Marine Advisory Committee Minutes

September 5, 2023

In attendance: Brett Senff, Bud LeMieux, Dan Averill, Devin Zwick, John Richards, John Sanford, Marcus Abbott, Mary LaFleur, Skip Dassler, Terry Nemeth, Wendy Britt

Absent: Corey Joyce (excused), Dianna Chonka, (excused), Greg Dickison

Port Staff, Commissioners, and City Officials: Brad Johnson (HM), Dan Worra (POD), Jon Ronngren (Commissioner), Terry Nemeth (City)

Meeting called to order at 5:00 pm.

Motion and second to accept the minutes as written. Motion approved.

John Dumas was not able to attend this meeting due to scheduling conflict. Any questions please direct them to Brad, John Worra or email John Dumas directly.

Marina Happenings: Brad Johnson

- 17 businesses have received access cards to restrooms. All businesses missing info for compliance have been contacted.
- AWA & OARS members can purchase cards. Port working out kinks.
- Seasoned staff is leaving. Marina still busy, as older generation still cruising.
- RV park moving ahead. Rock wall complete. N end access road is temporarily closed but no operational concerns.
- Dept of Ecology inspection passed with high marks thanks to Ryan.
- EV charging station work should be commencing soon. Entering marina from Q, take a right towards TBL, first 6-8 spots facing west.
- Starting to see return of commercial fishing fleet from AK.
- Replaced the A dock stickers. Most were failing.
- Working or replacing the hanging hardware at the FD. Hoses, swivels, and nozzles.
- Trying to decide if we were going to use the cover 2 or wing T.
- Working with marina map designer to incorporate the RV park and JKL parking improvements for 2024 map.
- Outside ops moving to a winter schedule on 9/17. FD 7:00-5:00,
  TBL 8:00-5:00 to accommodate early commercial fishermen.
  Office moves 9/10 to 8:00-4:30.

- Continuing monthly reporting to DNR for vessels anchored out. Did site tour last week and will be here in about 3 weeks for vessel postings.
- KPI's are solid. Approaching 990 gallons at the FD, 16K nights, and passed 2K credit back nights.
- Rate increases 2024. In year 3 of the approved 3 yr rate increase for rec moorage 3/5/7 model. Commercial and business tenants at 3%, reviewing TBL rates, especially the larger size vessels. Stated increases are programmed into the 2024 budget for commissioner approval.

Marina/Facilities Updates: John Dumas not able to attend this meeting due to conflict in schedule.

B dock security gate- Brad reported go live date is not set yet. Port is finalizing the message to the B dock tenants. First call would be security, then John Dumas, and finally APD. There could be a potential for a lot off calls initially. It was inadvertently set off 2 weeks ago and security and John Dumas were called.
RV Park - temporary road closure is Sept 5-8. John Sanford asked if there was conversation about keeping this entrance and making it permanent and paving for Fire Dept vehicles and small boats on trailers. John Worra asked if there would be a problem with AYC as it could cause loss of a few parking spots for AYC. Also permitting would need to be addressed. John Sanford suggested asking the Fire Dept if they want it done. Half of the area is owned by AYC and half by the city, not Port property. John Sanford will talk to AYC.
Dan Worra added that they are waiting for the permit for the north basin bathrooms and parking lot work should start end of this month. The project should be completed by March/April.

No public comment.

New Business - John Richards

He thanked everyone who spoke or attended the Port Commissioner's Meeting on August 17. He couldn't attend but watched the video. This concerned the restrictions suggested on marine operations. Implications from this could affect future residential building in this area. Reactions from the Commissioners seemed positive. He was very disappointed in the article in the Skagit Valley Herald, covering the Port Meeting, and felt the Port and community were seriously misrepresented. Mary suggested taking an ad out in our defense. Bud will never give do an interview with them again because he was misrepresented. John Richards asked if any committee members live on Guemas Island. Negative. He attends the Ferry Advisory Committee Meetings, as his company provides passenger service to Guemas. Some good ideas come from the committee but they are ridiculous and over the top. Residents feel ignored by the county and in summarization there is no common

cause. And he doesn't want to see this committee become like the Ferry Committee. The MAC is a very diverse group. Topics on T Dock and security gates will be ongoing with gates being the hot topic. Not everyone will agree with all decisions but we're here for community and keep focus.

Moorage Rates - Wendy Britt

Wendy handed out Moorage rate comparisons from 2021, 2022, 2023.
She said that last year in talking with Mary about the moorage increases, Mary gave her a comparison done by the Port in 2021. So Wendy volunteered to do a moorage rate comparison for 2022 and 2023. Her moorage has gone up $114.00 a month in 2 years and will be up $164.00 a month in 2024. The prices in the comparisons don't include leasehold tax, fees, or another extra charges, and using open moorage prices. Cap Sante is highlighted. The marinas are listed on the left side, on top is size of slip and then going from most expensive on top to least expensive on bottom. For 2022, in the 57 & 66 size slips, Cap Sante should be actually be 2nd or 3rd from the top because Shilshole or Pot of Edmonds couldn't be included. The 40 ft slips in Cap Sante are listed twice due to 2 separate prices. Marina abbreviations are: Fisherman's T is Fisherman's Terminal, P Townsend BH is Boat Haven, P Angeles JW is John Wayne, P Angeles BH is Boat Haven, and Everett has 2 different areas. The last 2 pages are for guest moorage for 2022 & 2023 for peak season guests. Wendy was thanked for the comparisons. Mary asked if we wanted to be the highest price because of increase in D,E,&F. Rate increases are another hot item so these are good for looking ahead. Mary has heard from many upset tenants about the tier increase and feels the it was done in the summer with no notice. Dan Averill suggested to get a policy of why the rates have gone up, what is the end goal, and what is the criteria for increases. The Port should show some transparency. John Sanford expected the Anacortes Marina, a private marina, to be leading price wise. Wendy heard that in Anacortes and Anchor Cove that the marina doesn't manage the leasing and private people lease out the slips but John Sanford didn't think that was quite a true statement. Marcus corrected the info by stating that Anacortes Marina Enterprises owns 51% of the slips and charges a $30.00 fee to tenants to lease slips and 5-10% of tenants lease their own slips. He was thanked for the clarification.

