Marine Advisory Committee Minutes

May 6, 2025

CALL TO ORDER: John Richards at 5:03 pm.

Members in attendance: Bud Le Mieux, Corey Joyce, Dan Averill, Dianna Chonka, John Richards, John Sanford, Karen Meyer, Marcus Abbott, Mary Lafleur, Skip Dassler, Wendy Britt.

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

Absent: Excused- Brent Senff. Unexcused- Greg Dickison.

MINUTES FROM PREVIOUS MEETING: The submitted minutes need to be amended with these changes:

Under "The submitted minutes need to be amended":

- A set of parentheses needs to be added to the end of "meetings were held with John Dumas".

Under Marina Happenings in paragraphs starting with:

- "The dedication of Cap Sante", busses change to buses.
- The pump out boat sold", additional sentence should be added to say "It should be noted that port employees are not allowed to accept tips."

Under Marina/Facility update: paragraph starting with:

- Web locker project", take out b...e and change to be.

Under New Business, 4. Liveaboard Discussion, in paragraph starting with:

- "The initial LAB fee in Feb", the sentence should say "There have been as high as 9 but as little as 6.

Motion and second to accept minutes as amended. Motion approved.

MARINA HAPPENINGS - Brad Johnson

- Brad continues his DNR reporting each month. So far there have not been any boats anchoring out. But Brad's May report is scheduled for tomorrow, so expecting the numbers to change soon.
- Mid-April Brad attended the PCC Spring Conference in Port Townsend with Kate and Fox. Great attendance and topics, wonderful weather, and networking with other marina mangers along the West Coast.
- Beginning of April, a waitlist for 26' slips was started. Those are the last size to fill up, this follows the previous years' pattern.

- A few boats left in the last month due to non-compliance. Bud has one in his yard currently for disposal.
- The dock lights for N end installation have been received. The last of the dock ladders have been ordered.
- Brad assisted with mock interviews again this year with the NCTA students. HS students who are in the marine repair, aerospace, or carpentry classes at the Anacortes campus. The Port's HR manager Lindsey and Bud Le Mieux were also there. A lot of great students this year. Firm handshakes, eye contact, clear responses to questions.
- Port has been working with the city, expressing the need for a crosswalk from the Anthony parking lot across Q Ave to Safeway. Design this year, construction 2026.
- Port has exercised their option for a 1-year extension with Nelson-Reisner for fueling services at the fuel dock.
- The leaky water valve at the top of the MNO ramp was repaired. It was approx. 4' down. The value was not needed, so it was removed.
- Non slip coating was applied to the RV Park shower floors. Nice shower curtains were also added to reduce the amount of water that tracks out.
- Chess and Checkers are out for the season, bikes to follow soon.
- Working with flower provider to have flower baskets out before ABAY.
- Speed bumps have been installed in front of JKL and Anthony's parking lot. People were driving too fast or not stopping at the stop bars, creating hazardous conditions.
- Quarterly locker inspections were last month.
- Web locker asphalt overlay email sent to A, B, and WL tenants.
- Email sent to all marina tenants announcing ABAY 2025. The parking lots are signed for closure to support the event. Pacific Party sets up Monday, vendors to soon follow.
- Facilities are in the beginning stages of prepping the painting the HMO building.
- San Juan Safaris is operating out of B-40 with free ferry service to the islands. It operates through the end of June but Brad believes there is a possibility it could be extended.
- Received and out into service new pump out carts for the central pier.
- Garbage service has been increased for the season, as typically done until late fall.
- First group of seasonal staff arrived last week. With an 80% return rate this year. Incredible!

After the March MAC meeting, Brad emailed the USCG Aids to Navigation regarding the leaning marker in the channel. He has not received a response. Mary will send a follow up email to the USCG addressing this issue due to her past success with the previous downed marker.
Corey asked if the lockers would be accessible during the paving process. John Dumas answered that there might be restricted access at times. The contractor has been informed to get it done promptly.

MARINA/FACILITY UPDATES: John Dumas

He and Brad went to the Port of Everett to talk to the staff and parking enforcement vendor. This is the gold standard of parking with significant associated costs. John handed out a copies of his report and Port of Everett parking policies. Summary of handout:

Parking Program Best Practice Visit Notes - Port of Everett

1. Overhaul of Parking Compliance program started in 2018 and continues to evolve.
2. 2,300 individual parking spaces over acres of parking surface in multiple locations.

3. Parking areas are broken up into multiple categories - tenants, businesses, visitor, commercial, events, etc.
4. Payments are accepted in a variety of cashless options.
5. Contracted Parking Management - LAZ Parking.
6. Enforcement is dependent on parking area - primary tool to enforce is License Plate Recognition (LPR) technology - both static and mobile.
7. Static LPR is a form of camera and at control point with arms.
8. Parking Policy is 26 pages.
9. Marina slip holders - 1 permit per slip, 2nd vehicle has a fee.
10. Parking enforcement only cities, does not tow. Any towing decision is made by port staff.

Costs

1. Service contract with LAZ is $750,000 annually - Port of Everett pays for this service regardless if fees meet or exceed this contract amount.
2. Enforcement vehicle with LPR is $75,000.
3. Requested cost of static LPR and arm system - awaiting Everett feedback - estimating $15-20k per location.
4. Port of Everett owns all infrastructure - owns all M&R costs of equipment and vehicles.
5. Significant signage.

