

**Port of Hood River  
MARINA AD-HOC COMMITTEE MEETING MINUTES**

Tuesday, October 22, 2014  
Marina Center Boardroom

Present: Committee Members: Jon Davies, Josh Sceva, Steve Tessmer, Lance Staughton, Tammy Lakey  
Guest: Commissioner Brian Shortt  
Staff: Fred Kowell, Michael McElwee, Janet Lerner

The meeting was called to order at 8:00 a.m. by Commissioner Jon Davies.

There were no additions to the agenda.

### **Marina Manager Update**

Prior to the meeting, committee members did their dock walks. Emails were then sent to the tenants about items that needed attention. The water and the pump out will be shut down 10/31; email notices were sent. Janet reported to the committee that 80% of the marina tenants and 90% of the boathouse tenants reside in HR or Klickitat Counties. This is for purposes of possible out-of-area extra charge. There was discussion about the upcoming very low pool, its impact on the marina and how the Port will take advantage of examining Port property while the water is low. There was discussion about the boat ramp. Steve asked about whether the boathouse dock can be made level. Janet also reported that the marina bathrooms will be closed for winter; marina tenants will have key card access. Lance suggested possible signs with name of dock captains. Michael reported that the GFI installation should be complete in 4-6 weeks and to expect one day of an eight hour power outage.

### **Master Plan**

It was suggested that this be a discussion item for the next committee meeting. Staff must consider how to approach. Committee members were asked to review the firms being considered to work on the project. Janet will send links to those firms after the meeting.

### **Marina Financial Model**

Jon asked that the committee reach a consensus today so that a draft presentation for the commission can be made using the staff and committee recommendations. The commission will make a decision on any rate change prior to the December 1 deadline for sending letters to tenants.

Each committee member was asked to recap his or her position. There was general agreement that, if there was to be an increase, it be nominal, perhaps CPI, max 5%. All agree that finding additional sources of revenue should be the goal. Lance & Tammy both mentioned charging extra for toys. To cut staff time, it was recommended that the Port bill for electrical quarterly and have a minimum charge of \$5. It had also been suggested at a prior meeting to charge \$5 per month, billed quarterly, for garbage and water. Other ideas are dry dock storage, paid parking. Steve believes that revenue has increased from the Boathouse Tenants

now due to billing per square foot. However, it was agreed that there should be an \$850 floor on the Boathouses.

The committee came to a consensus on the following recommendations:

5% increase

\$5.00 minimum electrical, billed quarterly

\$5.00 monthly charge for water & garbage, billed quarterly

\$850 floor on Boathouses

Staff will calculate that these increases will be enough to meet the Marina financial requirements.

**Next Meeting:**

Janet was asked to determine the next meeting date with staff and committee members.

Meeting adjourned at 9:00 a.m.

*Respectfully Submitted: Michael McElwee*