


City of Alexandria, Virginia

MEMORANDUM

DATE: JUNE 21, 2006

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: JAMES K. HARTMANN, CITY MANAGER 

SUBJECT: CONSIDERATION OF RESOLUTION TO INCREASE THE CITY MARINA FEES

ISSUE: City Council consideration of a resolution to increase the City's Marina fees for pleasure boat annual slip leases; hourly, overnight, and drop off/pick up fees for transient boats; utility connection fees; and docking fees for visiting commercial, cruise and charter vessels.

RECOMMENDATIONS: That City Council approve the attached resolution (Attachment 1). The fee increases for transient pleasure boats and visiting commercial, cruise and charter vessels would begin July 1, 2006 and the annual fees for pleasure boat slip leases would increase with the next renewal period, beginning in April 2007. These fees would be effective January 1, 2007.

DISCUSSION: In 1999, the City Council adopted the current fee schedule for the City's Marina. The fees have not been increased since that time, although the costs to administer this operation have increased as personnel, utilities, and other costs have risen over the years. Alexandria's Marina fees, while once competitive with other local marinas of similar service levels, are now lower than those in other facilities. Staff members were preparing recommendations for fee increases in 2003, but set the proposal aside when Hurricane Isabel destroyed the A/B Pier. The loss of the pier's slips substantially reduced the Marina's inventory of docking space and created access issues until the replacement pier was completed last spring. The proposed fee increases (Attachment 2) will enable the City to recover more of its costs, and bring the City's fees in line with those of other similar facilities in the area.

In addition to talking to boaters in person at the Marina, staff notified all current pleasure boat lease slip holders on May 9th of the proposed fee increases. The proposed fee chart was also posted at the Marina. Staff presented the proposed fee schedule to the Park and Recreation Commission at the May 18th meeting. Following the presentation comments and questions were received from commission members, lease slip holders, wait list members, as well as other residents. The Department then extended the public comment period two weeks, until June 1, 2006. This extension allowed additional written comments to be received on the topic. Four current slip holders sent written comments to the Director supporting the proposed fee increases and expressing interest in having the increased revenue directed to security improvements at the

Marina. At their June 15 meeting the Park and Recreation Commission voted to support the staff's proposed fee increases for the Marina; the vote was unanimous.

FISCAL IMPACT: Boating revenue at the City's Marina varies. Docking requests, and therefore revenue, are weather and economy driven. It is estimated that the proposed fee increases will generate approximately \$15,000 or more in additional revenue for the City during a full year of implementation. The FY 2007 budget included these proposed fee increases with the increased revenues used to offset increased operating costs. In the future, the Department will review Marina fees on an annual basis and will recommend changes necessary to keep the rates competitive with those of similar marinas in the local market (Attachments 3 and 4).

ATTACHMENTS:

- Attachment 1. Resolution
- Attachment 2. Chart of current and proposed Marina fees
- Attachment 3. Regional comparison chart for annual leases
- Attachment 4. Regional comparison chart for marina amenities

STAFF:

- Kirk Kincannon, Director, Recreation, Parks and Cultural Activities
- Roger Blakeley, Deputy Director, Recreation, Parks and Cultural Activities
- Julie Rasmussen, Division Chief, Recreation, Parks and Cultural Activities
- Idania Padron, Management and Budget Analyst, Office of Management and Budget

RESOLUTION NO. _____

WHEREAS, under Section 2.07 of the City Charter, City Council has the authority to establish fees to be charged for services provided by the City; and

WHEREAS, under City Code Section 6-3-6 the City Manager or his designee, shall establish fees for all vessels which use the City marina; and

WHEREAS, in February 2000, the City Council approved increasing the marina fees for the leasing of boat slips at the City marina. At that time, the marina fees had not been increased since 1986; and

WHEREAS, the current City marina fees are lower and not competitive with local marinas of similar service levels and do not cover many of the administrative costs of the marina such as personnel expenses, utilities and other costs which have increased over the past six years; and

WHEREAS, City Council has now determined that it is necessary and desirable to increase the City marina fees;

**NOW, THEREFORE, BE IT RESOLVED
BY THE CITY COUNCIL OF ALEXANDRIA**

1. That, beginning on July 1, 2006, the transient and visiting commercial, cruise and charter vessel fees shall be as follows:

Transient/Pleasure Boats

Type of Fee	Current Rate	Proposed FY07
4 Hour Boat Docking	\$5 for 4 hrs	\$10 for 4 hrs
Drop Off/Pickup	None	\$5
Overnight Docking Off Season	\$1 per ft, per day	No Change
Overnight Docking In Season	\$1 per ft, per day	\$1.50 per ft, per day

Visiting Commercial, Cruise, Charter Vessels

Daily Docking Fee	\$2 per ft, per day	\$3 per ft, per day
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Electrical & Water Connection Fees

One 30amp & Water	\$2 per day	\$3 per day
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One 50amp & Water	\$2 per day	\$6 per day
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2. That, beginning on January 1, 2007, the annual fee for leasing a pleasure boat slip on an annual basis at the City Marina shall be as follows:

Type of Fee	Current Rate	Proposed FY07
Annual Resident Lease	\$6.25 per ft, per mnth	\$7.25 per ft, per mnth
Non-Resident Annual Lease	\$6.25 per ft, per mnth	\$8.25 per ft, per mnth

3. That this resolution shall be effective on June 27, 2006.

ADOPTED: _____, 2006

WILLIAM D. EUILLE MAYOR

ATTEST:

