

**PORT OF ANACORTES  
CAP SANTE BOAT HAVEN ADVISORY COMMITTEE  
MEETING MINUTES**

**THURSDAY September 12, 2013- 5:00 PM  
PORT ADMINISTRATIVE OFFICE - COMMISSION ROOM**

**Members present:** Jay Field, Andy Schwenk, Howard Bean, Erica Pickett, Bret Andrich, Mark Lione, Vince Sellen, Mary LaFleur, and Greg Mustari.

**Port Staff present:** Sheila Maher, Chris Johnson, Anthony Esposito, Jenkins Dossen, Leah Hines and Julie Johnson Lindsey, as well as Commissioner Pat Mooney.

**Guests:** None

**Call to Order:** The meeting was called to order by Chair Jay Field at 1700. Jay asked that all cell phones please be silenced.

**Introductions:** No introductions were needed

**Public Comment :** Public Comment was opened and there were no public comments.

**Chair's Comments:** Chair Jay Field welcomed all in attendance.

**Old Business discussion:**

- Possible addition of 2 At-Large positions on the Committee

Jay noted the Committee had some chronic non-attendees. We explained that members of the Committee serve at the pleasure of the Port Commission. He requested comments from Committee members to take back to the Commission regarding both attendance and the possible addition of two at-large positions to the Committee by the Commission.

Commissioner Mooney noted the Commission relies on the advisory committees as it gives the Commission a better spread of contact with the community.

Jay noted the need for an attendance policy. He noted the Committee failed to achieve a quorum for its June meeting. Vince observed people are often too busy in the summertime to attend.

Erica observed that if the Committee requires a quorum, then there needed to be some mechanism in place for replacement of Committee members. Vince agreed.

Jay read aloud the list of positions on the Committee as currently established by the Commission.

A rep. from the Port  
A rep. from the City  
A rep. from OARS  
Two reps from the Commercial Fishing business  
A rep. from the Anacortes Yacht Club  
A rep. from Commercial Marine

A rep. from the yacht brokerage business  
A rep. from the Marine Trades Assoc.  
A rep. from recreational fishing  
A rep. from the Yacht Charter biz  
Three boaters with recreational boats at the Marina (Small, medium, large)  
One at-large resident within the Port District (unaffiliated with the Marina)

Howard noted that he probably misses as many meeting as he attends.

Andy stated that since the Committee had a quorum tonight, perhaps they should get on with other business before dealing with the attendance issue.

Marina Services Manager Sheila Maher observed the Commission had discussed the need to possible add at large members to get a larger representation from the community on the Committee and improve attendance. She reported that she and other members of the Port staff had called the members with poor or no attendance who stated they wished to continue on the Committee, but had not since made a meeting.

Jay suggested a miss three meetings in a one year period and you are dismissed policy. Mark agreed this was reasonable, as did Vince. Jay was of the opinion this policy should be retro-active to the first of 2013 in light of chronic non-attendance. This met with the consensus of the Committee members present as did the addition of two additional at-large members.

- Small Slip Vacancies

Sheila reported the Marina is full during the summer and at this date had only 12 slips available. She explained the Port's new moorage program to the Committee. Jay asked if this had caused an increase in moorage activity. Sheila reported that it had with about 20 or more already signed up for the new annual program including some new tenants. She explained that everyone who signs a year lease will receive a discount of 5% on their annual moorage as well as a 5 cent per gallon fuel discount. This is also true for the Marina's 12 for 11 program where those who pay in advance for 11 months, get their 12<sup>th</sup> month of moorage for free.

The Marina had one liveaboard couple, who just sold their boat. A new liveaboard tenant is coming in October.

Mary inquired whether the Marina would take houseboats. Sheila explained they would not and that doing so might violate a City ordinance.

Vince noted he had spoken at a recent Commission meeting about his concern for vacancies, so he was glad to hear about the new moorage programs. He noted he was still hearing negative comments from the owners of multi-hulled vessels regarding their higher moorage rates. Andy agreed noting they were moored in areas that were so shallow at low tide that they were resting on the bottom.

Sheila noted the Marina has six multi-hull tenants.

Erica observed any boat with a shallow enough draft could go in those spaces. Mary explained that the Marina could not, however, put an additional boat there, but since the multi-hulls are wider, and they are charged a square foot moorage rate like the other

tenants instead of a per slip rate, their moorage is much higher. The low tide conditions where they are now, meant that there were occasion when the multi-hull owners would not be able to use their boats.

Jay suggested that more multi-hull owners come to meetings. Mary noted that Pat Barrett had attended in the past as a guest.

Jay asked Port staff for clarification on the Port's position on multi-hulls and whether there could be a rate adjustment.

Deputy Executive Director Chris Johnson noted all rates at the Marina were calculated on a square footage basis by action of the Commission. And Sheila noted the need for consistency in rate applications. Chris noted the discussion and will take it back to the Commission. Bret observed they were discussing just 6 vessels out of 950.

### **New Business discussion**

- Marina Rates –

Sheila handed out a description of the Marina's current rates. The Port now has permanent, annual, and 12 for 11 rates for those seeking long-term moorage with a monthly rate in the winter and a daily rate only – no monthly rate – in the summer. Vince noted the Port's credit-back program and thought it would be preferable in the summer for the Marina to let tenants know if someone will be taking their slip and doe how long. He thought an e-mail to let the moorage customer know would be a good step. Sheila noted the credit back to the customer will appear on their moorage statement, and that the new software helps staff at the Marina to recognize availability.

