Marine Advisory Committee Minutes

January 2, 2024

In attendance: Bud Le Mieux, John Richards, John Sanford, Mary La Fleur, Skip Dassler, Wendy Britt, Greg Dickinson, Dianna Chonka, Corey Joyce (virtual), Dan Averill (virtual)

Port Staff, Commisioners, and City Officals: Brad Johnson (HM), John Dumas (Temporary Acting ED POA and Port Official), Shawn Ottenbreit (Port Commissioner), Terry Nemeth (City).

Absent: Devin Zwick, Brent Senff, Marcus Abbott (all members excused).

Meeting called to order at 5:00 pm.

The submitted minutes need to be amended with these changes:
In Marine Happenings, the 2nd bullet point should be FSM not FM.
On bottom of 2nd page, should be Brad answered that DNR wouldn't permit because of shallows and mitigations not litigations.
Top of 3rd page, under Capital Improvements. Brian the diver, is contracted and not a Port employee.
On 4th page, at the bottom, Brad said new T dock configuration could alleviate this not would alleviate this.
Motion and second to accept minutes as amended. Motion approved.

Marine Happenings: Brad Johnson (HM)

- EV charging station scheduled to wrap up in early 2024.
- Vessel disposal - $25,711.93 First installment was $7,931.48. 100% reimbursable from DNR after attempts are made to collect from vessel owner. Thanks to Bud and Dianna for the their efforts.
- Locker inspections this week.
- Lighted Boat Parade, 33 slips used for the event (22) 46′ slips & (9) 66′ slips, plus end ties of C & D docks.
- Moved to electronic statements. Only a few tenants didn't provide email addresses, so making accommodations.
- He spoke with Sector Puget Sound last week regarding the day can in the marina entrance. More in the marina entrance. They were going to pass the info along to the Aids to Navigation Team. Wondering what what the final fix will be.
- RV Park - Ready for pavement, working around weather and plant closures. JKL lot is taking shape, curbing being formed now.
- RaceWeek agreement is done & registration opened over holidays.
- Liveaboard reporting for vessel pump-outs. Continues to go well. A few need reminders. He tracks all the dates on a spreadsheet, should it be requested by a regulatory agency.
- Catholic protection is done. That was C/D docks, FD, Pump-out, TBL. Very quick, just over a week.

- Garbage service reduced to 1x per week in N end with rest of marina unchanged at 2x per week. Also previous year's routine.
- Fiber will be run to the N end JKL camera/WiFi pole. From there it will go to the RV park building and to MNO & PQ poles. With the intention to increase camera connectivity and WiFi signal to eventually be run down those docks as well. IT is working with NW Tel on that timeline.
- SMP (Seafarer's Memorial Park) - 3rd vehicle of the year has driven around the building and into the grassy area. To add another layer of protection, facilities will place removable bollards at the SW building corner. Received full support from AWA.
- Working with consultant and Port's project manager for J-N finger/dock repairs. Have identified the scope and estimated schedule. Documents are being prepared to go out to bid in the next few months for Oct-Feb work. This follows what was done on the OPQ dock repairs but not as intrusive.
- Working on replacing old candy cane lights in the N end of marina. Intention to match the existing light poles at the Central Pier/South Basin.
- Winter Solstice was back in Dec. Looking forward to more minutes of daylight.
- Annual FD leak detector testing is this Thursday. Will be closures.

KPI's 18 k boater nights 1,162,198 gallons of fuel.

Questions:

What is the target date for opening of JKL parking lot?

John Dumas stated no specific date, but in April 2024. He also expounded Brad's report of the hard fibering for WiFi. They are trying to reduce the signal loss by having the only signal required for a device would go directly to the eye. Instead of from device to the eye and then to eye of HMO. Once done, should see better service for the free WiFi. Waiting for permitting from city but city has a big backlog because of MJB orders.

John Richards stressed again for mariners to stay in the channel and not cut the marker because of the downed channel marker.

Marina/Facility Updates - John Dumas

New Data for B Dock Security Gate - They get a lot of data from the security cameras. He felt he should have been receiving more middle of the night calls from people not scanning. So he had port security go thru video and testing each night. Video is showing that people don't scan but John is not receiving the phone call from company. That phone call is part of the fee that is paid to the company and is the most important part. IT dept working on it with First Net. The camera, lights, and signs are all big deterrents but if the person isn't challenged with a live person then the system isn't working. He will be working this month on this and if can't be right will have to go another route. Some MAC members then suggested gates. Video coverage of people entering is of good quality. John Richards expressed his thanks for John's transparency and data as the MAC wouldn't have known any difference.

John Dumas also wanted MAC to know the port was not replacing a private business, Brian the diver, by training employees for under water diving. Brian is just too busy. The port wants to map the entire marina underneath the water to create a maintenance plan to reduce stray currents, make sure power and water are sound, and not depending on surprise findings.

The Port offices are moving to the Anacortes Professional Center. Will be in after dark fiber from city is completed.

Public Comment Period
Ruth Hunter, Anacortes
She asked if the by pass road, thru the marina by the JKL parking lot, could be reopened. At times, there is no activity and the community is greatly impacted. John Dumas will ask the construction company if they can move the fence back to open up road. They are pouring curbs now.

New Business
Marine Trades Brief Update- Mary La Fleur
The Team update was good.
The Directory is getting ready and bids going out for printing. Less turnout with around $12,000 in proceeds to hopefully give out next year.
They were visited by Washington Vocational Services so they could talk about their program.
Also visited by Bellingham Waterfront Foundation with Sierra Oliver and Debbie Granger as representatives. They have marine trades technician apprenticeships. Mary suggested to visit their website to check out their programs to get students ready for the marine trades. Tuition is only $1500 and there is an assistance program. John Dumas and some Commissioners also went to this meeting and a past maritime presentation and talked with these ladies. They will probably present their program, in April, to the Port Commissioners to see how the port can support them.
Executive Committee elections: Larry and Mary are staying on in the same positions as last year.
Marine Trades did a Support Celebration Photo Shoot. Gave AWA three new boats and $10,000 to the Technology School.

