Cap Sante Marina

Marina Advisory Committee Minutes

January 6, 2026

CALL TO ORDER: John Richards, Chairperson, at 5:07 pm.

Members in attendance: Bud Le Mieux, Scott Propst, Corey Joyce, Dan Averill, John Richards, Kurt Goodall, John Sanford, Marcus Abbott, Mary La Fleur, Skip Dassler, Martin Synder.
Virtual: Karen Meyer, Wendy Britt.
Port Staff, Commissioners, and City Officials: Brad Johnson (HM), John Dumas (ED), Terry Nemeth (City Official).
Absent: Excused - Brent Senff, Dianna Chonka
Potential new member - Justin Parkins

MINUTES FROM THE PREVIOUS MEETING: The submitted minutes need to be amended with this change:
Time of meeting adjournment should be 6:25 pm not 7:25 pm.
Motion and second to accept minutes as amended. Motion approved.

MARINA HAPPENINGS: Brad Johnson (HM)

- The sign at the corner of Q Ave and Seafarer's Way received a significant update.
- Zero boats anchored out for the last 4 months. There were 41 boats in 2023, 33 in 2024, and 19 in 2025. A reminder that the tally is taken once per month, so we know that there are more boats anchored out there, but the reduced numbers are positive in regards to the potential number of boats drifting.
- I communicated to the LAB community that the MAC is seeking a replacement member for the seat Karen is vacating at the end of March.
- Staff are doing a great job keeping an eye on the vessels during the inclement weather. They are also looking for upland issues such as debris-covered storms drains.
- Del and our security team have done a great job covering. the premises during the holidays while other staff enjoy time away.
- 20 slips used for the lighted boat parade this year. There are discussions about the Port having a bigger part in this event.
- Started sump vault work at the Fuel Dock this week. This is to seal water intrusion seeping into the vault.
- We are wrapping up the waitlist renewal process for 2026 and have sent out emails to milestone tenants for their burgee award.
- First ABAY meeting for the year, the NMTA will release the application packet after the Seattle

Boat Show.

- Look for us at the Seattle Boat Show, final layout is coming, but we should be in the same East Hall location as previous years.
- We will be geofencing 2 upcoming RV shows in the area, and at the Seattle Boat Show. Geofencing is a location-based technology that creates virtual boundaries around specific geographic areas, triggering actions when devices enter or exit these zones.
- Year end KPI's: 16,822 guest boater nights - 1,122,262 gallons fuel - 5,108 RV nights - 1,494 credit back, or just under 9% of our marina nights.

Karen stated she hasn't received any feedback from anyone interested in filling her position as Liveaboard Rep. Brad will send out another reminder to the liveaboards about filling this position.

MARINA/FACILITY UPDATES: John Dumas

2026 Capital Improvement and Maintenance Projects

- North and West Basin Bathrooms Remodel
- IT Upgrade-West Basin Building
- Pedestal Marking Replacements
- Forklift Replacements (Grant)
- Fuel Dock Sump Repair (inwork)
- North End Planning And Design Process ($300k)
- A Dock Power Upgrade (Grant)
- West Basin HVAC Replacement
- Central Pier Finger Repairs

John handed out an overview of the 2026 (high level) Capital Improvements Projects. He reported they are not having a good experience with the contractor, at the North Basin, and had to sub out a few tasks. Will not continue with this contractor because he is trying to maximize his profit over what he bid thru the project. For example, he tried to pass 3 change orders over to the port that were really high. Another contractor contacted came in really low. The Port will take the additives for that contractor and move to other board and going out to rebid. The ETA for finishing North end is May 1.

This year (next 12-18 months) the Port plans full public outreach on the design, planning, map, and demand of the North Basin, communicating with all affected groups. He feels it's an estimated $30-50 million project and if the Port is fiscally responsible, they'll have $15 million in the bank to start. And not replacing the Port as a whole, which is the challenge. It will be however many boats will fit on C dock at the time, equals what will be replaced. This will be a multi year project.

Transpac has designed and builds the end caps for central pier and furnishes them as needed. These will be updated during the next couple years.

The Port will hire a consultant to help them maximize the area that they plan to develop and to ensure they get connected to the people who have an interest in development of the waterfront.

John advised the committee that Governor Ferguson's proposed budget, for upcoming session, includes a plan to transfer 5 million from the Derelict Vessel Removal Account (DVRA), which is largely supported by a watercraft excise tax, to the state's General Fund. The Port had 3 derelict boats last year and is opposed to this proposal and will push back.

NEW BUSINESS

A. Chair Comments - John Richards

John thanked everyone for their support while he was Chairperson. He will be around to help the next Chairperson transition. The MAC members expressed gratitude for his professional manner in running the meetings and commitment to the MAC.

John introduced the new members:

Scott Proust - Recreational Fishing Representative

Kurt Goodell - Commercial Marina Representative

Martin Snyder - Yacht Brokers Representative

B. Thanks to Commissioner Rongren and Congratulate Mary -

At the last meeting, John announced and congratulated Mary on being elected to the position of Port Commissioner. But he apologized to the MAC because he neglected to introduce Bob Papadakis (new Port Commissioner) who was in attendance. He reached out to Bob with an apology. Also at the last meeting, Jon Ronngren (outgoing Port Commisioner) was thanked for serving. John will send out a thank you card on behalf the MAC members.

C. John introduced Justin Parkins as the potential nominee for Marine Trades Representative. Justin stated he is the Fleet Manager for Seattle Yachts Anacortes and also training for Northern Marine and all of the other boats built inside that building. He is a liaison for the people in that building and the brokers.

Motion and second to recommend Justin Parkins to be representative for Marine Trades. Motion approved.

John Sanford expressed he would like to continue as Anacortes Yacht Club representative. His term is set to expire along with a few others.

This will be the first item agenda item for February's meeting and John will help the next Chairperson make up the necessary letters for affected members.

D. Day Marker Update - #4 channel marker (first one going out of marina on the left) is tilted really bad. John contacted CG and they sent a boat out 2 days later. While going out on the Arrow boat,

he was able to talk to them at the marker. They stated they couldn't do anything until it breaks. Unfortunately, it swings with the tide and when it breaks (being 6ft tall) it would be an even bigger hazard to navigation. John asks members to tell constituents not to hug that side of the channel. The person previously handling this from CG is no longer there so John will get Mary the new contact person information. She is concerned about the upcoming boat show traffic.

ELECT NEW COMMITTEE OFFICERS - John Richards

John informed members that Diana was interested in being Chairperson for the MAC, he would highly recommend her but she is currently ill and couldn't be here tonight.
Motion and second to nominate Dianna Chonka as Chairperson for the MAC. Motion approved.
Motion and second to nominate Brent Senff as Vice Chairperson. Motion approved.
Motion and second to nominate Wendy Britt to continue as Secretary.
Motion approved.
Due to Seattle Boat Show, the next meeting will be changed from February 3 to February 10.

Meeting adjourned: 5:45 pm.

NEXT MEETING: FEBRUARY 10, 2026