



**Wayzata City Council Workshop Meeting Agenda
Wayzata City Hall Community Room, 600 Rice Street
TUESDAY, JUNE 7, 2022**

WORKSHOP TOPICS FOR DISCUSSION:

1. Update of Parks Maintenance and Staffing (5:30-5:45 p.m.)
2. Discussion of Municipal Marina Operations and Accounting Structure (5:45-6:30 p.m.)



City Council Workshop City Council Agenda Report

MEETING DATE: June 7, 2022	WORKSHOP AGENDA ITEM: 1
TITLE: Update of Parks Maintenance and Staffing (5:30-5:45 p.m.)	
PREPARED BY: Mike Kelly, City Engineer/Director of Public Works	
REVIEWED BY: Jeffrey Dahl, City Manager	

DISCUSSION OBJECTIVE:

To update the Council on Parks Department maintenance activities and staffing needs for the summer.

BACKGROUND:

During the 2021 CIP and long-term staffing discussions, staff mentioned that it has struggled for the last few years to find seasonal help and was considering possible alternatives to ensure proper maintenance and prioritization of the City's parks, public spaces, and manicured areas in the right-of-way. Alternatives discussed included the following: offering a higher starting wage, contracting out specific maintenance tasks, and if those were unsuccessful, hiring an additional full-time Parks employee.

At this time, the Public Works department will have the regularly planned four (4) seasonal employees in 2022.

The Parks Department is also compiling an inventory of maintenance activities for each of the City's parks, public spaces, and manicured areas in the right-of-way. This inventory is intended to become a Maintenance and Operation manual which will allow the Parks Department, as well as management, to better prioritize activities. Staff will continue to monitor activities and may choose to contract out some work to ensure consistent delivery of services.

ATTACHMENTS:

None



City Council Workshop City Council Agenda Report

MEETING DATE: June 7, 2022	WORKSHOP AGENDA ITEM: 2
TITLE: Discussion of Municipal Marina Operations and Accounting Structure (5:45-6:30 p.m.)	
PREPARED BY: Aurora Yager, Administrative Services Director	
REVIEWED BY: Jeffrey Dahl, City Manager	

DISCUSSION OBJECTIVE:

To review the findings of the research into the City's marina operation and provide direction and feedback regarding its purpose and accounting structure.

BACKGROUND:

As part of the 2022 Budget process, the Parks and Trails Board proposed raising boat slip fees about 53% over 2 years in order to assist in funding other parks-related investments. This proposal generated some confusion and frustration from boat slip holders regarding the City's operation of a municipal marina.

At that time, the Council ultimately raised fees 5%, consistent with other City fee increases, and directed staff to conduct an analysis into the history and profitability of the operation and provide a proposal on how to resolve these issues and better plan for future fee increases. Staff has since been researching the City's historical operation of the marina, engaging boat slip holders via a survey to get feedback about operations/needed investments, and engaging a committee of boat slip holders to talk through the findings and recommendations outlined in the attached memo.

Staff and the committee of slip holders are in agreement regarding the recommended next steps in the memo with a few exceptions. The boat slip committee prepared the attached "Boat Slip Committee Proposal" which outlines what they think should be included in the new Marina Fund. The main differences between the staff recommendation and the committee proposal really relate to the following two issues for which additional input from the Council is needed.

1. Are dock activities (charter boat permits, dockmasters, and dock install/removal) related enough to the marina operation to be included in a marina fund or should they remain with other park activities?

The boat slip committee feels that it is too unrelated and should be excluded. Staff feels that this activity is more related to the marina and waterfront activities than the rest of the park system and so a marina fund would be the best place for it.

2. Should the Lake Minnetonka Conservation District (LMCD) levy payment be included in a marina fund if created?

The boat slip committee argues that this fee should be paid by all residents, not just slip holders. Staff propose to keep the LMCD levy in a marina fund because it is consistent with how Wayzata paid this fee historically and several other communities pay for some or all of their LMCD levy from their boat slip revenues.

Ultimately, after receiving feedback from Council, staff intends to move forward with the recommended steps in the attached memo and, starting in 2023, future fee increases would be directly tied to the expenses listed in its own fund.

ATTACHMENTS:

1. Municipal Marina Analysis and Proposal
2. Boat Slip Committee Proposal

Municipal Marina Analysis and Proposal

History of the Operation

Staff searched through City Council packets and minutes to gain insights and background information on the City's operation of the municipal marina. Unfortunately, not much detail regarding the philosophy and parameters of the boat slip revenue was available but some of what was discovered is summarized below.

- Historically, the City accounted for the operation of the municipal marina in the Lakefront Fund (#233).
- Previous Council's philosophy for use of boat slip revenues included a variety of lakefront assets including the maintenance of the marina, Depot, Beach House, LMCD, transfers to the General Fund and Capital Improvement Funds. Previous budgeted transfers went to the Equipment Fund and Parks Funds. Examples of CIP budget for 2008 included below.

37	
38	b. Discuss Boat Slip Fees and Consider Resolution No. 35-2013 Adopting Municipal
39	Boat Slip Fees for 2014
40	Ms. Nelson reviewed staff's fee/amenity analysis of Lake Minnetonka and area city marinas and
41	boat slips.
42	The Council reviewed the analysis, agreed that Wayzata offers the best deal with dock
43	fees when compared to area marinas, and discussed the benefit of regularly considering lower-
44	level increases based on the cost of living rather than having a spike in any one year. In addition,
45	the Council felt the fees of area marinas should also be taken into consideration.
46	Ms. Nelson and Mr. Dudinsky answered questions of the Council relating to how boat
47	slip fees are used for general maintenance of the marina, the Depot, the Beach House, irrigation,
48	lifeguard service, and LMCD fees.
49	The Council acknowledged it has been its policy to use boat slip fees for the general
50	benefit of the City's lakefront assets. It was noted that TIF had been used to fund planning of the
51	Lake Effort.

Pictured above: Excerpt of minutes from the October 15, 2013 City Council Meeting

	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>
Lake Front CIP				
Beginning Balance	\$ 86,421	\$ 16,242	\$ (50,697)	\$ (48,617)
Fund Uses				
Capital Improvement Costs	(100,400)	(102,000)	(36,000)	(25,200)
Lake Minnetonka Conserv. Dist.	(33,575)	(34,582)	(35,620)	(36,688)
Transfer to General Fund	(30,000)	(30,000)	(30,000)	(30,000)
Transfer to Parkland CIP	(45,000)	(45,000)	(45,000)	(45,000)
Total Fund Uses	\$ (208,975)	\$ (211,582)	\$ (146,620)	\$ (136,888)
Fund Sources				
Boat Slip Rentals & Charter Fees	137,500	144,400	148,700	153,200
Other Fund Sources	1,296	244	-	-
Total Fund Sources	\$ 138,796	\$ 144,644	\$ 148,700	\$ 153,200
Ending Balance	\$ 16,242	\$ (50,697)	\$ (48,617)	\$ (32,305)

Pictured above: Excerpt of City Council Agenda Packet from March 7, 2008 for agenda item Capital Improvement Program Adoption and rate Increases.

- As the Lake Effect, now Panoway, project took shape, rigorous financial planning for this project was needed given its complexity. To better clarify and make Panoway financing the most transparent, in 2019 the Lakefront Fund became dedicated to Panoway and all other marina and lakefront related revenue and capital expenses were moved to the Parks and Trails CIP Fund.
- An unintended consequence of moving marina activity into the Parks and Trails CIP was that park activities and marina activities became intermingled. As a result, the parameters around the municipal marina's intentions and uses became less clear.

Accounting Parameters for Marina Operations

Accounting Structure

A critical step to resolving the confusion and setting expectations regarding fees is to take a step back and consider the type of service being offered and how it should be structured from an accounting perspective. According to the Government Accounting Standards Board (GASB) and the State Auditor, since the Marina is a service provided to a select group that are charged for that service, it should be classified as an enterprise fund.

Purpose and Profitability Expectations

In 2004, the Minnesota State Auditor released a report on Municipal Enterprise Activity. It outlined that generally three purposes exist for an enterprise activity which should determine if and how profitable they should be:

1. **Necessary Enterprises** – Regarded by the community as a necessity and where there is not private sector provider or a private provider is impractical. These enterprises should be structured and priced to break even.

Examples of these enterprises include utilities (water, sewer, gas) and solid waste.

2. **Quality of Life Enterprises** – Provide desired services that have little to no private sector competition and are offered to improve the quality of life. These services should strive to break even but may require a subsidy to operate. These programs typically benefit the direct users of the service and the community at large.

Examples of these enterprises include airports, arenas and convention centers, cable, transit, community centers, and recreation amenities (skate parks, pools, community centers, golf courses).

3. **Enterprises for Profit** – Services where there is generally private sector competition already. The service is offered by the municipality to provide revenue for other city services (via transfers) and therefore should be structured to always earn a profit.

*Examples of these services include retail operations, liquor stores, **marinas**, and parking.*

Based on the above criteria, staff believes the municipal marina falls into the third category, Enterprises for Profit, given that there are several other marinas in the area (pictured below in **Appendix A**) and the benefits of the marina are primarily extended to those with slips.

Survey of Other Municipal Marinas

In 2021 staff conducted a survey of several municipal marinas to clarify how they were structured and to give context to how other cities are running this type of operation. The following nine cities were included in the survey: Mound, Minnetonka, Lake City, Red Wing, Greenwood, Deephaven, Wabasha, Excelsior, Prior Lake.

Of those surveyed, 89% run it as an enterprise fund. Moreover, 56% make transfers to other funds and 22% are considering it. In response to how these cities determine setting their fees, 56% use the market rate for slips, 11% set the fees based on demand, 11% uses recommendations from staff and park board, and 11% have historically strived to be the lowest.

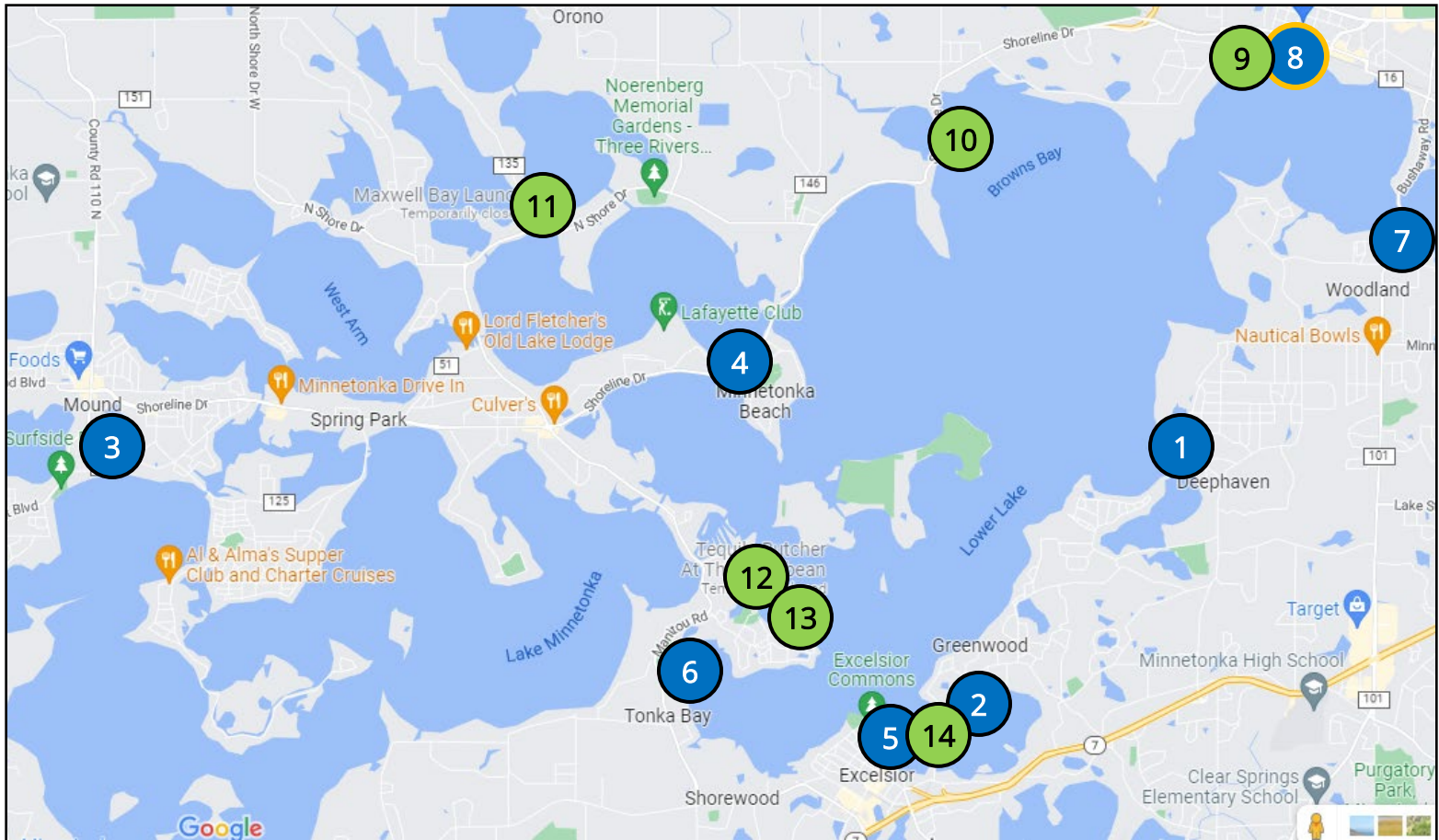
Examples of the parameters and types of expenses that other cities include in their funds are included in **Appendix B**.

