Marine Advisory Committee Minutes

January 7, 2025

In Attendance: Bud Le Mieux, John Richards, Mary La Fleur, Skip Dassler, Corey Joyce, John Sanford, Dianna Chonka, Karen Meyer, Dan Averill, Brent Senff.
Virtual: Wendy Britt

Port Staff, Commissioners, and City Officials: Brad Johnson (HM), Brett Greenwood (ED), John Dumas (POA), Jon Ronngren (Port Commissioner),Terry Nemeth (City Official).

Absent and excused: Marcus Abbott, Greg Dickinson, Devin Zwick

Meeting called to order at 5:04 pm.

The submitted minutes need to be amended with this change:
Under Marine Facility Update- John Dumas, in CIP Projects - North Basin Planning paragraph "Started tearing into the exterior and interior of the bathrooms". This sentence needs to be deleted as this work was not done.
Motion and second to accept minutes as amended. Motion approved.

Marina Happenings: Brad Johnson

- Firefly is live for reservations in the RV Park. So far, very successful. Staff visited Fidalgo Bay Resort to get their feedback, they have 1 yr experience with it. They are very happy. Staff had lots of meetings with Firefly to ensure successful roll-out. So very successful the 1st 24 hrs and had over 1000 RV nights reserved. The system knows how to charge rates for daily, weekly and monthly when booked.
- A dock sewer connection is complete.
- All pump-out locations are now operational. A West Basin cart was down for several months due to a gearbox failure.
- Facilities moved the Q dock pump-out station from Q to the intersection on PQ docks. Better customer access, there were also grounding issues with the extended float at low tide. The team received lots of compliments from the tenants during the project.
- J-N dock repairs are wrapping up. The last area begins next week. All in all, the project has gone very well with the contractor ahead of schedule.
- The JKL fiber run from the HMO to JKL is almost complete.
- The lighted boat parade was back in December.

- Ecology inspection was recently performed at the FD. No issues were found. Fox does a great job ensuring system tests are current and paperwork is orderly for easy review by the inspector.
- The FD line tightness test was today. A third party performs this annual test for Ecology compliance.
- Seattle Boat Show starts at the end of January. We are finalizing the details.
- Several Marina and Facilities members are traveling to the Port of Port Townsend on Thursday for a pump-out class. Afterward, we will tour their marina and RV park for a best-practice visit.
- G dock experienced a power outage back in November. A temporary repair was made while the contractor fits into their schedule.
- Greg Mustari passed away back in December. Many of you have interacted with him over the years in the marina or various organizations, including the MAC. He was first-class material.
- Continue monitoring vessels anchored out. 3rd month with zero.
- West Basin building water meter replacement was back in December. Big thanks to the City for arriving with a plan in place for minimal outage. I think they were done in 1.5 hrs replacing 2 meters.
- Those of you that visit us in the office, Sarahi's last day was just before Christmas. She is returning to school full time to be an X-ray technician. We may see her this summer in a seasonal position.
- Staff are busy wrapping up the renewals for the 2025 waitlists.

2024 KPI's 1.3M gallons fuel, 17,379 GBN, 2825 RV nights

Question & Answer-
Karen told Brad that as user of the pump out cart in the new location, it is hard to move the cart out of the cubicle. The heavy cart has to be slightly lifted to get over a lip on the dock. Brad will report this.

Brad was asked if expectations had been met on fuel and GBN for 2024. The 1.3 million gals of fuel was a record number. Doubling the speed of the high speed fuel hoses, low prices, and opening early for certain customers are credited. Expectations for GBN was 18,000 so 17,379 was close. No expectations for RV park as it opened in June and this is the first year.

John Sanford asked about the PQ hoist testing. John Dumas explained that there will be a readout on the lift itself. The load cell is able to communicate the weight of what's on the hook to the control box. If overweight, the hoist won't operate.

John Richards- FYI to everyone that the #4 channel marker has gone over another 4-5 degrees so he took a picture at low tide. He's concerned about what's going on underneath and if it breaks, could be a hazard to navigation. John Dumas explained that in the past, Brad had been in contact continually with CG for 8 months and nothing happened. Then Mary emails the CG once and they fix it right away. Mary said that she threatened them with litigation, explaining she insures many boats in the marina and CG would be liable for damage to vessels. She would be willing to do that again, so she needs to be given the necessary information.

It was agreed if anyone knows of memorial service for Greg Mustari, please inform members.

Marina/Facility update: John Dumas

- Central pier pump out infrastructure - Port plans to switch out central pier pump outs. Requesting a grant to upgrade and consolidate infrastructure into Keco (west coast company). This will standardize parts list and make repairs faster so then all units would be Keco. Sanisailor (current units at central pier) has fallen off, so now at a time in service for for a change up.
- Safety Ladders- Tenant in the north end told them that he likes the ladders but he has to crawl around 4x4 to get out at the ladder. Grating was ordered so they are going to test filling in those 2 spots and if that works then fix affected fingers.
- Parking Survey- John handed out the complied survey results for review. There were 461 responses, pretty much 50%. The following questions were asked: Secretary's (Wendy) note - Please see handout for all different survey questions options and all responses.

