

Port of Anacortes

Regular Commission Meeting And Public Hearing - 2008 Comprehensive Plan October 2, 2008

The Port Commission of the Port of Anacortes held its regular business meeting at 7:00 P.M. on the evening of October 2, 2008. This was a regularly scheduled Commission Meeting held in the Commission Meeting Room of the Port Main Warehouse Building, 1st & Commercial Avenue, Anacortes, Washington.

In Attendance: Commission President Short, Commission Vice-President Rubin, Commission Secretary Niver, Commissioner Hopley and Commissioner Mooney.

Also in attendance: Executive Director Hyde, Director of Finance & Administration Johnson; Director of Operations & Facilities Hachey, Director of Engineering Elsner, Project Manager Estvold, Environmental Administrator Thoman, Marina Manager Fowler, and HR Generalist & Operations Assistant, Herrick.

CALL TO ORDER

At 7:01 P.M. Commission President Short called the regular meeting of October 2, 2008, to order. He noted that the meeting would begin with a Public Hearing on the 2008 Comprehensive Plan. Commissioner Short introduced Executive Director Hyde who welcomed all in attendance and introduced Director of Engineering Elsner who provided the Commission with a brief update on the progress of the Comprehensive Plan.

Director Elsner explained that the Port has worked through all Comprehensive Plan documents over the past year and have submitted them for public review, and was now in the process of a SEPA review period, an opportunity for other agencies and the public to make formal comment of the Port's SEPA checklist, developed from the Comprehensive Plan. Director Elsner explained that the Port has opened up the comment period for 30 days and reviewed some key dates. The Determination of Non Significance (DNS) was executed on September 11, 2008 and the SEPA Comment period will close on October 10, 2008. All testimony heard this evening and written testimony received as well as agency comments received during the comment period will be included in the final Plan documentation. After October 10th the Port will examine and evaluate the comments and make changes as necessary to the Comprehensive Plan, with a goal of bring the completed Plan to the Commission for adoption on November 6, 2008.

Executive Director Hyde thanked Director Elsner for the update. He noted he would read the written comments into the record following comment by those wishing to address the Commission in person. Commissioner Short invited those who had signed up to speak regarding the Plan to come forward to the podium as they were called.

PUBLIC HEARING – 2008 COMPREHENSIVE PLAN

1. *Mr. Scott Lee Bullock, 816 34th Street, Anacortes, addressed the Commission. Mr. Bullock identified himself as the current President of the Anacortes Community Maritime Center and also involved in the steering board of the Anacortes Small Boat Center. He thanked the Commission for listening to the public and to different organizations during the planning process. He especially was appreciative of the involvement of the small boat community and the opportunity to have a*

center included in the Comprehensive Plan, calling it a last lasting legacy for Anacortes and a positive economic impact in the future.

2. *Mr. Don Bottles, 326 S. 10th Street, Mount Vernon, addressed the Commission. Mr. Bottles noted he was not a resident of the Port district and appreciated the opportunity to speak. He was excited to learn about the small boat center and thought it would be a good addition and a help for the economy and the Anacortes community.*
3. *Mr. Norm Havercroft, 212 Commercial Avenue, Anacortes, addressed the Commission. Mr. Havercroft identified himself as a board member and advocate of the Anacortes Small Boat Center, a member of the Anacortes Yacht Club, and also an avid sailor. He explained he was part of a group that is interested in putting together a small sport boat fleet for one design sailing. They plan to ultimately put together about a 10-15 boat fleet representing roughly \$500,000 to \$750,000 worth of boat purchase, a lot of which would go to Marine service center and also produce tax revenue for the City. Mr. Havercroft explained this would only be a reality if there were access to the water. He believed the P/Q dock expansion and crane were needed to allow small boats access to the water, providing a benefit to the town and also an economic development engine for Anacortes. Mr. Havercroft noted there are a lot of regattas both national and regional that would love to come here and sail in our waters, but getting the boats in the water was always the challenge. He encouraged the Commission to make the P/Q dock expansion and the crane a budget priority.*

Commissioner Short inquired whether the small sport boat group had determined a class of boats they wished to go forward with.