In addition to understanding more of the background of the operation, staff engaged both the Parks and Trails Board as well as the Boat Slip Holders in order to get feedback on the current operations and suggestions for future capital improvements via a survey of boat slip holders. Results of that survey are attached in **Appendix D**.

Recommendations and Next Steps

1. Establish a Marina Enterprise Fund that outlines the philosophy of it as a profitable enterprise intended to fund other city needs and operations that would be effective in 2023.
 - a. Revenues would include boat slips, canoe and kayak rentals, and charter boat permits.
 - b. Expenses would include all costs related to operations and needed capital investments for the marina and surrounding lakefront programs such as the docks and canoe and kayak rentals. Examples of expenses include staff time (public works, administrative staff, dock masters), repairs/maintenance and utilities for these areas/services, LMCD permits and annual levy, and transfers to the Parks CIP.
 - c. An example of how this budget could have looked if the enterprise had been established long ago is provided in **Appendix C**.
2. Starting in 2023, all previously planned projects and projects born out of the recent survey, would also be moved from the Parks CIP to the Marina CIP. The impact of this transition to the Parks CIP will be discussed at the June 21, 2022 workshop.
3. Incorporate the Marina Enterprise Fund into the City's 2023 Annual Budget process. This process will include discussions about fees, capital project timing, and any contributions out of the fund.
4. Staff will work with the Parks and Trails Board on an engagement plan to provide boat slip holders opportunities for input on the Marina operation and its capital improvements.

Appendix A. Municipal and Private Marinas in the Area



Municipal		Private	
1	Deephaven	9	T&T Boatworks
2	Greenwood	10	North Shore Marina - Browns Bay
3	Mound	11	North Shore Marina - Maxwell Bay
4	Minnetonka Beach	12	Lindbo Landing Marina
5	Excelsior	13	Caribbean Marina
6	Tonka Bay	14	Tonka Bay Marina and Beans Greenwood Marina
7	Minnetonka		
8	Wayzata		

Appendix B. Excelsior's 2020 Budget (page 39)

Docks Fund

The City's dock fund accounts for revenue and expense associated with the City's municipal dock program. The City receives revenue from leasing space to charter boat companies at the Port of Excelsior. The City also has transient docks with parking meters to generate funding for the dock program. The largest revenue stream, however, is from residential leases on the 108 municipal dock slips as well as 12 buoys and 25 slides at The Commons and throughout the City's fire lanes.

Commercial and residential dock revenues have been slightly increased in the 2020 budget based upon a budgeted increase in non-senior residential rates of three percent or \$64-77 per slip. Commercial revenues have been increased to reflect revenues generated by winter storage, but small reductions to public dock meter revenue were included based upon historical trends.

Expenses have increased in 2020 due to wage and benefit increases, increases in hourly rates for the City's dockmaster, and increased transfers out. Transfers out included in the 2020 budget a \$100,000 transfer to the General Fund, and a \$100,000 to the Park Improvement Fund's with the commitment that the transfer be used on Commons Master Park Plan Improvements per the City's Fund Balance Policy.

The Dock Fund is expected to remain a major source of transfers to other City funds in order to subsidize property tax levy increases, to finance park improvements and potentially to lessen utility rate increases.

CITY OF EXCELSIOR 2020 BUDGET Docks Fund								
	2015 Actual	2016 Actual	2017 Actual	2018 Actual	2019 Budget	2020 Budget	Percent Change	Dollar Change
Revenue								
Commercial Leased Docks	81,094	85,991	87,124	98,228	88,209	102,000	15.63%	13,791
Public Docks	21,545	30,754	46,759	37,845	42,500	39,000	-8.24%	(3,500)
Residential Docks	154,492	162,857	167,529	241,403	253,262	260,860	3.00%	7,598
Interest Earnings	6,036	6,705	1,781	2,463	2,000	2,000	0.00%	-
	<u>263,167</u>	<u>286,307</u>	<u>303,193</u>	<u>379,939</u>	<u>385,971</u>	<u>403,860</u>		
Expenses								
Commercial Leased Docks								
Personnel	15,459	16,956	20,566	24,447	24,984	24,938	-0.18%	(46)
Supplies	2,462	183	807	1,309	2,500	2,000	-20.00%	(500)
Other Charges & Services	26,264	21,728	23,430	25,377	25,570	28,070	9.78%	2,500
Public Docks							#DTV/01	-
Personnel	15,581	17,773	22,010	26,087	24,981	25,577	2.39%	596
Supplies	2,095	613	907	1,340	2,400	1,900	-20.83%	(500)
Other Charges & Services	8,540	7,787	9,297	10,488	10,490	11,520	9.82%	1,030
Residential Docks							#DTV/01	-
Personnel	23,169	32,690	42,524	44,752	45,296	47,055	3.88%	1,759
Supplies	3,177	5,067	1,146	2,129	3,400	3,400	0.00%	-
Other Charges & Services	16,425	20,475	14,898	37,356	18,187	18,920	4.03%	733
Depreciation	24,668	24,667	24,668	19,080	40,000	20,000	-50.00%	(20,000)
Transfers Out	80,000	80,000	80,000	280,000	340,579	200,000	-41.28%	(140,579)
	<u>217,842</u>	<u>227,938</u>	<u>240,253</u>	<u>472,365</u>	<u>538,388</u>	<u>383,380</u>		
Change in Net Position	45,325	58,369	62,940	(92,426)	(152,416)	20,479		
Beginning Net Position	363,692	409,017	467,385	528,169	435,743	283,327		
Ending Net Position	<u>409,017</u>	<u>467,385</u>	<u>530,325</u>	<u>435,743</u>	<u>283,327</u>	<u>303,806</u>		
Non-Expensed Cash Transactions								
Capital Outlay	-	-	-	161,820	-	-		
Interfund Loan - Principal	10,228	10,704	11,202	11,666	-	-		
	<u>10,228</u>	<u>10,704</u>	<u>11,202</u>	<u>173,486</u>	<u>-</u>	<u>-</u>		
Fund Cash Position at Year End	341,799	417,482	499,768	264,609				

Mound's 2022 Budget (Page 31)

Account Number	Description	2018 Actual	2019 Budget	2019 Actual	2020 Budget	2020 Actual	2021 Budget	2022 Proposed	Percentage Change
Commons Docks									
281-45210-34705	LMCD Fees	6,682	6,500	6,882	6,500	6,251	6,500	-	
281-45210-34725	Dock Permits	128,773	116,000	123,764	116,000	119,772	116,000	125,000	
281-45210-34735	Multiple Slip Permits	22,993	35,000	29,450	35,000	42,075	35,000	50,000	
281-45210-34737	Lost Lake Slip Revenue - move to	196,264	-	-	-	-	-	-	
281-45210-34745	Wait List Fee	4,203	2,500	4,264	4,000	4,131	4,000	4,000	
281-45210-36200	Miscellaneous Revenues	-	100	202	100	100	100	100	
281-45210-36210	Interest Earnings	4,954	1,000	6,718	1,000	1,036	1,000	1,000	
281-45210-36240	Refunds and Reimbursements	6,378	-	-	-	-	-	-	
	TOTAL REVENUES	370,247	161,100	171,280	162,600	173,365	162,600	180,100	10.76%
Commons Docks									
281-45210-101	F T Empl Regular	33,620	33,500	33,618	33,500	33,515	35,500	45,000	
281-45210-103	Part-Time Employees	16,907	21,600	16,980	21,600	16,829	21,600	25,600	
281-45210-121-37	PERA & FICA	100	848	74	848	63	848	848	
281-45210-151	Worker's Comp Insurance Prem	420	-	181	-	271	-	300	
	Payroll Related	51,047	55,948	50,853	55,948	50,678	57,948	71,748	23.81%
281-45210-200	Office Supplies	432	100	23	100	-	100	100	
281-45210-202	Duplicating and copying supply	17	200	1	200	52	200	200	
281-45210-210	Operating Supplies	791	500	2,084	800	4,819	2,500	2,500	
281-45210-212	Motor Fuels	1,000	500	1,000	1,000	1,000	1,000	1,000	
281-45210-220	Equip. Parts, Repair/Maintenance	544	2,000	4,885	2,000	80	2,000	2,000	
281-45210-223	Building Repair Supplies	233	500	-	500	-	500	-	
281-45210-300	Professional Svcs	-	500	-	500	-	500	-	
281-45210-301	Auditing and Acct'g Services	1,000	1,000	1,153	1,000	978	1,200	1,200	
281-45210-307	Admin/Finance/Computer Chgs	8,775	8,000	8,000	9,000	8,400	8,700	8,700	
281-45210-315	Service Charges	485	400	774	400	170	400	400	
281-45210-322	Postage	357	500	332	500	324	500	500	
281-45210-331	Use of personal auto	219	250	309	330	218	300	300	
281-45210-351	Legal Notices Publishing	19	500	-	500	94	500	500	
281-45210-361	General Liability Ins	6,478	1,960	1,664	1,960	2,735	2,019	2,019	
281-45210-381	Electric Utilities	2,075	800	375	1,000	375	1,000	500	
281-45210-383	Gas Utilities	688	1,200	668	900	563	900	900	
281-45210-384	Refuse/Garbage Disposal	500	500	500	500	500	500	500	
281-45210-400	Repairs & Maintenance	3,073	500	-	5,000	9,077	5,000	10,000	
281-45210-404	Machinery/Equip Repairs/Maint	1,438	990	1,438	990	1,438	1,500	1,500	
281-45210-430	Miscellaneous	922	500	-	500	-	500	500	
281-45210-431	Meeting Expense	63	330	108	300	63	330	330	
281-45210-433	Dues and Subscriptions	38	85	73	85	73	85	85	
281-45210-434	Conference & Training	375	220	416	375	375	375	375	
281-45210-439	LMCD	7,101	7,000	5,908	7,000	5,908	7,000	6,000	
281-45210-440	Other Contractual Services	13,687	14,000	11,913	16,000	15,837	16,000	18,000	
281-45210-500	Capital Outlay - Parks Equip/FA	4,050	-	1,810	-	1,904	-	-	
281-45210-515	Capital Outlay/Reserves	51,205	60,000	-	30,500	-	29,500	30,000	
281-45210-533	City Tree Removal	-	5,000	1,200	5,000	-	5,000	5,000	
281-45210-700	Lost Lake Debt Svc Interfund Loan	348,573	-	-	-	-	-	-	
	TOTAL EXPENDITURES	505,185	163,983	95,487	142,888	105,661	146,057	164,857	12.87%
	CHANGE IN FUND BALANCE	(134,938)	(2,883)	75,793	19,712	67,704	16,543	15,243	
	BEGINNING FUND BALANCE	282,874	147,936	147,936	223,729	223,729	291,433	307,976	
	INCREASE / (DECREASE) IN FUND BALANCE	(134,938)	(2,883)	75,793	19,712	67,704	16,543	15,243	
	ENDING FUND BALANCE	147,936	145,053	223,729	243,441	291,433	307,976	323,219	