Revenues

6. Revenue is derived from numerous parking fee models. (Handout and review).
7. Citation is $40 per occurrence.
8. Significant revenue stream is related to 85 community events that are hosted by the Port as well as parking lot designated for Hat Island tenants that pay a considerable monthly fee.

Brad and John will also look at other ports and marinas.

The following points, suggestions, and questions were raised by MAC members:

- Start minimally and get more aggressive if needed.
- Put out signs to designate marina tenant parking only and also that violators will be towed and parking lot under surveillance.
- Certain spots would be hard to place a sign. Stencils could be painted in parking spots.
- Decals or stickers could be given to marina tenants for identification purposes.
- Contractors would be required to use spots in Anthonys west lot.
- What would the costs be for signs and decals?
- Who would enforce the parking rules?
- There is really only a problem 3- 4 months out of the year.
- Notices or citations could be placed on cars who are in violation as there will be people who ignore the signs.
- The Event Center would make parking worse. Brett reported that according to city code, if they built the center a 3 story center, they would be 3 parking spots short. If they built a 2 story center, they would have in excess of 70 parking spots.
- Brad explained that security is very active in the parking lot addressing trespassers, overnight camping violators, and vehicles like farm trucks and others who clearly aren't tenants.

The Port is waiting for T Dock funds to become unfrozen. It is a priority with legislature. Could be 6 months after approval to receive the money.

Wendy reported that she almost deleted her annual moorage renewal email because it wasn't identified as Port of Anacortes. And could also go to junk mail for some tenants. She will send John a copy of email heading so he can see how it's sent out.

NEW BUSINESS:

1. Chair Comments: John Richards

Position still not filled. Someone from Seattle Yachts was supposed to send info to John. Mary will email Patrick.
One Ocean yacht got under way Saturday for their journey. Anyone can follow their voyage as they cruise.
John feels the city of Anacortes should pay for the gates at marina.

2. Liveaboard Info/Discussion - Karen Meyer

At the last MAC meeting, John Dumas indicated that if this matter were to come before the Commission, they would likely ask the ED to compile comps for their consideration. Karen informed members that she subsequently spoke with John and asked what the commission would consider "comps" for the purposes of comparing liveaboard fees and that John advised a comp would be a port owned marina from Olympia to Bellingham. Karen then passed out a Liveaboard Fee Comps handout to members that she created based on research she performed and data she complied over the past several months. A copy of the handout is attached to the minutes which shows the liveaboard fees for the 20+ comparable marinas range from no fee, to $175/mo. on the low end and $264/mo. on the high end.

Salmon Bay in Seattle is the only other marina that does not have a fixed rate.
Half of the comp marinas ($125/mo. and under) have liveaboard fees that are similar to the fees the majority of Cap Sante liveaboards are paying (14 of the 16 liveaboards). The liveaboard fee for 40ft, 46ft, and 50ft slips at Cap Sante are comparable to other marinas at the low end on the comp handout. The other half of the marinas ($160/mo. and over) are comparable to the remaining 2 liveaboards at Cap Sante in 57ft and 66ft slips.

Karen sent out an email to the Cap Sante liveaboards providing the comp rates for the other marinas and requesting their feedback on whether they wanted the MAC to bring a liveaboard fee change recommendation to the Commission. 12 of the 16 liveaboards responded.

- 7 tenants don't want changes in fees.
- 3 tenants are noncommittal.
  * 1 not asking for a change but would be ok with change
  * 1 tenant fine with whatever the MAC/port decides
  * 1 tenant thinks $100-$150 is fair, but if there is a possibility the fee could end up $200, don't raise the issue, doesn't want rate determined by comps.
- 2 tenants would like the MAC to present a recommendation for a change.

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There wasn't over 50% approval for changing the fees by the LABs. It was noted that 2 LABs pay close to $200 or over monthly.The newest docks in the marina are a lot nicer than the north end docks.

Some members made suggestions for a fee structure:

- If LABs fees increase, current LABs would be grandfathered in at current rates.
- Make same fixed fee amount for all tenants.
- Leave the fee structure the same.
- Change fee to $100/mo. for all LABs.
- Change the fee for 50ft slips to $110/mo.

Karen and other members feel that this is a catch 22 situation. She doesn't want to make waves and lose the LAB privilege by being a nuisance with this issue. And if the fee went to an average of all the current fees ($116.25/mo.) that would be a 50% increase for 40ft slip tenants but a 35% reduction for 57ft slip tenants and 51% reduction for 66 ft slips tenants. If the fee went to $150/mo., that would be an increase for 14 of the 16 tenants. Brett said he didn't think the Port Commissioners were out to gouge the LABs.

Skip explained that if the MAC wants to make a recommendation, it needs to decide which model to use for a fee structure.
Karen made a motion that the MAC does nothing about the LAB fees.
John Sanford seconded. The motion ended in a tie vote. So motion didn't pass. John Richards will send out email so he can receive votes from absent members. Corey had to leave this meeting early so he will get the email.

3. Marine Trades Brief Update: Mary LaFleur

The Boat Show was a huge success and selling 240 tickets.
Mary is running for Port Commissioner against 2 other opponents.
Diana is also running for Port Commissioner in another district but she is unopposed.

MEETING ADJOURNED: 6:24 pm.

NEXT MEETING: June 3, 2025