Jackie M. Henderson, CMC City Clerk

**Department of Recreation, Parks and Cultural Activities
Capital Development Division
Proposed Changes to the Marina's Fee Schedule**

Type of Fee	Current Rate	Proposed FY07
Transient		
4 Hour Transient Pleasure Boat Docking	\$5 for 4 hrs	\$10 for 4 hrs
Pleasure Boat Drop Off/Pickup	None	\$5
Transient Pleasure Boat Overnight Docking Off Season	\$1 per ft, per day	No Change
Transient Pleasure Boat Overnight Docking In Season	\$1 per ft, per day	\$1.50 per ft, per day
Visiting commercial, cruise & charter	\$2 per ft, per day	\$3 per ft, per day
Electrical & Water Connection Fees		
One 30amp & Water	\$2 per day	\$3 per day
One 50amp & Water	\$2 per day	\$6 per day
Pleasure Boat Annual Leases		
Annual Resident Lease	\$6.25 ft/mo	\$7.25 per ft., per mo., paid annually
Non-Resident Lease	\$6.25 ft/mo	\$8.25 per ft., per mo., paid annually

Off Season - November 1 through March 31

In-Season - April 1 through October 31

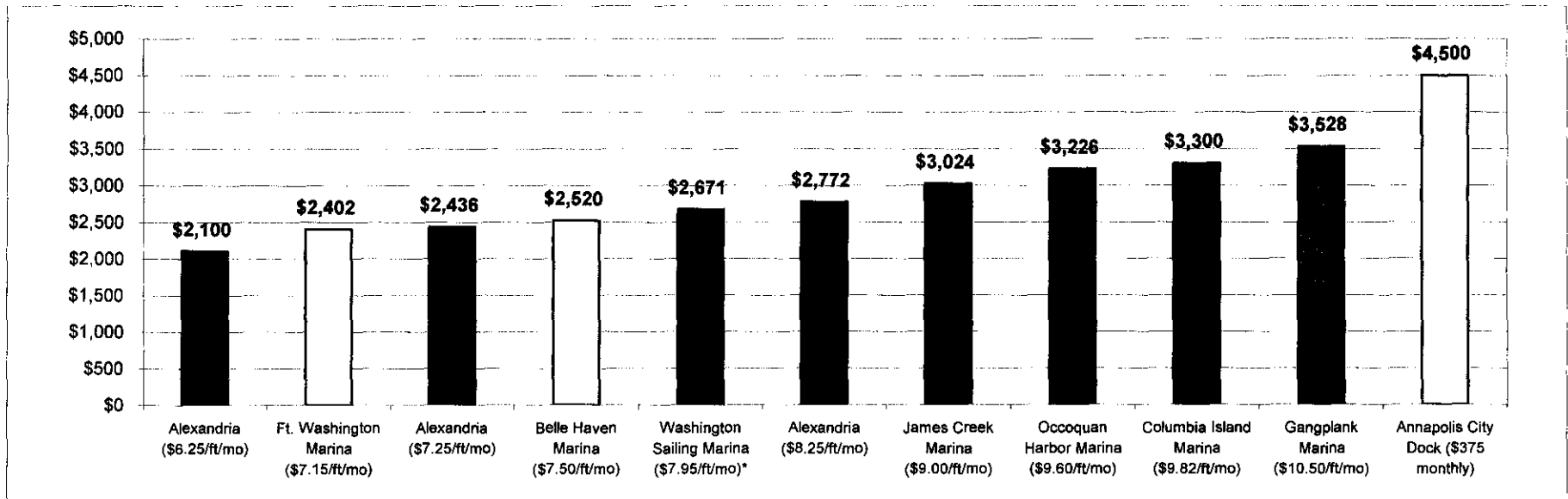
Mo- Month

FT - Foot

Pd - Paid

**Annual Boat Slip Lease Fees
(Average 28 ft Boat)**

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*Washington Sail Marina accommodates sailboats only

Attachment 3

Department of Recreation, Parks and Cultural Activities
Capital Development Division

Marina Amenities Market Survey

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	Alexandria City Marina	Annapolis City Marina/Dock	Belle Haven Marina	Columbia Island Marina	Ft Washington Marina	Gangplank Marina	James Creek Marina	Occoquan Harbor Marina	Washington Sailing Marina*
Pump-Out	•	•	•	•	•	•	•	•	
Fuel		•		•	•		•	•	
Washer/Dryer		•			•	•			
Ship Store		•						•	•
Boat Wash		•			•				•
Showers	•	•		•	•	•	•	•	
Restrooms	•	•	•	•	•	•	•	•	•
Ice			•	•	•	•	•	•	
Boat Ramp			•	•	•			•	•
Café		•		•	•	•	•	•	•
Service Work					•			•	•
Cable Service						•	•	•	
Parking			•	•	•	•	•	•	
Phone			•		•	•	•	•	
Security Gates				•	•	•	•		•
50 amp service	•		•	•	•	•	•	•	
Location to Attractions	•	•				•		•	

*Sailboats ONLY!

Attachment 4

RESOLUTION NO. 2197

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Visiting Commercial, Cruise, Charter Vessels		
Daily Docking Fee	\$2 per ft, per day	\$3 per ft, per day
Electrical & Water Connection Fees		
One 30amp & Water	\$2 per day	\$3 per day
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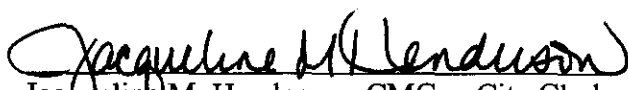
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 WILLIAM D. EULLE MAYOR

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 Jacqueline M. Henderson, CMC City Clerk