Deephaven's 2021 Budget (pgs. 70-72)

Marina Fund 2021 Budget Fund 605							
Code	Item	2017 Actual	2018 Actual	2019 Actual	2020 Budget	2020 Forecast	2021 Budget
	Revenues						
36102	Interest Income	1,907	2,007	8,228	2,100	6,000	2,400
36201	Boat User Fees	156,016	151,208	148,526	147,156	147,156	165,659
36220	Other Income	1,060	680	520	500	500	500
	Total Revenue	158,983	153,895	157,274	149,756	153,656	168,559
101	Salaries	30,184	33,550	32,107	36,896	36,896	37,719
121	Pera	3,077	2,895	-538	2,348	2,348	2,397
122	Fica	1,847	2,050	1,957	2,288	2,288	2,339
123	Medicare	432	479	450	535	535	547
125	Other Retirement	397	398	407	420	420	432
139	Health Insurance	5,556	3,059	2,293	4,360	4,360	4,685
219	Operational Supplies	369	2,377	-96	500	400	500
229	Repair & Maintenance	1,671	1,043	1,915	3,500	5,000	3,500
301	Auditing	865	1,030	1,200	2,000	2,000	2,700
303	Engineering	0	0	1,435	3,000	11,500	1,000
304	Legal Fees	0	0	0	300	0	300
308	Police Services	26,232	27,019	27,830	28,665	28,665	29,525
309	Other Prof Service	8,000	10,500	11,100	12,000	10,500	12,000
322	Postage	0	0	0	350	350	350
369	Insurance	3,797	3,805	3,896	4,045	4,171	4,380
381	Utilities	907	1,058	933	1,200	1,200	1,200
419	Rentals	2,835	2,838	2,890	2,880	2,900	2,950
433	Dues/Permits	27,673	28,200	25,147	29,723	29,723	29,486
430	Miscellaneous	0	471	4,515	200	200	200
590	Capital Outlay	0	1,900	6,253	32,500	48,000	50,000
720	Transfer	0	0	0	0	0	16,000
	Total Expense	113,842	122,472	123,702	167,710	191,456	202,210
	Annual Net Income	45,141	31,423	33,572	-17,954	-37,800	-33,651
	Cash Balance 01/01	168,927	214,068	245,491	279,063	279,063	241,263
	Cash Balance 12/31	214,068	245,491	279,063	261,109	241,263	207,612

Budget Worksheet

Item	Cost	Summary
Salary	37,719	♦ Public Works: \$31.55 x 300 hrs = \$ 9,465 ♦ D. Hicks: \$28.81 x 780 hrs = \$22,490 ♦ D. Young: \$55.42 x 104 hrs = \$ 5,764
Pera	2,397	♦ \$31,955 x 7.5% = \$2,397
Fica	2,339	♦ \$37,719 x 6.2% = \$2,339
Medicare	547	♦ \$37,719 x 1.45% = \$547
Other Retirement	432	♦ \$5,764 x 7.5% = \$432
Health Insurance	4,685	♦ D. Hicks: \$8,325 x 37.5% = \$3,122 ♦ Public Works: \$42,238 x 3.7% = \$1,563
Operational Supplies	500	♦ \$189 in 2016; \$369 in 2017; \$2,377 in 2018; (\$96) in 2019 ♦ Miscellaneous operating supplies
Repair & Maintenance	3,500	♦ \$1,671 in 2017; \$1,043 in 2018; \$1,915 in 2019 ♦ Lumber for Docks & Slides (\$2,000) ♦ Buoys (\$1,000) ♦ Other supplies (\$500) ♦ No change in 2021

Auditing	2,700	♦ \$1,030 in 2018; \$1,200 in 2019; \$2,000 in 2020 ♦ Audit of 2020 Financial Statements															
Engineering	1,000	♦ \$986 in 2015; \$0 in 2016 – 2018; \$1,435 in 2019 ♦ Miscellaneous engineering in 2021															
Legal Fees	300	♦ \$338 in 2012; \$0 in 2013-2019 ♦ Contingency amount															
Police Services	29,525	2012 - \$22,628 2013 - \$23,307 2014 - \$24,006 2015 - \$24,726 2016 - \$25,468 2017 - \$26,232 2018 - \$27,019 2019 - \$27,830 2020 - \$28,665 2021 - \$29,525 ♦ 3% increase in 2021															
Other Prof Services	12,000	♦ Weed spraying in St. Louis Bay & Carson's Bay ♦ Carson's Bay Association contribution towards aquatic weed treatments = \$10,500 per year ♦ Other weed control = \$1,500 ♦ Total 2021 weed control = \$12,000															
Postage	350	♦ \$0 in 2008–2018 ♦ Two main mailings per year ♦ 304 permit holders x \$0.465 x 2 = \$283 ♦ Additional mailings = \$67															
Insurance	4,380	♦ <table><tr><td><u>Prop/Liability</u></td><td><u>Work Comp</u></td><td><u>Total</u></td></tr><tr><td>2017 - \$3,480</td><td>\$ 765</td><td>\$4,245</td></tr><tr><td>2018 - \$3,158</td><td>\$ 801</td><td>\$3,959</td></tr><tr><td>2019 - \$3,160</td><td>\$ 750</td><td>\$3,910</td></tr><tr><td>2020 - \$3,426</td><td>\$ 745</td><td>\$4,171</td></tr></table> ♦ Property & Liability (5% increase in 2021) = \$3,600 ♦ Worker's Compensation (5% increase in 2021) = \$ 780	<u>Prop/Liability</u>	<u>Work Comp</u>	<u>Total</u>	2017 - \$3,480	\$ 765	\$4,245	2018 - \$3,158	\$ 801	\$3,959	2019 - \$3,160	\$ 750	\$3,910	2020 - \$3,426	\$ 745	\$4,171
<u>Prop/Liability</u>	<u>Work Comp</u>	<u>Total</u>															
2017 - \$3,480	\$ 765	\$4,245															
2018 - \$3,158	\$ 801	\$3,959															
2019 - \$3,160	\$ 750	\$3,910															
2020 - \$3,426	\$ 745	\$4,171															
Utilities	1,200	♦ \$832 in 2016; \$907 in 2017; \$1,058 in 2018; \$933 in 2019 ♦ Electric service for dock lights / \$100 per month															
Rentals	2,950	♦ \$2,835 in 2017; \$2,638 in 2018; \$2,890 in 2019 ♦ Portable toilet service at St. Louis Bay and at Carson's Bay public launch ♦ \$165 x 6 months = \$ 990 ♦ \$325 x 4 months = \$1,300 ♦ \$165 x 4 months = <u>\$ 660</u> ♦ Total \$2,950															
Dues/Permits	29,486	♦ LMCD Mooring Permit, Dock Licenses & Annual Dues ♦ \$27,673 in 2017; \$28,200 in 2018; \$25,147 in 2019 ♦ Mooring Permit: \$1,640 in 2021 ♦ Dock License: \$2,285 in 2021 ♦ LMCD Annual Dues: \$25,561 in 2021															
Miscellaneous	200	♦ \$107 in 2016; \$0 in 2017-2018; \$4,515 in 2019 ♦ Miscellaneous expense / used lumber recycling fee ♦ No change in 2021															
Capital Outlay	50,000	♦ St. Louis Bay Restroom Project															
Transfer	16,000	♦ Transfer to Special Projects Fund															
Total Expense	202,210																

Appendix C.

Example of Marina Enterprise Fund Activity 2017-2027

Note: This is for discussion purposes only and is just meant to be representative of the type of costs and revenues this fund would absorb. It does not obligate the City to adopt any of the projected fee increases or capital contributions. Future revenues and expenditures would be approved when an official budget is adopted for 2023.

Marina Fund													
	Explanation	Other Cities Accounting	Actual					Current Year	Transition Year	Forecasted			
Operational Revenues		Minnetonka, Deephaven, Greenwood, Excelsior, Mound	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Boat Slips, Canoe and Kayak rack rentals			\$ 158,982	\$ 193,125	\$ 189,280	\$ 194,662	\$ 205,290	\$ 215,607	\$ 226,387	\$ 237,707	\$ 249,592	\$ 262,072	\$ 275,175
Charter Boat permits			\$ 11,308	\$ 12,590	\$ 12,935	\$ 2,150	\$ 11,300	\$ 11,300	\$ 11,639	\$ 11,988	\$ 12,348	\$ 12,718	\$ 13,100
Total Revenues			\$ 170,290	\$ 205,715	\$ 202,215	\$ 196,812	\$ 216,590	\$ 226,907	\$ 238,026	\$ 249,695	\$ 261,940	\$ 274,790	\$ 288,275
Operational Expenditures			Forecasted based on 2021					Actual	Current Year	Transition Year	Forecasted		
			2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Dock Master Staff Time			\$ 18,182	\$ 18,744	\$ 19,324	\$ 19,922	\$ 20,538	\$ 19,511	\$ 20,096	\$ 20,699	\$ 21,320	\$ 21,960	\$ 22,619
Administrative Staff Time	6 weeks of admin staff time	All include	\$ 12,918	\$ 13,318	\$ 13,730	\$ 14,154	\$ 14,592	\$ 15,030	\$ 15,481	\$ 15,945	\$ 16,423	\$ 16,916	\$ 17,424
PW Staff Time	Avg Parks employee wage x maintenance list.	All include	\$ 24,602	\$ 25,363	\$ 26,147	\$ 26,956	\$ 27,790	\$ 28,624	\$ 29,482	\$ 30,367	\$ 31,278	\$ 32,216	\$ 33,183
Maintenance and Repairs	Formerly in CIP list. Includes dock install/removal	All include	\$ 19,598	\$ 16,025	\$ 27,459	\$ 14,561	\$ 15,917	\$ 16,395	\$ 16,887	\$ 4,093	\$ 4,216	\$ 4,342	\$ 4,472
Electricity	For the Beach House and Marina Lighting	Deephaven, Mound	\$ 4,022	\$ 4,211	\$ 4,057	\$ 3,161	\$ 4,491	\$ 4,626	\$ 4,764	\$ 4,907	\$ 5,054	\$ 5,206	\$ 5,362
Internet	For security cameras		\$ 3,973	\$ 4,096	\$ 4,223	\$ 4,353	\$ 4,488	\$ 3,443	\$ 3,546	\$ 3,652	\$ 3,762	\$ 3,875	\$ 3,991
Postage	Renewals and confirmations	Deephaven, Mound	\$ 261	\$ 269	\$ 278	\$ 286	\$ 295	\$ 304	\$ 313	\$ 322	\$ 332	\$ 342	\$ 352
General Liability Insurance	East Grove Lane Park Area (includes Marina)	Deephaven, Greenwood, Mound	\$ 1,776	\$ 1,831	\$ 1,887	\$ 1,946	\$ 2,006	\$ 2,066	\$ 2,128	\$ 2,192	\$ 2,258	\$ 2,326	\$ 2,395
Weed Control		All include	\$ 1,533	\$ 1,541	\$ 1,541	\$ 1,569	\$ 2,096	\$ 2,159	\$ 2,224	\$ 2,291	\$ 2,360	\$ 2,430	\$ 2,503
LMCD Permits		All include	\$ 2,303	\$ 1,803	\$ 1,701	\$ 1,853	\$ 1,803	\$ 1,857	\$ 1,913	\$ 1,970	\$ 2,029	\$ 2,090	\$ 2,153
LMCD Levy	Total City LMCD levy	Minnetonka includes half. Deephaven includes all. Wayzata previously.	\$ 39,577	\$ 42,218	\$ 45,544	\$ 46,201	\$ 47,265	\$ 37,380	\$ 38,501	\$ 39,656	\$ 40,846	\$ 42,072	\$ 43,334
Total Operational Expenses			\$ 128,745	\$ 129,419	\$ 145,892	\$ 134,963	\$ 141,281	\$ 131,394	\$ 135,336	\$ 126,095	\$ 129,878	\$ 133,774	\$ 137,788
NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES			\$ 41,545	\$ 76,296	\$ 56,323	\$ 61,849	\$ 75,309	\$ 95,513	\$ 102,691	\$ 123,600	\$ 132,062	\$ 141,016	\$ 150,488
OTHER FINANCING (USES) AND SOURCES			2017	2018	Actual 2019	2020	2021	Current Year 2022	Transition Year 2023	Forecasted			
Capital Outlay	from CIP list below	All include	\$ (151,878)	\$ -	\$ -	\$ -	\$ -	\$ (33,500)	\$ -	\$ (175,000)	\$ -	\$ (15,194)	\$ (336,185)
Transfers to Capital Project Funds	Parks	Deephaven, Excelsior. Wayzata previously											
Transfers to General Fund	If not paid through payroll as noted above	Excelsior, Greenwood	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NET INCREASE (DECREASE) IN CASH			\$ (110,333)	\$ 76,296	\$ 56,323	\$ 61,849	\$ 75,309	\$ 62,013	\$ 102,691	\$ (51,400)	\$ 132,062	\$ 125,821	\$ (185,698)
FUND BALANCES, JANUARY 1									\$ -	\$ 102,691	\$ 51,291	\$ 183,353	\$ 309,174
FUND BALANCES, DECEMBER 31									\$ 102,691	\$ 51,291	\$ 183,353	\$ 309,174	\$ 123,476
CIP List													
Project	Frequency	Notes	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Broadway Dock Lease Buyout			\$ 136,280										
Dredging Channel	Every 3-5 years							\$ 13,500				\$ 15,194	
Dredging Marina	Every 10 years									\$ 175,000			
Security Cameras	Every 5 years		\$ 15,598					\$ 20,000					\$ 23,185
Replacement of Marina Docks & Decking	every 20 years												\$ 313,000
Total Capital Outlay			\$ 151,878	\$ -	\$ -	\$ -	\$ -	\$ 33,500	\$ -	\$ 175,000	\$ -	\$ 15,194	\$ 336,185