- A-Dock Planning –

Facilities Services Manager Jenkins Dossen provided the Committee with an overview of initial planning for the replacement of A-Dock, possibly with the same type of concrete monolithic floats used for docks B-F. He noted A-Dock was built in the 1960's originally as a side tie dock with the finger piers for separation of slips added later. The Port will host a series of user meetings regarding A-Dock in 2014 and will ask for input regarding a concept for the Dock, it's material, orientation, configuration, gangway length, main walk width, slip sizes and distribution, increases to power amp age, and LED lighting.

Bret asked about the life expectancy of the floats which were now 23 years old. Jenkins explained the expectancy was about 25 years. The pilings are old and beginning to deteriorate with the need to constantly replace the dock bolts and side panels.

Jay asked if there were any federal money available as the dock boarders a federal channel waterway. Chris explained that none was available now. Although the Port did receive some state funding for the replacement of Docks E & F as supplements to guest moorage.

Bret asked what the main impetus for replacement of the dock was. Jenkins explained the increasing repairs and age of the dock were the primary factors.

Mark inquired if the condition of the dock could raise any liability issues with the whale watching vessels as a reason for replacement. Jenkins noted there were a wide range of reasons why replacement was needed. Mark asked whether the replacement had been budgeted. Chris explained that the Port first plans and then scopes projects of this sort multiple years in advance of the project. Sometimes a change in priority requires that the project timeline change and all projects are permit dependent. A-dock replacement is in the Port's Capital improvement plan for 2017-2018.

Greg asked whether the new dock would have a longer life expectancy. Jenkins confirmed that the new dock systems are made to last up to 50 years.

- T-Dock –

Bret reported there had been a lot of concern by users at the south end of the Marina regarding T-Dock. He noted users have experienced multiple failures of the hoists this summer with user groups working together to overcome the work set-backs the failures cause. He explained the commercial users were frustrated with what they perceived as a lack of communication from the Port. The present hoists are inadequate for the current usage. He thanked Chris for meeting with him to provide some explanation and said he'd like to hear what the future plans are for T-Dock. Jay agreed, noting T-Dock was critical to commercial operations at the Marina. Bret noted that industrial users, as well as the commercial fishing fleet all use the dock. He noted replacement of the dock was always in the Port's comprehensive plan, but was continually pushed out time-wise.

Jenkins reported that over the past couple of years much of the down-times at the Dock were caused by isolated events with the hoists broken by users and a gangway broken by an errant vessel that rammed it. The Port has tried to minimize the downtime. He noted the Port is aware of the age of T-Dock and that the cranes are under-sized. The Port's CIP includes up-sizing the south crane, potentially with a card lock system.

Erica noted that if permitting were involved, it would make sense to combine work on T-Dock with A-Dock replacement. Chris responded that the Port looks at this with a number of Port projects and keep costs low, however it could become a cost issue to fund and combine projects together. The Port makes adjustments in its capital programs yearly based on what actual revenues are available. He noted the Port went through a recession as did everyone else.

Jay believed if the hoist have outlived their useful life, then their replacement should be a priority due to their impact on commerce and safety. Chris asked if the hoists at T-Dock were more of a priority than A-Dock replacement. Bret was of the opinion that they were. He asked Jenkins to provide a guesstimate on replacement of the hoists. Jenkins noted that the Port would need to drive a new foundation, requiring in-water work and permitting for that work.

Jay asked Port staff to bring an update to the Committee at the next meeting.

- Little Chicago Business Incubators, Phase 2 –

Mary reported she had heard a lot about the incubators with people asking her why the Port would trash a beautiful marina with those shanties – but she also observed the new signage has helped people to understand the history and purpose. Greg noted the color of the huts comes up a lot with people thinking the colors should be more consistent with the

rest of the Marina buildings. He also noted that he would prefer to see the smaller huts in a curve rather than a straight line. He gave the example of Roche Harbor's similar incubators which have decks and more attractive landscaping. Greg also noted that the cost differential to a business owner leasing space for \$20-30,000 per year in comparison to the incubators lease of \$175 per month was a bitter pill to swallow.

Andy observed as a history major, the Little Chicago moniker celebrated a darker time in Anacortes' history and he questioned why a beautiful marina with a great staff would highlight and promote that history as a showcase for Anacortes. Jay noted Andy took exception to the theme. Andy affirmed this, noting he believed the Committee might have been consulted on the project. Jay agreed the new colors were visually assaulting, and intentionally so since they got your attention. He noted that none of the current businesses in the huts actually incubated there; rather they were established elsewhere and moved there. Short of eliminating them, he asked the Port to consider making them more architecturally pleasing and possible relocate them elsewhere.

- Wi-Fi – Port Information Technology Services Manager Anthony Esposito reviewed the Marina's new Wi-Fi system for the Committee. The \$250,000 project is now up and running with a total of 21 wireless devices placed through the Marina. A slip by slip test with lap tops confirmed the total coverage area. The Port replaced the initial system it installed that was not performing to specifications and proved to have a poor design. The new system went live on August 16<sup>th</sup> and at present takes one extra step to log-in. Sheila noted that Anthony has created an instruction sheet for visiting boaters in the use of the system.
- Other comments – Committee Chair. Jay called for any other comments. Hearing none, he requested a motion to adjourn.

**Adjournment** – Motion by Andy, seconded by Vince. Adjourned at 1804.

**Next Meeting** – The Committee was of a consensus not to meet in December due to the holidays, so the next meeting was scheduled for January 9<sup>th</sup>, 2014