Mr. Havercroft responded that the group was looking at 5 different boats, an Ultimate 20, Open 570, August 20, SV3, Viper 640 - all about 20 feet long, mostly under 2,000 lbs., small trailerable boats with lifting keels so that with the P/Q dock design boaters could pull their trailer up, pick their boats up with the crane and lower them into the water without having to use the travel lift.

4. *Mr. Bill Mitchell, 807 27th Street, Anacortes, addressed the Commission. Mr. Mitchell stated he had attended one of the planning meetings for the Comprehensive Plan at the Seafarers' Memorial Building. He noted he had been through two planning process with Makers and was of the opinion that they had generally come in with a pre-conceived notion, and after a lot of public input the end result looked very similar to what they came to us with originally. Mr. Mitchell believed the Comprehensive Plan for the lower section of the Boat Haven came out very much like the walk through Bob Elsner had presented several months before the original Comprehensive Plan meeting. Regarding the Plan, Mr. Mitchell wished to voice a concern regarding the possible acquisition of the Demopoulos property between 2nd and 3rd Street and between Commercial and O Avenue, by the Port. He explained that the Marine Supply half of that block was among the most important pieces of property in Anacortes because of the historic nature of Marine Supply and a landmark tourist attraction. Mr. Mitchell hoped that if the Port did consider buying buy the property that the building housing Marine Supply would be maintained as a marine hardware business.*
5. *Ms. Beth Bell, 1514 7th Street, Anacortes, addressed the Commission, speaking on behalf of the Small Boat Center. Ms. Bell thanked the Port for its continued efforts in regards to the Small Boat Center and its future home between Seafarers' Memorial Park and the North end. She was encouraged to see the center in the Comprehensive Plan. Ms. Bell stated she would like to see a little more work done with regards to the approach for P/Q dock. She appreciated the wider dock with a hoist going in so small boaters could have access to the water, and wished to see more time put into how boaters access that area with regard to how to pattern the traffic flow so those wishing to launch their boats can come in with trailers, place their boats on the hoist and lowered them into the water, and park their cars in proximity to the area. Ms. Bell also spoke regarding the clean up at Seafarers' Memorial Park, noting she had attended the Department of Ecology's meetings about a week and a half ago and was encouraged by what they said and the due*

diligence by the Port. She noted she had heard mixed things regarding the building – that it was going away and that it was not going away. She hoped both the Port and the City understood how the park came to be and that it would continue to be maintained as a maritime small recreational park, one of the few areas accessible by the community. Ms. Bell was hopeful with regards to the groin system going away and the having the reef habitat system come in, but was also skeptical as to the positioning of the reef so the youth sailing program can still continue to operate within that area. She requested that due diligence, time, and energy be focused on allowing the pier to be where it is, that a building is reconstructed should the building go away, and that the youth sailing program could still operate at that site.