Assumptions

- All revenues and expenses increase by 3% per year for inflation and modeling purposes.
- Expenses for the years 2017-2020 were forecasted and similarly reduced by 3% annually per year from 2021

Appendix D.

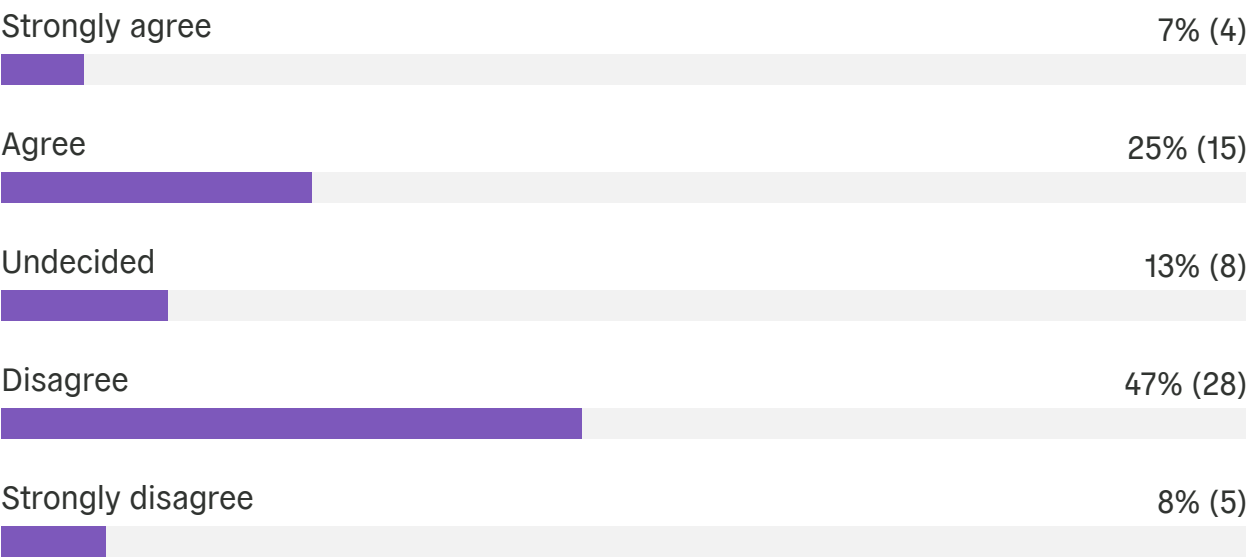


Boat Slip Holder Survey

Survey Results
FINAL

04/11/2022

The current amenities at the Wayzata Municipal Marina are adequate



Explain answer to question 1

- Electricity, carts and better docks would be nice
- We don't need any additional amenities.
- Access is tricky, but manageable with our current boat. The price is reasonable for the lack of amenities.
- Could use a facelift
- Increase security cameras and perhaps some additional electrical outlets.
- For the price that is charged, we should have more amenities, such as power at the docks, security, entrance to the boats from the side, better maintained docks and water (less floating, decaying weeds and dead fish).
- Water would be fantastic to be able to wash a boat for one. The amenities are so minimal it feels without being a full service marina there a few things that we could add
- Security is our biggest concern. There seem to be no security measures in place. Ideally, there would be lockable gates and perimeter fence that encloses the Marina. Something as simple, and elegant, as the ornamental iron fence/gates that the City of Tonka Bay has to provide secured access to slip holders and their guests. Additionally, garbages surrounding the marina are constantly overflowing and trash blowing into the water.
- It's falling apart. The cameras don't work. Planks are rotting. It's the same marina it was 8 years ago when we got our slip - just worse.
- safety and security are lacking
- No water, electric, security, but the price reflects the lack of amenities.
- Some of the slips look like they need repairs. The bathrooms are often filthy which reflects poorly on our community. The bathrooms should be cleaned or hosed down more frequently. Perhaps, two or three times per day when busy. And it would be nice if there was always soap and a working hand drier.
- There are no electrical or water connections at each slip. Video camera monitoring is poor and poorly maintained. Security is poor and permit parking is poorly monitored by police. Handicap accessibility is terrible because of the lack of boardwalks on the sides of slips.

The walking bridge needs to be removed, the docks need to be updated, the lack of side docks to enter your boat is dangerous, the fishing and lack of security is a problem.

Doesn't necessarily need amenities for my usage, bathroom is important and the mccormicks shack is a nice addition.

There are no amenities specific to the Marina. Happy that the adjacent park has public restrooms. Slip Holders should not bear the cost for upkeep of the adjacent park, it's equipment, trash cans, bathrooms, grounds, etc. These park amenities are available to the public.

The biggest issue is security. There have been numerous thefts and there is absolutely no control or security cameras to deter it. Other basic amenity that is lacking is access to power. An accessible way to access boats would be nice to have for those with mobility issues. This would only be needed in one location, not at every slip.

I agree however there should be a gate and fence around the docks to prevent theft and vandalism.

1) There is no security for our boat. Someone last year climbed on our boat and left all of the beer cans on the boat. 2) Parking is not enforced. We are periodically not able to park in our assigned area. 3) Some of the boards on the walkways are old and splintering

Security cams don't work, no access to electricity or water hose/silcock

Outside of a bathroom, there are no amenities

They're just acceptable. Barely.

The security cameras are not functioning and docks themselves are not well maintained. It would be nice to have more power outlets, as well.

It would be nice to have docs on each side of the boat it would be nice to have shore power it would be nice to have canopies Regular dredging of the entrance A gas station A store to buy convenient items

The current amenities are adequate but need to be better maintained. I am not looking for electrical outlets or access to water, but the money we spend on the slips needs to be used to do routine maintenance work on the docks, not be used for other city projects.

Major improvements are not necessary, however maintenance in the form of operational security cameras, dredging to allow safe ingress and egress, and maintaining boardwalk in a safe condition is an expectation.

The docks in the inner & outer lagoons are a mess, loose boArds etc.

Not looking for additional items

There isn't any security at the marina for the residents property (boats). The security cameras are broken and it's a known issue and they aren't fixed. There is no access to fresh water or electricity. No fencing around the property with proper access.

concerned about security

I think there could be some more investment back into the Marina portion of the park. All upgrades seem to go to the park.

Basic amenities at an affordable rate.

I believe lighting is adequate, but if vandalism or theft is an issue, perhaps security cameras (or more lights) should be installed. I would think slip holders should be warned against keeping valuables or alsohol in their boats.

I'm most interested in a functional reasonably priced slip and not in need of a lot of amenities,

They would be adequate if the price was less, but at the current rates the one would expect much more for the price.

Our marina is pretty good, but we should have a few camera showing the boats as well as our parking lot.

no comment

This will be our second year at the marina. While I don't think it is perfect, it is too soon for us to make this call.

No electricity, only front access to boats, no security

We have a great spot in the inner harbor and can park directly in front of our boat which is a luxury. We can understand the issues of other boat slip locations. Lighting and good security cameras would be the most important in our opinion.

We have what we need for the most part. Better security and electrical plug ins would be nice.

I would like to see better security. More easily available electricity would be nice, too.

We have a dock but that's it for amenities. I would like to see safety issues addressed.

We knew we were getting only a basic slip. No amenities included such as security gates or side docks.

Amenities have been minimal and works but doesn't explain the yearly increases to boat fees.

Deck boards need replacing and many of the rear moors are rotting .

It could use some improvement but I'm not sure if his expense.

We feel that the amenities are commensurate with the rate charged for the slip.

I wish that there were more benches and security

There is a lack of security and safety measures.

City workers do a great job keeping the area clean.

This question is too open ended. What is meant by "adequate"? We very much appreciate the opportunity to keep a boat in Wayzata near our home. In that sense, yes, it is adequate. Compared to other options such as private marinas, no, it isn't adequate.

It is a simple marina. The only thing I would like is better security.

Pier and walkability is fair at best. No electric service if we want to wash and vacuum our boat. Last, the security is non-existent. Many boats have been broken into and none of the security cameras are working.

For the price paid, no, services are completely inadequate. There is no side dock (must go on from the front or back of the boat). There is no water and/or electrical connections available. There is no pump out station and/or gas dock. I have security concerns, and I'm not aware of any recent upgrades to the cameras. I also wish the police would monitor the permit parking more often (we thank them when we do see them for the monitoring that they are doing). For the price you charge per season, it is only slightly less than private marinas who do offer those services. While I don't believe we "need" most of those services at the City slips, the slip fees are increasing at a pace much greater than "normal" inflation; however, I don't see that any of the money that we pay goes back into specific upgrades and/or maintenance at the marina (except for board replacement approximately every 10 yrs).

Dock walkway needs to be refreshed/repaired.

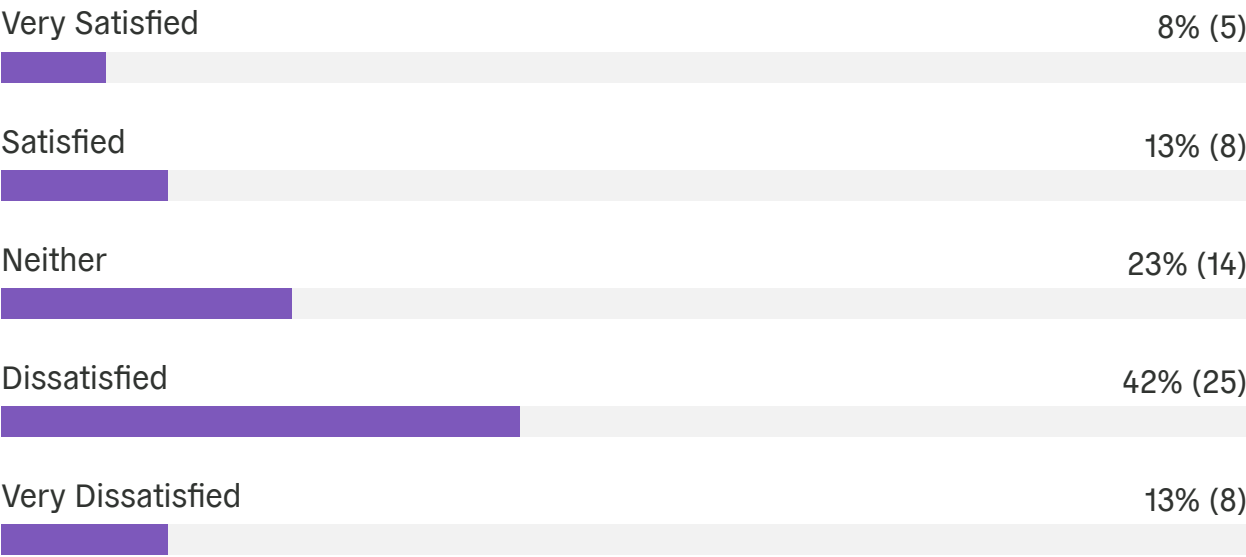
It is municipal should be less expensive.