Moorage Rate Structure - John Dumas
The Port got a lot of negative feed back on the 3 tier moorage rate increase. Looking back, two things came out.

1. The MAC was not on the front side of that rate increase and that will be fixed now. In April or May usually goes in front of Commissioners. There are two things the Commission controls and those are rules and regulations and then rates. The Port brings the information to the Commission and they approve.
2. The rates that were put out there gave the smaller boats a lower rate and bigger boats a higher rate.

John is going to Mckinley Group, a 3rd party entity, to compile a rate comparison from regional marinas. They will be paid to contact marinas for exact rates and be nonobjective. He thinks the cost should be around $3000 with all comparisons to be equal even though there are so many variables. Not like the economic study or evaluation done in Oak Harbor. Mary asked if other ports favor tenants who live in town and not out of state tenants. John can ask company to add on.
John passed out a Rate Increase Summary hand out and explained these are only examples and NOT a draft of what the Port proposes. He explained the CPI, Consumer Price Index, is a 3rd party independent, economic driven, and non emotion driven. The Port uses the Urban CPI, Seattle & Tacoma

area, for all leases. Utilities and rent are similarities in all moorage agreements.The CPI has to have a basement and a ceiling and usually lags behind inflation. The CPI + 1 is the CPI plus 1%.
John was asked if the driver for rate increases was O & M.
No. Because as an example, the Port got $180,000 revenue from the rate increase for the year. The A dock project took 4 yrs total REVENUES from the Port, not the rate increase revenue. The Port can't use tax dollars for maintenance and repair. The cost of T dock went from 3 million to 9 million in 24 months. And 66 million cost for N end dock replacement which isn't a current estimate. John Richards asked everyone to think about this and be ready in Feb and March for discussion. John Dumas would like to wait until the McKinley Group results come back. Could be done in a month or two.
Scott and Liz Rose, liveaboards seated in the the public area, talked about assessing and comparing the liveaboard fees in other marinas. For example, the pump-out rates being $160 a month and other marinas might be more nominal. And they did state the pump-out service is very good. Mary asked why liveaboards were charged more in the marina. John Dumas explained that they use more infrastructure being bathrooms, laundry, and staff time and resources than the other seasonal tenants. It's a landlord/tenant relationship. Liz said the Port has been very responsive to concerns. Mary suggested a live aboard position to be added to the MAC. Brad reported there are currently 16 to 17 liveaboards with the max allotment set at 100.
Dan Averill asked if when the Port does the budget do they earmark a certain amount for the marina and determine what's necessary for the Port to function.
No, the money doesn't get earmarked as it goes into the general fund and gets dispersed into different buckets as determined by 5 yr plan.
Corey wants to make a recommendation to add a liveaboard position and asked if there will be time to discuss rate increase.
John Richards felt we all have different views on this issue. And he felt we lost credibility with the Commission when we asked for a 0% increase rate, in the past. Everything was going up. Because that was when Covid hit, Corey felt we didn't lose credibility and there was such uncertainty. John Richards wanted to clarify that the group doing the marina rate comparison are not the policy makers but just presenter of the requested information.

Rules and Regulations - John Dumas
Brad has some verbiage changes and John will email the rules now, the rules to change, and the rules they are looking to add. An example is E bikes. They will be working on this and then will send out to MAC and would like MAC to review for approval and then Commissioners within the next month. There is an updated Rules and Regs for 2023 on the website and the rules and regs for the RV park are posted there. Very similar to the marina rules.

Chair Comments - John Richards
The National Society of the Daughters of the American Revolution, WA state chapter, have awarded Skip Dassler with the Community Sevice Award. It's only the 3rd time it's been awarded in its 100 yr existence. This is a big deal. Congratulations were given to Skip.
Anacortes Football Team are State Champs, another big deal. So congratulations go to John Dumas, one of the coaches.

John thanked Corey for the banner on Highway 20. Everyone agreed it looks great.

Elect New Officers - John Richards
John thanked everyone for allowing him to chair this committee and would like to remain on the committee as a rep but would also like to remain chairperson for another year.
Motion and second to have John Richards remain as chair of the MAC. Motion approved.
Greg Dickison stated he missed a lot of meetings, due to his schedule, and would continue as Vice Chair if needed. Dianna Chonka volunteered to be Vice Chair. Motion and second to a have Dianna Chonka as Vice Chair. Motion passed.
Wendy Britt agreed to remain as Secretary. Motion and second to have Wendy Britt remain as Secretary. Motion approved.
John Dumas will get this action item to the Commission. He also explained that only one Commissioner is attending this MAC meeting because of the work load on the Commissioners recruiting for the new ED. So only Shawn Ottenbreit is attending and not Jon Ronngren.
John Sanford would like the MAC to consider adding a liveaboard position to the MAC. In Article VI it says that these Bylaws may be amended by a majority vote of MAC membership, except that Article lll related to the MAC Membership may not be amended without the concurrence of the majority of the Commission.
Motion to vote to make a recommendation to add a new position of representative from the liveaboard community to the MAC and should go before the Commission. Seconded. Motion approved. Corey reminded members, if approved , that a letter of interest must be submitted to the MAC for their approval and then approved by the Commission.
Meeting adjourned at 6:11 pm

Next meeting Feb 6.

Submitted by Wendy Britt, Secretary