6. *Mr. Dan Krier, 11827 McCorkle Place, Anacortes addressed the Commission, identifying himself as a principal in Marine Service Center, a small boat dealer, and large boat dealer of sail boats and power boats here and in Seattle. Mr. Krier noted that with the small boat center he saw an opportunity to host large national small vessel regattas, with a hoist, if done right, bringing more boaters and tourists to town, and being able to hold events such as the Hinman National Championships of the Vanguard 15 fleet, another laser performance product which the Marine Service Center represents and has fleets developed around the area. He believed a small boat center in Anacortes would not only give people access to the water but would also bring more revenue into the Port community and the city as a whole.*
7. *Mr. Andy Schwenk, 1312 35th Street, Anacortes, addressed the Commission. Mr. Schwenk appreciated seeing the small boat center being a part of the Comprehensive Plan. He also voiced his appreciation for Marina Manager Fowler who took time to review the Plan with him and answer questions regarding the Plan and work completed at the Boat Haven. Mr. Schwenk noted the success of Trawlerfest and the other activities in Anacortes that bring people to town and saw the same potential for small boats sailing. He cited the yacht club's successful Wednesday races with 25-30 boats out routinely and no cancelled races all year. Mr. Schwenk saw the small boat facility as having regional if not national potential for drawing in regattas and revenue for Anacortes. He further observed that most visiting small boaters would stay at motels and patronize restaurants in town. He explained that his family travels up and down the west coast, going to regattas, and is often asked about Anacortes and the San Juan Islands with people being attracted to this area. Mr. Schwenk thought it unfortunate that local people and those of modest means have limited access to the water. In closing, Mr. Schwenk praised the input of former Commissioner Spencer Swain, the Hawkins, Fred Ableman, Commissioner Keith Rubin, and Garret Johns, for the small boating community. He believed the hoist was a first step, and should be followed up with a place to park and service the boats, and have restroom facilities. Mr. Schwenk also voiced appreciation for Commissioners Short, Rubin, and Mooney who he noted took time to listen to him and boaters.*

This concluded those wishing to address the Commission in person. Letters from the following two Port district residents were read into the record by Executive Director Hyde and will be attached to the approved version of these minutes:

Carl Ann Cops, 510 5th Street, Anacortes in support of retaining or rebuilding the Seafarers' Memorial Park facility and park area, which had great value to small boaters, kayakers, canoers, and the youth sailing program.

Lon Schofield P.O. Box 1814, Anacortes in support of retaining or rebuilding the Seafarers' Memorial Park facility and park area.

Commissioner Short called for any other who wished to comment on the Comprehensive Plan. Hearing no others, the Public Hearing was closed.

PUBLIC COMMENT PERIOD

Commissioner Short opened the floor for public comment pertaining to items on the regular agenda. Hearing none, the floor was closed.

CONSENT AGENDA

Commissioner Short read the items on the consent agenda: Approval of Minutes for the Regular Meeting/Executive Session of September 4, 2008, the Regular Meeting Work/Study Session & Executive Session of September 18, 2008; Vouchers: No. 9-1 through 9-159 (\$2,065,378.56); and the Treasurer's Report for August 2008 totaling \$10,123,821.03.

Commissioner Short asked for a motion to approve the consent agenda items. Commissioner Rubin moved to approve the consent agenda, with Commissioner Mooney seconding the motion. Commissioner Short called for a vote on the motion to approve the consent agenda, which carried unanimously.

REGULAR AGENDA

ACTION ITEMS

Resolution No. 1191 – Authorizing the Executive Director to execute an Illicit Stormwater Discharge Policy Agreement -

Executive Director Hyde reviewed the item, which requests Commission authorization for the Executive Director to administer, implement, and enforce an Illicit Discharge Stormwater Policy as required under the Washington State Department of Ecology Phase 2 Municipal Stormwater Permit. He noted that the Port had been working on its storm water systems and was taking a lead in regards to systems quality. As a condition of the Phase 2 Municipal Stormwater Permit, the Port must have a plan in place to deal with unauthorized use of the storm water systems owned and maintained by the Port, and a policy to be able to address this with Port tenants and anyone else that may be using the Port's storm water system, particularly in the area around Gumes Channel. Executive Director Hyde noted that Director Elsner and Environmental Administrator Thoman were present should the Commission have any questions.

This permit is specifically for municipalities such as cities and counties; however secondary permittees include ports, water districts, hospitals and school districts. As a secondary permittee, all Port-owned properties are required to be covered under the Phase 2 permit, which is separate from the NPDES General Permit for industrial uses, covering Pier 2 and the Airport.

Commissioner Short called for any discussion and hearing none, called for a motion. Commissioner Rubin moved to approve Resolution No. 1191, which authorizes the Port Executive Director, or his/her designee, to administer, implement, and enforce an Illicit Discharge Stormwater Policy as required under Ecology's Phase 2 Municipal Stormwater Permit. Commissioner Mooney seconded the motion. Commissioner Short called for a vote on the motion, which carried unanimously.