Need to improve security cameras

The only "amenity" offered is the dock.

Yes, the current amenities are adequate, except for security cameras available to the PD

How satisfied are you on the overall maintenance and operations of the Marina?



Explain answer to question 3

It's "fine" but not great.

I am satisfied.

Maintenance is horrible. Fish hooks on our lines and canvas are treacherous. Our slip fees should go to slip maintenance and safety, including security cameras - NOT playground equipment. We have no use for the playground equipment even though our taxes pay for it. Perhaps, in fairness, playground users should help us pay for our docks!

Could use some investment to make it nicer

Perhaps dredging but that is regular maintenance.

The effort is spent on the beach area used by many people from outside our community, not on the marina that is solely used by members of the community. The issue are (1) the amount of floating and rotting weeds, and dead fish, (2) height of brush and grass on west side of the outer lagoon, blocking the view of the boats from the road, leading to safety issues, (3) dead trees on the west side of the marina, (4) lack or security (damage is done to the boats by people fishing around the logon or others who vandalize the boats), (5) the loose dock boards,

Seems minimally maintained to subsist which doesn't fit with the other city owned facilities and/ or what I perceive as the brand of Wayzata

What maintenance/operations? People are constantly fishing off the docks, lures and hooks getting caught in my cover and around my propeller. Trash cans are overflowing and security is a big issue. Also, the storage of the floating docks in the marina prevents us from getting our boats in the water in the spring and early summer. The City has no control over when these docks are moved and installed. These should be placed in winter storage elsewhere so boat owners can get access to their slips earlier than they can now.

Wood is rotting. It's really dirty with muck by the boats. Cameras don't work. It's trending in the wrong direction.

there appear to be little to no maintenance, garbage's are always overflowing and there is no recycling.

Needs to be dredged and the opening to the lake is really shallow, prop was hitting the bottom of the channel.

Some of the slips look like they need repairs. The bathrooms are often filthy which reflects poorly on our community. The bathrooms should be cleaned or hosed down

more frequently. Perhaps, two or three times per day when busy. And it would be nice if there was always soap and a working hand drier.

For decades hundreds of thousands of dollars of boat slip revenue has been unfairly, irresponsibly and inappropriately used to upgrade, operate and maintain the marina beach, swimming facilities, picnic tables & grounds, playgrounds, bridge and restrooms which benefit all members of the community while not costing non-boat-slip permit holders one nickel.

NA

Posts are poorly maintained and leaning in some areas, some of the platforms have been in disrepair. Additionally the lagoon becomes absolutely disgusting later in the year with weeds. I continue to have overheating issues on my boat because the algae film continues to get stuck in my oil cooling filter.

What maintenance? We've been a slip holder for 5 years. I don't believe the channel has been dredged (2 foot clearance prevents some boats from having access to the lake). I believe a few deck boards (also available to the public) have been replaced. That's it.

I'm not sure who to contact if there are concerns or needs. Also, I have had over \$7,000 of damage from muskrats to my (new) boat over the past 2 years. Most marinas control this to avoid this type of damage. It also seems the channel is due to be dredged as it is quite shallow.

The only thing the marina needs is better security in the manner of a fence.

Boards need to be replaced, parking needs to be enforced, and some sort of fence or security should be built to protect our boat.

some dock deck needs attention

I am not aware of any specific operations.

Garbage is always picked up. Beyond that, it's unclear what maintenance occurs.

The marina is often filled with weeds that are damaging to our boats. Lastly, the non-residents who use our docks to fish often leave trash in and out of the water. Overall, there seems to be more interest in the city putting revenue and resources towards areas used by non-tax paying residents, such as the beach and playground area. It's backwards.

Regular dredging of the entrance A dock height to fit the water elevations along with ramps to get to the dock when the water is high

See above. The trees near the entrance need to be trimmed so that sailboats can enter and exit without getting their masts caught in the branches. Decking needs to be power washed and sealed. I'm sure there are more things that others will bring up.

Same as answer 2 above. Maintenance has been minimal while I have had a slip in the lagoon

I never see work being done there.

Suits our purpose well

The general maintenance "upkeep" is inadequate. There are loose boards on the docks and they aren't level. The security cameras aren't working and the city is aware they don't work and haven't replaced them. There is no security fence to keep unauthorized people from climbing on boats. There is trash buildup in the water in the inner and outer marina that doesn't get cleaned up. The dredging of the marina hasn't been done. Many of the piers to tie up the boats are falling over or degrading.

I have not had any issues. But I wish the security cameras worked!

Gets job done but certainly could be improved.

I think all the pilings are due for screw removal, old rope removal, loose piling replacement/ re-drive, and misc. upkeep around the marina. Not sure if this is responsibility of city staff, or sub-contracted, but I think the marina in general is in good shape.

Weeds grow around boardwalk as summer progresses, hindering walking. I have trimmed some myself. A large tree limb has grown into the channel hindering exit and entrance for boats. This has existed for several years. Some planks in the boardwalk need to be replaced. The depth of the channel needs to be monitored; the lake level was lower toward the end of the summer.

All I really care about it being able to get to and from my boat and in and out of the marina. With a permit parking is good and I can deal with the front loaded slips.

No noticeable improvement for a decade or more. Uncut grass, occasionally parking is full. Dead fish stink & weeds are a nuisance by late July. All the while fees have continues to skyrocket.

ok

I'm very dissatisfied with the city's lack of transparency to boat slip holders who have requested the expense/revenue information as it pertains specifically to the boat slips. I'm dissatisfied with the last minute notification (and over a holiday weekend)by the city about proposed slip fee increases . I am very disappointed that the city would consider adopting higher fees from 100 slip holders to pay for park enhancements that are enjoyed by ALL and not ALL are Wayzata citizens either. I am dissatisfied with the council's decision to go ahead anyway and increase the slip fees without any clear answers from city hall regarding expenses. I am disappointed that boat slip representation to city hall has been an uphill climb. If I could direct boat slip money other than to dock and lagoon maintenance, I would like the inner lagoon to be cleared of incoming floating lake debris like garbage and milfoil. I also wouldn't mind seeing security increased. Last summer I saw vehicles without permits parking in permit spots...bikers and others. This is only going to get worse. Boaters should get easy access to park.

I say neither, because I haven't been able to observe or measure any tangible maintenance or operations one way or another.

We really haven't seen much evidence of maintenance.

Nothing has jumped out at us.

It's good. The city does a nice of replacing birds where needed.

Seems ok. Sometimes there is a lot of seaweed in the lagoons

I don't think it is really maintained. My biggest concern is lack of security. We need working security cameras, a fence around it, and police presence.

Decking needs repair. Channel needs dredging. Marina area is weedy.

It can be improved, the boat docks and public restrooms can definitely be improved.

Rarely see anything done until something breaks or becomes a safety issue that's not maintenance

Rotted boards, what's up so hard to get into, an adequate dockage

Maintenance appears at a minimum but again commensurate with the rate.

Not great but adequate

There really hasn't been any maintenance other than replacing a couple of deck boards and the rope railing that we have seen

None that I can think of!

What maintenance and operations are you referring to? There are no operations and the maintenance is simply whatever work is done at the beach.

As mentioned, better security.

Trash cans are always overflowing due to the people that picnic at the beach.

Except for the board replacement every ~10 years, I'm not sure I've seen any maintenance performed at the marina. That is the root of our concern noted above in Q1: We don't see that any of the money that we pay goes back into specific upgrades and/or maintenance at the marina. If we're incorrect in that statement, please communicate revenue collected and upgrades/expenses performed specific to the marina. Any changes/improvements to the restrooms and grill do not count since they

are the benefit of all people at the beach, not specific to the marina. As far as operations, it appears the trash is emptied regularly which is appreciated.

Lots of trash/litter around the docks. Security camera's in place but do they work and if they do, who is reviewing them?

Just need a place to tie up.

Security cameras have appeared to be not functional for some time, channel dredging is needed, more police patrol visibility with both drive through and walk through efforts would be good.

There has been very little maintenance over the last 20+ years I have had a slip. The only visible "operations" of the Marina are the administration activities in collecting payment each year 6 months in advance of using the slip.

I have not seen any maintenance done in a long time. The channel needs dredging, posts in the water need replacing. Is money being set aside every year for these items? The annual budget needs to be transparent to the public and a maintenance schedule.

What comments or feedback can you share to explain your level of satisfaction?

For price , we are satisfied. If prices go up then we would expect better amenities and better dockage.

It's a public slip and offers everything we need.

We keep a small secondary boat in this slip for now and have a large boat elsewhere. In the next couple of years, we are likely to replace both boats with 1 that fits the maximum size allowed in the Wayzata slip. At that point, we would very much like to have power available on the dock.

Needs some minor upgrades to make it more appealing

None

I have a slip for my boat.

Na

Again- security and cleanliness of the marina. The City needs to limit access to the perimeter boardwalk to slip holders. Install fencing and security gates.

I get it is city owned - but the marina is a joke. It's not a marina. To think we would call this a marina is concerning. Go look at T and T - that is a marina. It is cared for. It is repaired. It is safe.

fishing occurs in marina next to boats and hooks/lurers get stuck in covers. Fisherman litter and it isn't cleaned up

Please do not substantially increase the fees just because property values have skyrocketed and condo developments have increased the population. Our fees are inline to above other municipal docks and should never be compared to private marinas. This is a benefit for residents and we do not received any of the amenities that private marinas offer, which is fine. I would prefer to have lower fees and no amenities than higher fees with amenities.

I think the Wayzata slips are a great value and very convenient to the boat slip holders. However, I think substantial improvements to security, dock and channel maintenance and clean-up of the water in the Lagoon would be a benefit to everyone in the Wayzata community as well as guests.

The desire of city staff and politicians to improve non-boat-slip amenities of the marina with boat slip permit revenue unfairly taxes boat owners who each year are expected

to subsidize marina maintenance and operations for the benefit of Wayzata residents & guests who pay no fee to use marina facilities.

NA

The marina doesn't need to have a lot of extras or frills, it just needs to be clean and maintained. Availability of power could be very useful for some and could be charged for. Additionally hoses for cleaning/pressure washing would be nice but not necessary.

The current slip fees are not justified given the lack of services and amenities specific to the Marina. There's a lack of security, and it is rumored that the security cameras no longer function. We and other slip holders have had damage to their boats. Some slip holders have had extensive damage due to muskrats chewing through bellows and wire harnesses. Independent marinas take preventive and proactive measures to eliminate these pests.

Identify a point person that actually manages the marina. Add security elements. Control muskrats.

We are a family that uses our boat so much that it is in the marina as little as possible. It's an aquatic parking lot that does a great job.

I think the City could make these improvements with our existing fees. *** None of our fees should be used anywhere in the City other than the Marina itself ***

none

Very happy and fortunate to have the boat slip. The proposed fee increase last year was not received well considering where the funds were intended.

?

see above

None

See above

NOT looking for or expect "MARINA" services. Only a safe mooring at an affordable cost.

Other people besides dock holders use the beach, docks etc. the responsibility to make improvements etc should not rely sole on the dlip holders. The playground has gad several improvements in the past years, it would be nice to see some improvements to the docks.