Marina Parking- Mary LaFleur

She said tenants are paying high rent and there is no designated tenant parking and every other marina, including Everett, have gates and parking. Tenants on E dock are concerned about a local man bicycling to the end of E at night and smoking, and felt he shouldn't be there. Dan went to talk to AYC and asked if they wanted gates and they replied negatively, thinking that the gates wouldn't be open during the day. How long is it going to take to fix the parking and gates and for the MAC to make a recommendation? Millions are being spent for RV park so why not $80,000.00, cost of each

gate, for 5 gates in marina. John Richards stated he wants gates on all docks. Wendy asked if any studies had been on the cost of designated parking spots signage, particularly by the Harbormaster Office and part of the north end. Many years ago, John Stanford related he meet with then Mayor Gere, discussing boat and car congestion, and suggestion of mooring buoys with designated fees. And there is no reason not to make a parking garage with multiple levels behind the city office or south basin.The events are getting bigger and larger attendance. Although it is not within the scope of the MAC, he'd like to make a suggestion to the commissioners that the city and port work together.
Devin relayed he tried to find a parking spot, during a festival, for 15 minutes and ended up at the shipyard. Businesses around the port have no parking signage and he understands the parking concerns. Instead of a free for all, a drop down key card entrance or chalked area could be implemented. John Sanford doesn't believe this is a complex issue as the port and city cooperate together coordinating all types of services. Devin believes to get the port to agree to a single gated entrance would be more streamline than port/city project. Terry told the MAC that people park in the designated city lot all day long so he has trouble parking. Marinas are considered public entities and Bud stated most have designated parking. In the Everett marina, they use license plate registrations. John Richards explained that he sent people there and they were towed because their vehicles weren't registered. They have a huge lot and are serious about parking violations.

Marine Trades- Mary Lafleur:
Mary read Larry's summer update- following is condensed version so please see attachment for full update.

- 1st- Discussed at Port Meetings to close landing ramp on north side of port used by landing craft to service San Juans. Idea to close after 7:00 pm to 7 am. Local homeowners upset by noise after hrs.
- August Port Commissioners Meeting was moved to city hall with 125 residents attending. Combined 92 letters and speakers with 87 against idea and 5 either for or hoped for blended solution. Many participants involved working at or having worked at Port with many generations involved. Concern this is the tip of the iceberg to begin limiting marine activities at the Port. Response loud and clear that this is marine town and marine business is big part of Anacortes. Wondered if response by Marine Trades was swift because of treatment last 2.5 yrs on Marina Brokers issue. Commissioners sided with keeping the ramp open with supporting the marine businesses and process for input on community needs feedback.
- Port did a good job ferreting the issue in 30 days.
- Broker's 9 issues from 2020- Commission voted in July to ratify a proposal that basically fixes all the issues with the Marine Trades. Didn't get everything requested but came to an agreement that was balance for brokers. Last issue is how Seattle Yachts recovers from paying for 10-12 slips they couldn't use by being pushed out by Port over 10-12 month

period.

- 2022 Boat Show proceeds- Boat show a huge success. The joint Trawlers Fest and ABAY Boat Show with NWMTA is working well and growing. Marine Trades has net gain of $44K. A meeting on September 12 we'll discuss the split with the Chamber, 10-20%, and what to hold in reserves and how to share with community. Any ideas and recommendations?
- 2023 Boat Show dates are May 23-24-25.

Mary asked members to contact her if they have any ideas for donation recipients. She reminded them of the meeting on September 12.

Brad didn't think the information pertaining to Seattle Yachts was updated as it's resolved. When questioned by Mary, he directed it to broker representative. Devin explained some slip transfers and trades and everyone has gotten to where they want to be. After discussion, Mary and Brad disagreed but moved on.

Next MAC Meeting October 3. If there isn't any business there is no need to meet. The MAC has very proactive members so if issues arise we'll meet. John Dumas and Brad do a great job of providing information to the MAC. Questions should be addressed to both Brad and John Dumas.

John Richards would like to wait until we give the virtual gate a chance before we make any recommendations. Next meeting we should know more. John Sanford requested that the virtual gate be added to next meeting's agenda and on a positive note thanked Brad for installing the safety ladders in marina. It was very effective for a hired diver. It was a recommendation from the MAC and put into play and greatly appreciated.

Meeting adjourned at 6:05 pm.

Submitted by Wendy Britt