Ratifying votes taken by the Commission at the September 18, 2008 Regular Meeting –

Executive Director Hyde noted that although Commissioner Mooney's participation at the September 18, 2008 Commission meeting via speaker phone was allowed as attendance by

law, Port legal counsel recommended that when such form of participation occurred, the Commission ratify all votes at the following regular meeting.

Commissioner Short called for a motion. Commissioner Mooney moved to ratify all votes taken at the September 18, 2008 regular Commission meeting. Commissioner Rubin seconded the motion. Commissioner Short called for a vote on the motion, which carried unanimously.

Parking Rates at the Anacortes Airport –

Executive Director Hyde noted that Commissioner Mooney had requested to place an item on the Commission's agenda regarding parking rates at the Anacortes Airport.

Commissioner Mooney stated that a report on the parking rates at the Anacortes Airport showed them to be twice that of the Port of Skagit County's Airport and he believed the rates were prohibitive and a detriment to people flying from Anacortes to the San Juan Islands. He moved to align the Port of Anacortes' Airport parking rates to that of Skagit County's rates, effective January 1, 2009. Commissioner Rubin seconded the motion to facilitate debate.

Commissioner Short asked for any discussion. Commissioner Rubin was of the opinion that the setting and adjustment of parking rates should be delegated to the Executive Director rather than decided by the Commission or based on another airport's rates. Commissioner Niver agreed, noting the Port of Anacortes has a different mission statement and different goals. Commissioner Hopley noted the item had not come as a recommendation from staff. He believed the rates should be set by the Executive Director.

Commissioner Mooney provided information regarding the rates at the Skagit County Airport and compared them to the Port of Anacortes rates, believing there were discrepancies between rates charged at the Anacortes Airport and those charged at the Boat Haven compared to other marinas.

Hearing no other discussion, Commissioner Short called for a vote on the motion, which failed 4-1 with Commissioners Hopley, Rubin, Short, and Niver opposed and Commissioner Mooney in favor.

Commissioner Rubin then moved to delegate the authority to set parking rates at the Anacortes Airport to the Executive Director. Commissioner Niver seconded the motion. Commissioner Short called for any discussion. Commissioner Hopley believed rates should be competitive and supported the setting of rates being a function of the Executive Director. Commissioner Short believed it was best to hand over decisions such as this to the Executive Director who could react and adjust rates accordingly. Commissioner Mooney believed in the interest of governance, this and other delegations from the Commission should actually delegate authority to the Executive Director rather than delegate the desire of the Commission. With discussion concluded, Commissioner Short called for a vote on the motion, which carried unanimously.

STUDY SESSION

Draft Budget and Capital Plan for 2009 -

Executive Director Hyde introduced Director of Finance & Administration Johnson who briefed the Commission on the 2009 Operating Budget, which Executive Director Hyde categorized as conservative. He praised the work of the Director Johnson, Accounting Manager Behan, and

Finance & Administration Staff for their work on the 2009 Budget, and also the efforts of second presenter Director of Engineering Elsner and staff in developing the 2009 Capital Plan.

Directors Johnson and Elsner responded to questions from the Commission. The Commission discussions regarding the Budget centered on G&A allocations, and on a P Dock hoist at the Boat Haven and public access improvements noted in the Capital Plan. Copies of the presentations will be attached to the approved version of these minutes.

Commissioner Niver requested discussion regarding cash flow, which was not included in the staff presentation. He inquired about an absence of expenditures for E & F docks in 2010. Director Elsner noted that as earlier noted, it was an oversight to not include E & F for Finance in preparation of the cash flow. The cash flow is accurate, just not showing the bond expense and E&F expenditure. Director Elsner and Executive Director Hyde explained that an updated cash flow will be presented to the Commission in December that includes E & F Docks and bonding. There will also be other fine tuning in regards to the projections for capital projects.