We don't require, power or water and the docks, bathroom etc are suitable

Answer is above.

I feel lucky to have a slip in Wayzata.

Love our slip location, works great for our family. Do have concerns with safety and security.

I think the marina is need of some TLC. This certainly could be done when the city's contractor move the Broadway docks in and out each season. I think the Parks & Trails board opened a can of worms in their recommendation for higher prices just because other marinas charge them. If the Marina fees are truly only supposed to be used for upkeep of the marina, then that should be enforced. If the marina fees are to be used for whatever parks and trails wants to find, then this is a money grab thru and thru.

Because of the weeds / brush, large tree limb, decaying boards in walk and dock, it appears that that no one is inspecting these areas.

Again, I would rather have a basic marina with lower costs so what we have now if fine by me.

It seems the City is using the slip-holders to subsidize pet projects that are directed at non-residence visitors at the expense of the taxpaying residence. The additional traffic benefits merchants & restaurants at the expense of the local residence and that is not right.

ok

I am satisfied that Wayzata honors its tax paying citizens a chance to moor a boat at a lower cost.

I think there is definitely room for improvement.

No electricity, only front access to boats, no security

We are very fortunate to have our parking location but most others not so much so carts should be a priority.

Permit parking makes getting to your boat easy.

Based on what I have seen at other marinas

My level of satisfaction is the cost, and location.

We were well aware there were no amenities when we rented the slip. We would appreciate greater transparency on where the boat slip fees are spent. First priority should be for maintenance.

The yearly increase in boat slip fees doesn't translate to the improvement of boat dock amenities.

Overall there's not much to complain about besides cost increases with nothing justifying the increase. If you are asking for more money there should be a reason . Not because the for profit marina next door charges more and you want to charge your resident more. That's what taxes are for.

There's so many things that could be added to the value of the marina. But again, who's going to pay for it? The money from the boat slip fees should go strictly to the marina.

We feel that the slip is appropriately priced and very convenient .

The docks are old there is no security

We feel that money for boat slip fees is being used to maintain other parks/city stuff vs the marina

Clean and safe

No security, even something as simple as functional cameras. The pick up dock and some parts of the surrounding boardwalk are crooked, general lack of upkeep.

I would like the City to find something else to do with their floating docks. Last year it cut into the season by weeks, and the date we have to remove our boats seems driven by that rather than any other reasons.

Being slip holder is a fabulous benefit and we are beyond thrilled to have a slip. But the Marina seems worn and tired. It's a bit embarrassing when we bring guests. Would be in favor of having some amenities that would make it easier to keep our boat at the city marina. We would not have a boat if we did not have a slip.

As noted above, for the price you charge per season, it is only slightly less than private marinas who do offer full services. While I don't believe we "need" most of those services at the City slips, the slip fees are increasing at a pace much greater than "normal" inflation; however, I don't see that any of the money that we pay goes back into specific upgrades and/or maintenance at the marina (except for board replacement approximately every 10 yrs).

More boats coming into the marina to pick up visitors or get food from McCormick's hut. Non-slip owners cruise in and out at speeds that cause a wake.

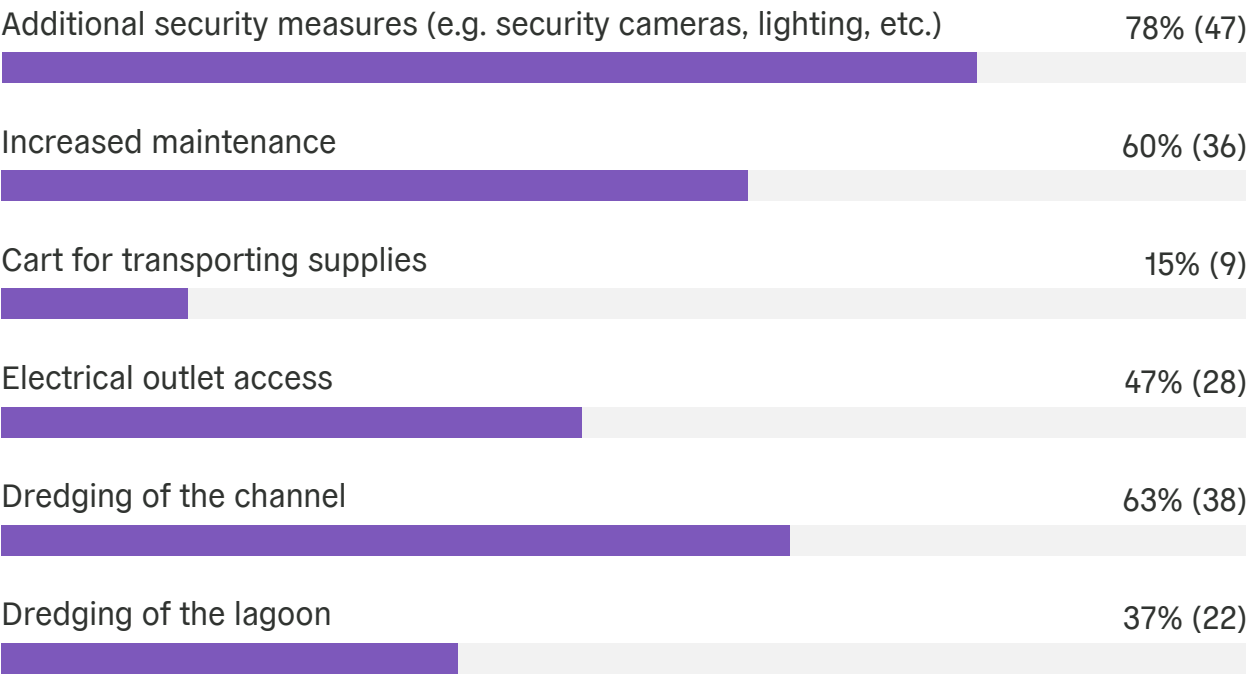
It is just access to the lake.

Prices keep going up with no noticeable maintenance/improvements other than mowing the grass. Furthermore, the idea of Parks and Trails utilizing marina funds to pay for other pipedream programs is infuriating.

The marina has had little updates to docks and many boards and piers are rotting/broken. There are no bumpers/cushions and we are told not to install our own. The garbage bins are always overflowing. There are no recycling bins. The bathrooms are for the general public, unstocked and unclean. There is no policing of fishing in the marina. I have had several fish hooks in my tie lines (ending up in the emergency room to have one removed three years ago). There is no security for the marina.

My fear is maintenance costs are not being plan for and it will be an excuse for a large fee increase. The city needs to explain how the dollars from slip fees have been used every year.

What, if any, additional amenities would you like at the Marina?



Any other amenities you wish to see that are not listed?

None.

Evening Police drive through

REMOVE THE BIRD HOUSES. DO YOU KNOW WHAT BIRDS LEAVE BEHIND WHEN THEY SIT ON A BOAT? ITS NEVER ENDING.

Water

Water - to hose down the boats and allow to clean them.

perimeter fencing and security gates/lighting are my primary concern

Monthly clean-up of the water in the Lagoon. The lagoon accumulates a lot of garbage during the year. I pick up what I can reach, but I think it would be prudent of Wayzata to clean the Lagoon periodically. The waste may float in from the main lake or from careless visitors. I doubt the slip renters are the source of such waste. Additional outlets would be welcome so that we can use a AC vacuum.

Water at each boat slip. A lift device to safely transfer elderly and handicapped person onto and off boats.

Remove the walking bridge. It is extremely dangerous and can cut off the inner lagoon.

Okay with minimal services if slip fees are lower than other options that do offer secured access to docks and slips and exclusive access to bathrooms, showers, shore power, dock hands, gasoline services, marine mechanics, etc.

The ability to have a personal lift would be beneficial on many levels. A cleaner boat doesn't transfer invasive species like zebra muscles or milfoil. It also prevents excess wear on boats(26 feet and under) that are not intended to spend the entire season in the water. Lifts should be provided and maintained by the slip holder and not the city.

Better parking enforcement - additional curb to prevent general public from entering our designated area.

access to water user could hook a hose to

Canopies

No

Security Cameras and electrical outlets are a low cost addition and should be provided within the current fees. Increased maintenance and dredging (channel & lagoon) as required are expected operational services that are paid for thru existing excess fees. NOT increased fees! NO to transportation carts, they will end up on the beach and/or in the water.

If your "increased maintenance" in the list above includes fixing loose boards, piers, docks and cleanup up trash in the lake then that is a full list.

Not sure all above are necessary but I think looking at the viability of all options would be a good exercise. A go to person would be nice.

Water supply, or a keyed hose hookup near at least one of the loading docks.

I view my responses to Question 6 as maintenance issues, not amenities. There is no area provided below to the question below concerning about being willing to pay a higher boat slip fee for improvements. I do not know how many boat slips there are in each lagoon, but I would estimate the total slip fees are \$350,000 to \$400,000. Before the city decides to raise slip fees, I suggest that the city publish how the total slip fees collected for each of the past 5 years have been spent. Are slip fees being used for purposes other than the marina?

none

A pressure hose would be nice, but again not at additional cost.

ok

I would like to know what the costs are for the city to run this marina on a yearly basis (basic maintenance only) and then what it would cost up and beyond for each of the above then I'll answer this question

easier access to boarding boats

No

Better and more aesthetic lighting of the walkways.

No. We consider all of the items checked above as basic maintenance and not additional amenities. The security cameras are in place but we were told that they did not work.

Clean up milfoil ,Lilly pads and dead fish .

A walkway inbetween boats Electric Aerator in the inner lagoon

Please consider allowing lifts in the lagoon. Invasive species such as zebra mussels are an issue. This is a huge change since the last time lagoon policies were written.

No

Wish list: Power, water, ability to put in lifts. Supposedly Niccum Marine has told some slip owners that there are lifts that would fit our slips.

No.

While we don't need it today, as my parents age...it is getting more difficult for them to get on and off of our boat. Not sure if this could be addressed cost effectively or not. -I don't know if increased maintenance is necessary or not; however, I would like to know what you do spend on maintenance. Also, please charge a boat slip fee which aligns with actual costs and don't subsidize other City projects. -Cart would be nice, but I don't believe necessary...and likely to get stolen or vandalized. -Electrical outlets again would be nice, but I believe cost prohibitive. Also, for the size of boats the marina allows, most do not require electrical plug ins....if somebody needs one, go to a full service marina.

Additional lighting throughout the area for safety at night

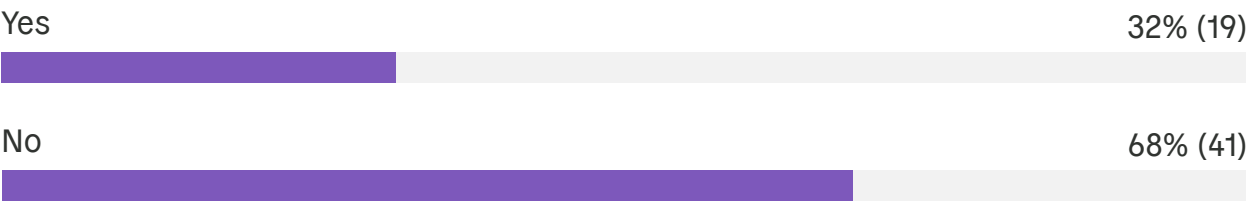
Water source, locked dock access gates,
Recycling bins, increased designated parking, gas/water/pumping station
Possibly side docks at each slip, but cost would need to be understood.

If you want to see additional security measures, what would those be?