- Q1 At which dock is your slip located? Highest: O dock tenants
- Q2 How often do you visit marina? Highest: A few times a week
- Q3 How would you rate the current availability of parking at the marina? Highest: Good
- Q4 What time of day do you typically have the most difficulty finding parking? Highest: Midday 10am-2:00pm
- Q5 What time of year do you typically have the most difficulty finding parking? Highest: Summer
- Q6 What improvements, if any, would you suggest to enhance parking at the marina? 238 answered - 223 skipped
- Q7 Should there be more controls to manage parking availability at the marina? 461 answered 0 skipped - Highest: Yes
- Q8 Please rank the parking controls below in order from most preferred to least preferred. 461 answered - Highest: Designated parking for marina tenants. Colors shown designate green as most preferred and orange as least preferred.
- Q9 What type of parking improvements would be most beneficial for you? Highest: More

spaces for tenants.

- Q10 Do you prefer larger loading zones or closer parking in proximity to your slip? Highest: Closer proximity to slip.
- Q11 How important is proximity to your slip when selecting a parking spot? Highest: Very important.
- Q12 Do you have any other feedback or comments you would like to share? 176 answered- 285 skipped

John will send out the spreadsheet that has every survey and where they responded in the free fill questions. This is huge data, might be hard to read, as he wants to send it out just as submitted by tenants. Contact him if you need help. He will also provide the free fill form he received, compiled by NFA.
Some of the those responses have some good commentaries on suggestions to enhance parking.
John was thanked for having the survey done and presenting results to the MAC. This is very good information. He and Brad will be going to the Port of Everett to review parking regulations and what they have in place.

Key points from MAC members discussion about parking :
Suggestion for parking arm/s and tenants would use current cards to activate.
The Port used to sell parking spaces, in the past, with decals for tenant ID.
Parking signage to designate tenant parking only. It was agreed that would be the cheapest place to start.
Push marine trade workers into Anthony's west lot as that belongs to the Port also.
Keep in mind the events center will play a key role in parking.
The north end doesn't seem to have a parking problem.
A recommendation won't be given at this time.

- Gates concept- John gave a handout with a Concept Analysis Summary and Design Concept for CSM. Concept 1 is steel frame, steel vertical pickets and horizontal cables. Concept 2 is steel frame and tempered glass panels. Both concepts show the costs, maintenance, and visual aspects associated with each one and overall ranking. An example photo of a design concept for CSM in also shown. These costs don't include costs for indirect tasks, power, cabling, lights, cameras, etc. He thinks the glass would be easier to maintain than cables. MAC members discussed different locations for the gates. Other tenant groups would be affected so input needs to be received from all affected. John Dumas was thanked for compiling the information. The last time gates were addressed with the commissioners, they were trying to hire a new director. John Richards stated this issue will not die but MAC will still pursue.

- JKL Fiber- Central pier is already experiencing better wi-fi because of the direct connection and they hope to deliver that to JKL. There will be 2 projects so once they get the connections, they'll start getting fiber runs when the weather improves. When done, this should eliminate some of the wi-fi interference. 2nd project will be to get mid deck and end cap cameras on central pier and A & B docks. Mary asked how Starlink would work versus what wi-fi the Port has now. While in Sitka, the airport used her Starlink to get her plane off the ground as their systems were down. John answered it's not just about the signal but security issues with cameras and etc.

- Event Center update-
- Brett stated that the design phase is still moving forward and the city and port met this morning. They are getting a little closer to an agreement as far as funding is concerned (who'll pay for what). He did share the parking information with the Mayor. The city's vision on parking is two fold. 1. Pave and remodel the gravel parking lot. 2. Punch overflow into downtown area. Mary asked Brett why the Port would spend money on a losing proposition, especially if another Covid emerges. He said the city would pay for the building, there would be some housing and retail potential there, and the Port is trying to accommodate the loss of the Transit Shed. The city only has 8 million to build the center. If bids comes in way too high, it won't happen. MAC members expressed concern about attendees at events being disorderly visiting marina, loud music, and crime rate around the center. Corey asked why the Port didn't have public meetings as done in the past and spending money before there is input from public. Brett agreed this is a valid point but the city is the driving force and paying for the center. The city had 2 public meetings and attendees were in favor of the event center. Some MAC members voiced that it would be better built by a private party as the Port and city haven't always gotten along. John Sanford stated this is a designated heavy density area, has concerns for north basin tenants, and potential to be high crime area. He suggested the south lot be considered as it was in 2006. Brett encouraged members to use their voices at all meetings.