COMMUNICATIONS

Commissioner Rubin noted that the Commission had had a couple of sessions with Dr. Monte Bridges and had received draft policies, which he hoped all had reviewed. He suggested a session with Dr. Bridges the end of November to finalize the policies. Commissioner Niver suggested the Commission meet together to discuss the policies before their next session with Dr. Bridges. Commissioner Rubin and Port staff will work to set up the meetings.

Executive Director Hyde reported on upcoming events. The Fall Floating Boat Show will be held October 3-5 the Cap Sante Boat Haven. Meanwhile tours of Port facilities for state and local legislators continue through October 6th. The Airport Advisory Committee meets October 14th at 5 p.m., and the annual High School Homecoming Dance will be held in the Main Port Warehouse or Transit Shed on October 18th.

Commissioner Short noted that the sound seems to be missing on the Channel 10 viewings of the Port's Commission Meetings. Executive Director Hyde will follow-up on this with Tony Kubena who facilitates the cable access channel for the City.

UPCOMING MEETINGS

Executive Director Hyde reviewed the Commission's upcoming meeting schedule. The next Regular Port Commission Meeting will be a Work/Study Session on October 16, 2008, at 7:00 P.M. The first Regular Meeting in November will be on November 6, 2008 at 7:00 P.M. and will include a Public Hearing on the Port's 2009 Budget. All meetings will be held in the Commission Meeting Room.

PUBLIC COMMENT PERIOD

Commissioner Short opened the public comment period for items not on the regular agenda.

1. *Mr. Tony Bull, 4605 Queen Anne Way, Anacortes, addressed the Commission regarding capital spending and notably the cost of signage and fire suppression. Mr. Bull believed the costs for signage were much too high for something so simple and should be reviewed, with fire suppression of greater importance. In regards to the P Dock hoist, Mr. Bull agreed that the cost should be considered a public access expenditure and come from the tax fund. He noted the projected tax for 2009 had a very low millage rate that the Commission should consider increasing*

by nice or ten cents to fund the hoist project. Mr. Bull also objected to the amounts noted for overhead for the Boat Haven and believed the Boat Haven was being loaded down with overhead that should be allotted elsewhere.

2. *Mr. Scott Lee Bullock, 816 34th Street, Anacortes, addressed the Commission. Mr. Bullock commented on the comment made by Commissioner Hopley regarding the hoist and doing it right and doing it in cooperation with the City. The boaters approached the Port because the Port was the only entity that expressed an interest in getting it done. He noted the small boaters had gotten together as a whole and approached the Commission as a whole during the Comp Plan process. The hoist is high on the hoist for Port constituents. He understood what he deemed the headache involved in the rating system for projects, and he thanked the Port for addressing these issues for the boating community, something that was a long time coming for Anacortes.*
3. *Ms. Beth Bell, 1514 7th Street, Anacortes, addressed the Commission, in regards to public access at the Boat Haven, noting there was still work to be done, and answers were still being developed, but the small boating community had been working with the Port since the mid 1980's on small boat access. She praised development of the Seafarers' Memorial Park, a cooperative effort with community groups, yet noted the park would have to be closed during environmental clean-up, possibly for up to 24 months. Ms. Bell saw public access at the north end of the Boat Haven and the installation of a hoist at P Dock as a concerted effort between groups within the community to make the best long-term choices toward the goal of achieving a small boat center. She expressed that the small boaters were asking that the Commission ensure the hoist is on the Port's list and that the Commission follow through to facilitate this form of public access for the community.*

Hearing no others with a desire to address the Commission, the floor was closed.

ADJOURNMENT

With no further business to come before the Commission, Commissioner Rubin moved to adjourn, which was seconded by Commissioner Mooney. Commissioner Short called for the vote on the motion which carried unanimously and at 9:07 P.M. the meeting adjourned.

Attest:

William L. Short, Commission President

Keith Rubin, Commission Vice-President

Ray Niver, Commission Secretary

Steve Hopley, Commissioner

Pat D. Mooney, Commissioner