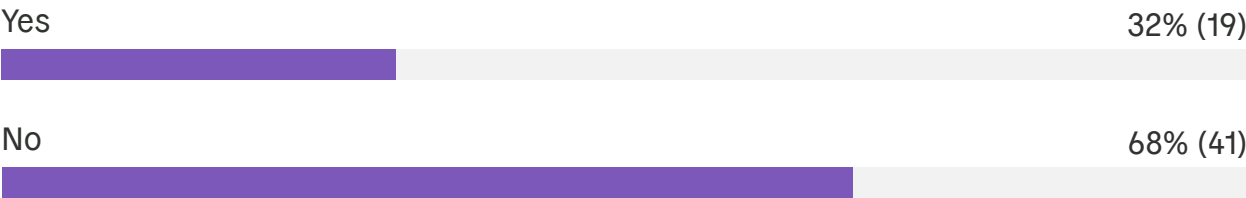
Better cameras
Security cameras that at least record activities even if not actually monitored. More police patrols. Fishing should be forbidden in the marina - there are many other available locations for fishing that won't endanger slip users or cause damage to canvases.
Cameras are needed
above, cut down the grass and brush!
Perimeter fence w/ lockable gates. More patrols by local PD.
Cameras that work. Better lighting at night.
fencing and limit access to boat owners only.
More cameras and signs that you are filming to act as a deterrent.
24/7 Working cameras, for sure. Frequent security patrols would be welcome.
Install security cameras that work, create video recordings and transmit real-time images to the police department. Add security guards to patrol the boat slips continuously or build a security fence around boat slips that includes a camera installed at keyed entrance gates.
Working and monitored cameras. Additionally lighting when needed.
At least security cameras, and allow access to real-time camera views to slip holders.
Working cameras at a minimum. Increased patrols and/or fencing should also be considered.
A fence with a locking gate would solve many issues.
Cameras that are actually monitored, with active video occurring (available for 2 weeks), signage in many places to say that the Marina is being monitored by video at all times.
have cams that work
Greater police presence. Drug dealing, large nefarious group gathering (often youth), no-permit parkers...
A few Security Cameras and signs clearly warning bad guys. Plus, lots of lights on the docks. Criminals hate lights!
Cameras to deter thieves. Perhaps a fence with a keypad entrance to each dock area
Working cameras with some type of recording that can accommodate 30 days of recovery is an exception and necessary for proper policing of the beach and lagoon areas. And police presence on the weekends after beach closing to deter drinking, partying, and fighting on the beach, and deter vandalism within the lagoon.
Working Security Cameras, Some type of access gate with a security code for each slip holder.
cameras
Cameras, potentially an on-site person and maybe more security presence from Wayzata police.

- Cameras on the lot, as well as additional trail parking and permit parking enforcement.
- I have never had any damage or break-in to my boat. But if it is a problem, perhaps more lights or security camera may be needed.
- none necessary in my opinion
- ok
- continued lights, frequent cop rounds to start
- Security cameras, possibly more patrolling late at night. I have heard that the cameras there now are not functional.
- cameras linked to police 24/7
- Cameras. Lighting. Patrolling.
- Just cameras
- More security cameras and equipment and more prominent display of security features. The current security cameras are reported to not work and certainly do not appear functional, once you spot them. Very important as I do not feel that any sort of fencing or physical barrier around the marina is an option for logistic, aesthetic or public use reasons.
- see question 3: working security cameras, fence, police presence.
- Nothing new. Just need security cameras and lighting that is fully functional.
- Security cams
- Cameras that work
- Cameras and more signage
- Cops and cameras
- Security cameras that work, change no fishing signs to “ice out through November 1” vs May 1 to November 1. Check parking passes on cars.
- There are video cameras
- Functional Cameras
- Security cameras would be sufficient.
- Cameras and occasional patrol from WPD. Saturday and Sunday for additional patrol.
- Upgraded cameras, signs noting 24 hour surveillance, ability to “pull up” past video feed as needed (maybe this is available today). I don’t believe fences are needed if the above is done properly to deter “would be” vandals.
- See previous answers
- Patrol the marina to end fishing around the boats
- Cameras available for PD and maybe boat slip holders. Signage warning of cameras. License Plate readers for the beach area. The PD does a good job patrolling the area.

Would you be willing to pay higher boat slip fees based on the additional amenities or improvements selected above?



Have you previously reported a maintenance issue or security concern?



If yes, where did you report your concern?

NA

city office

City Council Meeting when fee increase was initially proposed.

Sharon McGowan.

frequently

Life jackets stolen, never reported it.

I had a depth finder stolen and reported it to the Sheriff's office per instructions from the Wayzata police.

To police.

To Wayzata Police Officer

publiccomment@wayzata.org

To the city desk

Directly to police.

I had 2 police reports filed due to theft. That is where I learned the cameras were not functioning.

Trees

Personally, I haven't had any issues but I have heard stories from other slip holders.

No reports but did have concerns especially the last couple years. To question 9... potentially yes depending on the level of upgrades

police and Myka water patrol

to city hall

NA

Past and present city managers, Wayzata police, city council, past and present mayors, water patrol as Wayzata police referred us to Hennepin county water patrol because the water is under their jurisdiction. No clear Avenue to report to and all avenues seem to go unanswered.

I have had a boat slip for 21 years and have never had a problem.

Police station- boat was broken into.

~10 years ago, we had a radio stolen from the boat ~ 5 yrs ago, we reported a few bad boards that needed addressed (they were taken care of timely) **both of these were reported to City Hall (I think both times to Sharon who is now retired)

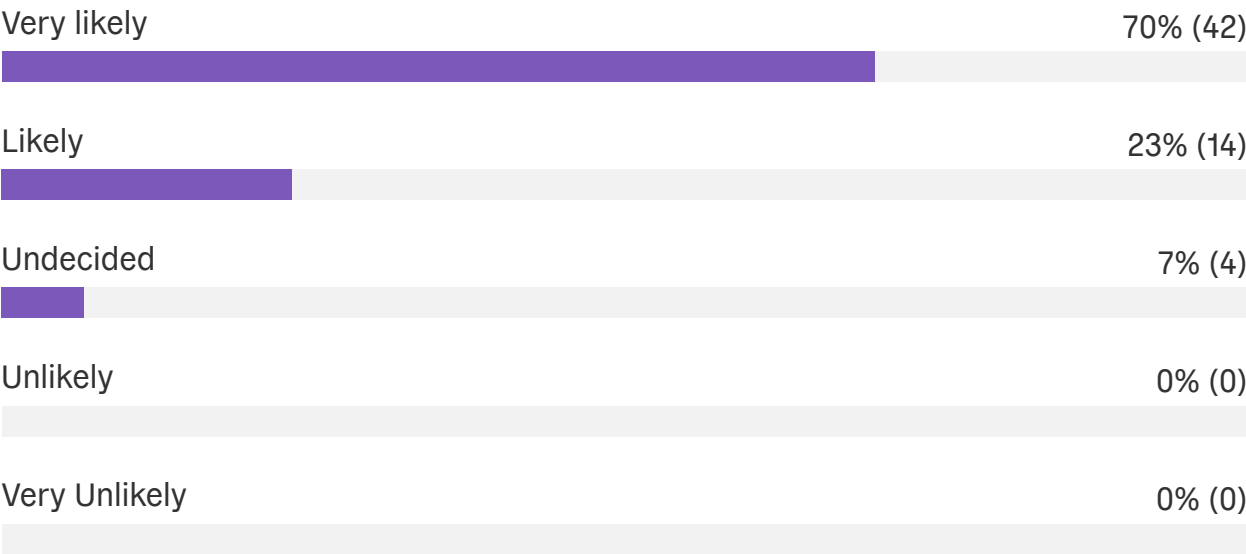
jet ski was using the docks and even had installed hardware to secure their jet ski.

Public works

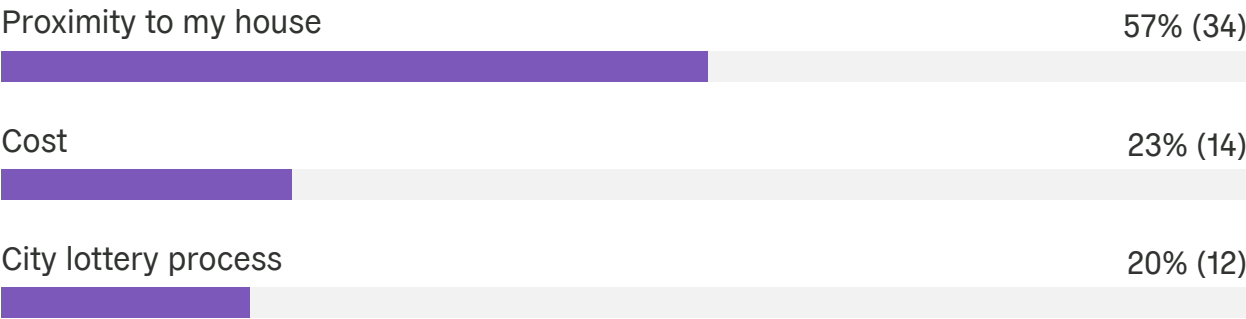
Police and the city office

I am not willing to pay more for the slip until the city provides full accountability of the money's current use.

How likely are you to renew your boat slip application next year?



Why did you select Wayzata for your boat slip?



Any other reasons you selected Wayzata?

- Proximity to our house
- Small town a heart and soul of access to the lake.
- none
- I like to take advantage of community services in the community in which you pay taxes
- Because I am a resident of the City, very much appreciate this amenity and it's affordability.
- cost

As a whole, the Wayzata boat slips are a great value although I think the maintenance could be improved and cleaning the bathrooms more frequently would be a substantial improvement for both the "boat slip holders" and the "beach guests". i don't think it would cost much to make these improvements and the benefits to the Wayzata community as a whole would be well worth the money spent.

Cost

We purchased a home in Wayzata with hopes to get a slip via the lottery process

Wayzata resident

cost

We live in the city and it is a very affordable option for people oh but have to live with a budget

Cost and proximity to my home. It's an easy 5 minute walk for me. I generally use my boat early in the mornings to go bass fishing when the lagoon and lake are not busy.

Cost

It is close to my house, great location to downtown Wayzata. Definitely didn't select for the "amenities" because it is very bare bones, but it we could make the marina a fantastic spot with a few of the updates listed above from the revenues that the 100 boat slip holders pay annually.

cost

Cost & lottery process we're also reasons

Last chance for general public to get a reasonably affordable boat slip.

price was also a factor but location was number one

ok

and because I live here.

As a resident, finally being chosen from the lottery has proven to be a nice perk. Wayzata has changed and improved greatly in the last few years, and the MSP metro at large is able to enjoy these improvements. Having access to house a boat in this marina feels like a perk unique only to residents.

Cost and walkable to our home.

We had a boat slip there when I was growing up.

Cost and the city lottery process as well.

Proximity to my house

Avid boater who boats several times per week. Reasonably priced slip close to home.

Convenience, not having to go/drive far to get to boat and proximity to downtown wayzata, parks, resto, etc.

Because Deephaven only is for their residents as Wayzata should be for our homeowners .

Price

It's beautiful

We live here

I really like having a boat downtown.

I select the Wayzata slip for 2 reasons (you only allow one answer), cost and proximity to my house.

Proximity is a factor.

We are a resident and only 2 blocks to the marina. It's a beautiful location and we have the amenity of a snack shop and playground.

It is a bare bones marina, and used to charges rates aligned with the minimal services/amenities. Rates have risen so quickly, we question each year what we're actually getting for the increased cost (above and beyond normal rising prices).

Was very affordable 20 years ago.

It's a nice perk living in the city, but boat slip fees should be used to maintain the boat slips.

Any other comments you would like to share about the boat slip system and the Marina operation?

There really needs to be better dockage to get on a boat

Slip holders who want more amenities have the choice to move to a private marina. Keep cost as low as possible so slips are attainable for average household incomes.

It's not a Marina operation it's boat mooring with zero amenities and at a reasonable fee.

Nothing in this survey is related to pricing. I would like to know who created this survey. I would also suggest that the city start accounting for the costs of the marina area separate from the beach area. Has anyone ever considered installing a 'pay for parking' at the beach to generate revenue from folks who use the beach area from outside the community? There are a lot of nice systems used by other cities that can be accessed from a cell phone.

The City seems to be spending a lot of it's park and public works operational funds to support City amenities that see the most non-resident use and visibility rather than those that Residents use and care about. I very much like what's been done with Panoway, but there needs to be a balance.

Yes, thank you for reaching out for our thoughts. I hope this survey helps everyone involved to make the best decision for the Wayzata community.

