what they are doing. They have a \$1.9 million dollar budget and \$800,000 in pledges, which is enough to get them started with the architectural drawings.

Mr. Walker asked if the IRRC has to have all their funding before they begin.

Mr. Juliano replied no. They will be doing it in stages. He believes that there are enough people in the community who will support this project.

Mr. Juliano asked Mrs. Tammy Vock, City Clerk, if a Commission member is excused from three (3) meetings in a row is that an automatic expulsion, or how does that work.

Mrs. Vock said the City Code states that two (2) unexcused absences could constitute having the member removed from the Commission. She suggested that if he has a concern about any of the members she can send the member a letter to make sure they still want to be on the Commission. Sometimes individuals just cannot make the meetings. It is up to the Chairman to notify her if he wants the City Council to consider removing a person.

Mr. Juliano said the comments he would like to send back to the IRRC are "good job" and they have the support of the Marine Commission.

Mr. Johnson asked if it was possible for the IRRC to have all of the Marine Commission member's email addresses so they can be notified of events, fundraisers, or functions that the IRRC is hosting.

Mrs. Vock stated that the City Clerk's office can send their email addresses to the IRRC.

Mr. Walker asked how old is the Marina's Mission statement.

Mr. Grabenbauer replied that he reviews it every year and he has only made changes to it a few times.

Mr. Walker read the Marina's Mission Statement to the rest of the Marine Commission members.

Mr. Grabenbauer stated that the Mission Statement is included in the budget review handout he provided to the Commission members (on file in the City Clerk's office).

Mr. Juliano asked if there have been any updates on the fishing pier.

Mrs. Vock said she has not heard anything recently. Their request for grant money was approved and the public is trying to match the grant funds.

5. NEW BUSINESS

None

6. MARINA DIRECTOR'S MATTERS

A) Marina Budget – Mr. Tim Grabenbauer, Marina Director

Mr. Juliano announced that the Marina budget hearing will be on Friday, April 15, 2016.

Mr. Johnson asked if this is something that the Marine Commission members should attend. Mr. Grabenbauer replied yes if they can, but it will also be recorded.

Mr. Johnson asked if there is public input. Mrs. Vock replied yes.

Mr. Grabenbauer explained that the handout shows the current year figures along with the proposed budget. Some big items being discussed on Friday include the request to add a full-time staff member, which the City Manager is supporting. This employee would also be trained to be the backup forklift operator. They trimmed some money from his vehicle maintenance, because he has not been spending as much in that area. He doubled the amount of money for dock maintenance, asked for more money for training, and increased the funds for electrical and plumbing maintenance.

Mr. Juliano commented that he noticed they are expecting a decline in the operating revenue compared to this year.

Mr. Grabenbauer replied that they are making it more in line with what they see right now. The long-term dockage is down a little and he is not sure if all the talk about the lagoon has effected that.

Mr. Juliano asked how many vacant boats slip does he have to fill.

Mr. Grabenbauer explained that he has 10 to 15 slips, but he cannot fill them as fast as they are leaving. Last year he was close to being full. On the other hand, the transient dockage is up

\$21,000 from last year and the mooring buoys are up \$33,000. The City of Vero Beach is becoming more of a destination location and people are staying longer.

Mr. Walker said it looks like the revenue for diesel fuel and gasoline is going down.

Mr. Grabenbauer explained that is because of the lower prices, but the volume for diesel fuel is down and gasoline is actually up compared to last year. They typically sell a lot of gasoline in the summer and more diesel fuel in the winter.

Mr. Juliano stated that the operating income is up and the distribution surplus will be up, so the City Council should be pleased with that. He asked Mr. Grabenbauer what areas can he see as a risk, or in general what could happen to this budget.

Mr. Grabenbauer replied that the economy would be his first thought, because boating is a leisure time activity.

Mr. Walker asked if the tenant for the apartment is a strong tenant. Mr. Grabenbauer replied yes.

Mr. Grabenbauer reported that the City renewed the lease of the building at the Marina with Waddell & Williams Insurance Group. Waddell & Williams Insurance (tenant) paid \$51,000 for a new roof on the building and the City gave them a few additional years on the lease. The lease extension will take it two (2) years beyond the debt service pay off on the building. The renovations to the north bathrooms will be contracted out and are scheduled for the 2017-2018 budget year. This year they are proposing to spend some money to refurbish the center dock where the Marina office is located. They bid out a structural survey to see what it looks like. They budgeted \$80,000 for it and he requested a matching grant from Florida Inland Navigation District (FIND). During his budget review with the City Manager they discussed the fact that he does not have any money left over for capital improvements after paying his bills, so this year they are allocating money from the general fund to the Marina. The center dock and the roof on the workshop over the dry storage are the projects for this year. Future projects include the north bathroom renovations, painting the main building, and purchasing or leasing a new forklift. Some other repairs and work that need to be done, but are not budgeted include replacing and redesigning the north dock, and the floating docks. The Building Maintenance Department helped him straighten the fence, pressure wash anything that was not painted, replace all the lines, post a sign regarding bike permits, and repair some deteriorating edges along the paving.

7. CHAIRMAN'S MATTERS

Mr. Juliano stated that he would like to have the Marine Commission meet at the Marina for their next meeting if that is possible.

Mrs. Vock replied that is possible. They will advertise the meeting and minutes will need to be taken, but that would be fine.

Mr. Juliano asked how can they create demand at the Marina.

Mr. Grabenbauer stated that other places host cookouts, or have live music and pot lucks once a month. This is something he has thought about starting to attract the local community.

Mr. Juliano asked Mr. Grabenbauer to submit a short report outlining his ideas and then the Marine Commission members can reply back to the City Clerk's office with their suggestions and input.

8. MEMBER'S MATTERS

Mr. Johnson asked how has the dog park been working out.

Mr. Grabenbauer said that since the dog park group put the fence up they don't see dogs roaming at the Marina. He started promoting the dog park and it has actually brought him some customers.

9. NEXT MEETING DATE

The next tentative Marine Commission meeting was scheduled for October 4, 2016 at 9:30 a.m. at the Vero Beach City Marina.

10. ADJOURNMENT

Today's meeting adjourned at 10:30 a.m.

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