

**Port of Anacortes  
Cap Sante Marina Advisory Committee  
Meeting Minutes**

**DATE: 6/14/16 – TIME: 5:00 PM**

**Members present:** Corey Joyce, Howard Bean, Mary LaFleur, Andy Schwenk, *John Richards*  
Ken Crews, Mark Lione, Dave Groves, Greg Mustari, Danielle Vincent, Stuart Currie – Chair, Brett Andrich – Vice Chair,  
Robin Pestarino – Secretary

**Members absent:** Erica Pickett

**Port Staff and Commissioners present:** Dan Worra, Brad Johnson, Brandon Treadwell, Commissioners Keith Rubin and  
Joe Verdoes

**Guests in Attendance:** Ron Woolworth, Mike Mullenberg

**Call to Order:** The meeting was called to order by Stuart Currie at 5:00 PM

**Welcome and Introductions:** Stuart Currie had the committee introduce themselves and what entity they represented.

**Public Comment Period:** Ron Woolworth chose to speak later in meeting.

**Regular Agenda:**

1. Minutes from May 10, 2016 meeting were read and passed
2. Marina Happenings – Brad Johnson
  - T Dock lights are to be replaced. The planking on T Dock is in the process of being replaced.
  - Trawlerfest – increased attendance by 25%
  - Waterfront Festival was a huge success
  - The protesters were contained and did little to disrupt the business of the Port
  - B Dock parking stripping and sealing will be done on Monday, June 20
  - Good feedback on the improvements of the cement steps and area at North Basin bathrooms and laundry area

**Unfinished Business:**

1. B Dock parking lot modification – plan was accepted by Committee. Dan Worra thanked the committee for work well done.
2. 2017 Permanent moorage rates –
  - Dan advised the MAC that multiple bills will be coming due to “catch-up” rents and rate increases. He gave the committee an extensive chart showing the many Washington ports with 5 boat lengths and costs per square foot along with the monthly increase in costs and the revenue those new charges would generate for the Port of Anacortes.
  - Rate increases of 2 or 3% annually keeping up with CPI amount to \$1.5 million per year. This money goes toward capital improvements, maintenance and repairs. The Port can raise the rate only because the marina is full. These monies may be used for the marina only. When asked if the increases were necessary, Dan explained that the budget has a planned \$200,000 shortfall due to a timing issue with some of the tenants rent structure.
  - Dan was asked by the committee if it was possible for the Port to charge different rates to non-residence as opposed to residents such as the library and the hospital do. Dan said he would look into that possibility.
  - Dan also gave the MAC a copy of the PND Engineering, Inc. Memorandum, dated September 17, 2015, to show committee the repairs that needed to be done on Port properties.
  - Dan explained that the 114 transient slips must remain by conditions of a grant until the slips are replaced by redesign. The sizes are between 32' and 66'. Dan asked for a recommendation from the MAC on this issue.

Brett Andrich offered the MAC can not make an educated recommendation to the Commissioners with the information we have been given without time to study it. Howard Bean moved to have a meeting in July to address the above issues. Cory Joyce Seconded the motion. The motion passed.

1. South Basin property owners CC & R's amendment – Ron Woolworth gave a *truncated* copy of the South Basin Center's CC & Rs to each MAC member for review to be discussed at the next meeting. *Dan will send the MAC the complete text of the CC&Rs.*

- *Brett Andrich does not defend this project as presented.*
- Robin Pestarino offered her opinion that there was not much difference between the three. The Port asked for a variance in the CC & Rs to build a marine trade school and it was given. It's time for the Port to be a good neighbor and allow the condominiums.
- John Richards is against the condominiums due to the situation in Seattle on Bell Street where condominiums were built, residence complained about the noise on the docks and now there are restrictions on a working waterfront dock.
- Ken Crew offered that working waterfront should remain working waterfront.
- David Groves reminded us that Tbailey was moved because of noise complaints and they were in the industrial park off of T Avenue.
- Andy Schwenk said the CC & Rs have not been read and before the MAC can make any decision on a recommendation, that should be done.
- Mark Lione felt that the issue was straight forward and that we know enough to make a decision now and not make the owners wait another month.
- Andy made a motion to have the MAC read the CC & Rs before we vote on a recommendation. Mark Seconded the motion. Vote was 1 opposed and 12 in favor, motion passed.

***New Business***

*Mary LaFleur wanted to thank several people for the veterans' event – Orca Dungie: Corey James, Joe Verdoes, Andy Schwenk, Mark Lione, Monty Hughes, Port of Anacortes.*

**Public Comment:**

1. Ron Woolworth said that the objection to changing the CC & Rs to reflect the condominiums had a precedent as they were changed to allow the marine trade school that the Port wanted.

He reported that a lot of violations of the agreement were and are happening and yet the other signers went ahead and voted to allow the Port to build the school. The other business owners do not have a problem with the change in the CC & Rs.

He asked that the MAC read the copies of the CC & Rs that he gave us and hopefully have a discussion and a recommendation at our next meeting.

Stuart Currie, Chairman, asked about meeting in July and it was decided to meet in August.

**Adjournment:** 6:20 PM

Respectfully submitted,

Robin H. Pestarino  
MAC Secretary