Boat slip fees established at the current rate are sufficient to upgrade boat slip operation and maintenance. There is absolutely no need to increase boat slip fees to improve boat slip amenities. Simply stop using boat slip revenue for the maintenance and operation of non-boat-slip marina amenities.

While I understand the fees are inexpensive compared to private marinas this is still city property. I have no issue paying my fair share for the slip, however I want to ensure the money is actually being used to benefit the people who use the marina. If we are running a deficit on the marina we should increase fees to be equal, if it's a profit center the money should be spent on the marina or the fees should be lowered. There is no current insight into what the running costs are.

Would be great if the City Staff could look back to the original acquisition and charter for the Marina. Some slip holders who go way back recall the fees were intended to equal the cost. In other words, not be a profit center for the City.

Boat slip fees should be primarily allocated towards keeping the marina in good condition, safe and secure. I would be supportive of paying closer to market pricing if the marina's quality, amenities, security and service were in alignment with other marinas. The fact is the marina is run as a no-frills operation and is priced accordingly. Given the limitations of the current marina is not appropriate to make large adjustments to the fees or to use revenues to fund other non-related projects. Any future adjustments to marina fees should be done incrementally to align with inflation or to fund specific enhancements. Boat slip fees should not be increased simply to fund a budget gap or to align with other marinas with vastly more amenities.

The marina and slips are part of the reason we live in Wayzata AND stay in Wayzata during the summer vs going to a cabin or the river. The marina is perfectly fine the way that it is. However, given the cost of the slips, more than a fraction of the slip fee should be used for the betterment of the slips in the way of increased security. Boats are not cheap and to have the marina completely wide open to boat owners and non boat owners is a issue. The fees for the slips should be used for the Marina and not to

fund other projects in the city. If the city has a surplus from the slip fees then the annual fee should be lowered. The "option" of adding a lift as long as it does not interfere with the neighboring slips should also be allowed to protect individual boats and prevent the spread of invasive species.

As a 27 year resident of Wayzata I would like to see as much investment put into resident resources such as the Marina as we do for other resource used by the non-resident public. We shop and eat here and we pay the taxes. It is only right. Thank you

The City is NOT operating a "Marina", it is merely providing a safe harbor and and slips/moorings for the benefit of its residents. Fees for slips should be compatible with the fees charged by other lake communities, and not to be confused with "private marinas". The City should operate the Lagoon Slips without and subsidy from the general fund, and likewise should not profit from slip fees to fund other Parks projects. Costs can easily be amortized over 20 years when establishing a fair fee going into the future. This was established as a benefit for the "common" person in Wayzata and it should continue to be operated with that goal, not to maximize profits.

We're so very lucky to have this resource; let's keep it affordable and open to many people. Please consider expanding the number of docs

We have an AMAZING marina for the residents that just needs a little TLC and repair that has been neglected. I'm confident that if some/all of the ideas above are tended to, we would be in great shape. Also, Kathy Leervig is absolutely incredible at her job. She has great communication, friendly, knowledgeable and makes the annual slip renewal process a breeze. We are lucky to have her in her role and she should be recognized for the great job that she does for the city of Wayzata!

More transparency in regards to what the boat slip dues cover. Perception is that all dues go to city for park improvements not boat slip expenses.

Part of the charm of the Marina is the fair pricing extended to Wayzata residents. Part of the fair pricing is the fact that the slip holders know that there aren't a lot of amenities. I think most ship holders are willing to look past the lack of amenities, because they perceive good value based on the low price. I think most slip holders would agree, that if the city is going to consider a dramatic increase in price, then they should also be considering a similar increase in amenities, upkeep, improvement, and security.

I am very happy with the marina and with the boat slip. I think the amenities are fine, but the maintenance seems to be overlooked. If boatslip holders can help with some basic tasks for marina upkeep, I am willing to help. I think the lighting is adequate and I have no need for electrical service. Carts may be helpful for some to help haul food or gas, but they would not be expensive. The major fee increase initially proposed for this year appeared from the outside to be excessive and without explanation. I commend the city for seeking input through this survey.

All in all I'm very satisfied with the amenities and operation of the marina. I would prefer that slip fees be kept low as opposed to adding amenities and services.

I'm not interested in paying more for the slip, I'd prefer to keep my cost down rather than pay for improvements. The fees we now pay would seem to be sufficient to fund all the additional improvements that have been discussed, and more. The City continues to increase the price without doing anything to improve the experience, security or safety of the slip-holders. The budgeting and stewardship of the lagoon in the past were minimal. The cost is beginning to be prohibitive. That coupled with the skyrocketing taxes it's becoming very difficult for the average resident to afford. It should not be that way. The City should be working for the citizens of the Village of Wayzata, not for the merchants and visitors. They should be focused on keeping costs down for the people who've lived here for decades, not abandon them and cater to the snowbirds and the rich. This takes effort and vision, not just increases in taxes and fees to fund their expensive projects that continue to make Wayzata less livable and less of a special place for the people who live and work here.

I have had a boat slip here for over 25 years and the city agreement was to have our payments to be spent only on the marina. And with that amount of income we could

have great security. Our city boat slips are not suppose to be a money maker. Lets see the account books.

Again, I would have first liked to have seen Wayzata provide the expense/revenue information before I took this survey. I feel at this point it's a bit futile without knowing all the facts. I AM ALSO NOT ANSWERING TO THE ADDITIONAL AMENITIES QUESTIONS or WILLING TO PAY HIGHER BOAT FEE QUESTIONS but if I don't...then I can't hit the "SUBMIT" tab below. DISREGARD HOW I RESPONDED TO THOSE. I don't appreciate this kind of questionnaire. I consider myself a reasonable person and fortunate to have won the boat slip lottery. If our fees are not enough to cover the expenses incurred by the maintenance and operation of the marina ...I can understand a need for increase. I have never gotten the impression from the city that it was subsidizing boat slip holders. Why should it not go both ways? Increasing prices without justification feels like a certain number of Wayzata citizens are being "punished" for their luck.

The lagoons really need to be dredged. The mucky goo is damaging to boats. Entering/exiting a boat from the bow only is challenging for some, not having a "finger dock" can be difficult at times. I don't think there should be a price increase for what it is - a "parking spot" slip with no access from the side, with no other amenities. It would be interesting to see the budget for the marina and how the slip fees are allocated.

Our boat slip fees should not be used to subsidize other city projects.

Don't fix what's not broken.

I feel that the boat slip fees should be used only for the costs of operating and maintaining the marina and not become a source of funding for subsidizing unrelated municipal projects.

Please share the planned maintenance schedule and allocation of fees. Great suggestion at a city hall meeting was to create separate budget line items for boat slip revenue and maintenance costs.

Very interesting the recent communications that no one can provide cost it takes to maintain and manage boat slips vs boat slip revenue yearly and to explain the yearly price increases to slip holders. Seems arbitrary number and little improvements to boat slip amenities/maintenance.

We appreciate the opportunity to have access to the Lake

Parks and trails had a slide from October 2020 that states "if residents are receiving value, they should pay a fee but it should be considerably below market value". What has changed? This should not be a business. The lagoon is minimal services for a reasonable fee. It is not a 5 star marina with all the amenities. The lagoon access keeps us living in Wayzata vs moving elsewhere with larger lots, less congestion. It is the last bit of small town charm Wayzata has.

It is a wonderful thing to have a community dock like ours! Jonathan Pyne #83

Comparing the Wayzata slips to private marinas is ridiculous. Private marinas offer an array of amenities such as security, power, water that Wayzata does not. There is also another big concern that isn't addressed. The water quality in the Wayzata marina is unacceptable. There is a reason for this; the basin is the site of an older anaerobic marsh area and full of muck. Furthermore, it is designed as a settling pond to keep hard surface runoff from the surrounding parking lots, etc. from running directly into the main lake. The result is terrible water quality. This adds an additional cost to boat owners in the form of increased maintenance. By did-summer it's obvious which boats are slipped in the Wayzata lagoon; they're the ones where the hulls are black with algae everywhere below the waterline and moss trailing from the sides. I had a service that pulled my boat out of the water each fall to winterize and store and he said the absolute worst boats that he worked on were slipped in the lagoon and all of them shared the same water quality issues.

I would really like the fees to remain where they are but would be willing to pay an "assessment" for one time expenses, ie dredging, etc. Right now, there are no amenities for the boat slips and I imagine, that is the reason for the current slip fees.

The slips are an amenity for residents and I believe that any increases will cause people to not renew.

We don't see that any of the money that we pay goes back into specific upgrades and/or maintenance at the marina. If we're incorrect in that statement, please communicate revenue collected and upgrades/expenses performed specific to the marina. Any changes/improvements to the restrooms and grill do not count since they are for the benefit of all people at the beach (both City residents and visitors), not specific to the marina.

I checked not willing to pay for these requests because the city doesn't track the expenses today to warrant the slip fees we are paying. If there was accurate bookkeeping that illustrated the costs incurred and the fees paid, then I would be willing to pay more, but only after I am provided this information. Thank you for asking. Dave Plantan

The marina operation seems to be an afterthought and the funds from the slips do not seem to reflect in marina amenities or maintenance.

Please provide the annual fee income and costs of the marina for all of the public to see. This is a must. Thank you

Boat Slip Committee Proposal

Lagoon Slip Income Statement

May 25, 2022

INCOME 2022

1. Fees (Slips only-51@\$1,985 & 49@\$2,268)	\$ 212,367
2. Fees (Canoes and Kayaks)	\$ 2,700
3. Other (McCormicks Beach House Grill \$5,640 in '21)	\$ 5,640
4. Other (Wai Nani)	\$ 4,000

Total Income.....\$ 224,707

EXPENSES 2022

1. Empty Trash (1 hr/day X 184 days X \$47.50/hr)	\$ 8,240
2. Inspect board walk (1 hr/wk X 26 wks X \$47.50/hr)	\$ 1,235
3. Clean Bathrooms (1/2 hr/day X 184 days X \$47.50/hr)	\$ 4,370
4. Mow and weed whip (2 hr/wk X 26 wks X \$47.50)	\$ 2,470
5. Trash Pick-upParking Lot (1/2 hr/day X 184 days X \$47.59)	\$ 4,370
6. Annual Dock repairs (2 man days per season – 16 hrs @ \$47.50)	\$ 760
7. Misc. materials	\$ 500

Subtotal.....\$21,945

Admin Expenses

City Staff Time.....\$15,030

Electrical Expense. (XCel).....\$ 4,626

MediaCom (current rate of \$280/month X 12).....\$ 3,360

Postage.....\$ 304

Insurance.....\$ 2,086

Weed Control (Lake Restoration).....\$ 2,159

LMCD PERMIT FEE (100 slips @ \$11.23/slip).....\$ 1,223

TOTAL ANNUAL EXPENSES.....\$ 50,633

PROPOSED ACCOUNTING CODES: (for transparency)

- Code 100 All Marina Park Income
- Code 200 All expenses directly related to slip operation and maintenance
- Code 300 All Shaver park and Beach expenses not directly assoc. to the slips
- Code 400 All other park or lakefront expenses paid for from the slip fee income.
- Code 500 Other transfers from the slip fund to ???

Three Year Plan

Objective to transition from General Fund Operation to Independent Enterprise Fund with cash flow and Reserve adequate to fund into the future.

- 2022
 - Establish Marina Enterprise Fund
 - Retain 100% of Total Income in Enterprise Fund for operation/maintenance and to establish adequate Reserve for future needs
 - Retain \$224,707 for maintenance and to establish reserve
- 2023
 - 3% Fee increase assumed
 - Retain 75% of Total Income in Enterprise Fund for operations/maintenance and build Reserve for future needs.
 - Retain \$173,586 for maintenance and Reserve
 - Distribute \$57,862 to Parks General Fund
- 2024
 - 3% Fee increase assumed
 - Retain 50% of Total Income in Enterprise Fund for operations/maintenance and Reserve for future needs.
 - Retain \$119,195 for maintenance and Reserve
 - Distribute \$119,195 to Parks General Fund
 - Review performance of Enterprise Fund and future needs and adjust Retained earnings as appropriate.

Due to the simplicity and efficiency of the slip operation, it becomes obvious how profitable it is currently and has been for the past decades.