Questions - John was asked the outcome of the recommendation to the Commission that addressed the liveaboard fees. John said that it was given to the Commission but there hasn't been any further discussions. Mary wanted to make a recommendation for the Commission to look at the pricing and lower the pricing as they see fit. Karen, as the live aboard representative, was disappointed in how the recommendation for fees was rushed and not a reasonable amount to suggest ($100 yearly). It was agreed to put this topic on next meeting's agenda.

New Business:

- Welcome Commissioner Ronngren- John welcomed and thanked the Commissioner for

coming and being a representative on the MAC for 2025.

- Devin Zwick has resigned from the MAC.

- Pots on the dock- Corey Joyce- Right before Christmas he saw a stack of crab pots on T dock that had been there a month. He contacted the owner and they were moved in 2 days. This is a safety issue. He suggested to make a recommendation to the Port that they add verbiage to the web locker or moorage agreement addressing this issue.After a discussion concerning crab openings, red tanks on T dock, not wanting to impede tenants doing business, and enforcing the rules, it was determined a user group would be needed as this is a complex issue. John Dumas offered his help but this could change after T dock is completed as this won't be an issue.

- Marine Trades Update - Mary La Fleur

The Marine Trades made a recommendation to the Port Commissioners regarding the issue with Seattle Yachts. Brett read the reply from the Commissioners. Summary of letter:
This remains an active litigation as such is not appropriate for the Commission to discuss with Marine Trades. The equity of Seattle Yachts executed their asset purchase agreement and closed 9/2021. In May 2021, the Port informed both Gateway and Seattle Yachts that the commission had no plan to deviate from written policy and by June 2021, both parties were aware that their proposed management agreement had the legal effect of being an improper assignment. The general direction from the Commission, to the staff and legal counsel, is to continue the pathway they are currently on.

The response by Martine Trades to the Port, a summary of the last 3 1/2 yrs, was read by Mary La Fleur. Summary of letter:
Executive Director, Dan Worra, abandoned a long standing rule, so that slips would no longer transfer to new owners. This without consulting any affected groups, so he was approached and told about the hardships this created. Because of the change of policy, Seattle Yachts paid $83,000 for slips they couldn't use. 25 meetings were held with John Dumas, Brad, Marine trades and Seattle Yachts to revue and revise the rules. After dismissal of Dan Worra, these rules would be adopted once John Dumas took over as interim ED. Most slips are transferred to new owners, including sale of AAA Yachts recently. This has created an environment of discrimination of Seattle Yachts. Marine Trades unanimously voted on November that this was wrong. This in turn, lead to a letter being written by Marine Trades to meet with Seattle Yachts and work out compromise. They ask that the lawyers be removed from the equation , both the Port's and Seattle Yacht's, to save money for all parties as current costs have been egregious. There are 5 concerns - 1. Seattle Yachts paid for slips and didn't receive value while in question. 2. Port continued to receive payments. 3.

Seattle Yachts feels it was discriminated against. 4. At the time, Commissioners said it was a staff issue, Dan Worra. Now Commission has taken over and tied port staff hands. 5. Depositions given by Marine Trades and one Commissioner will not be favorable to the Port.

Mary invited Patrick Harrigan from Seattle Yachts, to speak. She asked anyone if they have questions. He was thanked for coming. Patrick thanked the Port staff for all their help especially John Dumas and Brad during those meetings. This is a big issue because it could affect all commercial sales. And the bigger issue is the lawsuit against the Port by Seattle Yachts because the Port doesn't have a written policy except what is written in moorage agreement. That says slips will transfer with permission from the Port. Seattle Yachts is a long term partner with the Port and would just like the Port to admit that their ED was out of line with the policy. It was asked what the MAC can do to help resolve situation.

Mary made a motion for both sides to drop their lawyers and for Brett and Patrick to sit at the table and resolve the situation. Motion was seconded and approved. John Richards will write out the recommendation and CC to members and John Dumas, who will then forward to the Commission. This is a formal recommendation by the MAC and it will be delivered and go to Commission. John Dumas will send the MAC what the Commission gives him. This is a legal issue so it might go to Executive session.

- Elect New Officers for 2025 - John Richards

John asked members to speak up if they were interested in being Chairperson. He wanted to make his agenda known if he is reelected as Chairperson. He will push for security gates, stay on for T dock project, and support Corey Joyce to be elected to Port Commission. Motion and second to reelect John Richards to be Chairperson. Motion approved. John thanked Dianna for being Vice Chair. Motion and second to reelect Dianna Chonka as Vice Chairperson. Motion approved. He also thanked Wendy for being Secretary. Motion and second to reelect Wendy Britt as secretary. Motion approved.
Motion and second to adjourn at 6:51 pm. Motion approved.
Next meeting: February 4, 2025
Minutes submitted by Wendy Britt, Secretary