Marina Advisory Committee Minutes

March 3, 2026

Call to order: Dianna Chonka, Chairperson, at 5:00 pm.

Members in attendance: Bud LeMeiux, Scott Propst, Corey Joyce, Dan Averill, Dianna Chonka, Kurt Goodale, John Sanford, Marcus Abbott, Skip Dassler, Martin Snyder, Justin Parkins.
Virtual: Wendy Britt
Absent: Excused - Brent Senff, Karen Meyer.
Port Staff, Commissioner, and City Official: Brad Johnson (HM), John Dumas (ED), Mary La Fleur (Commissioner), Terry Nemeth (City Official).

REGULAR AGENDA:

1. INTRODUCTION

2. APPROVAL OF MINUTES: The submitted minutes need to be amended with these changes: On 3rd page, after "At the Commission Meeting" change Interlock to Interlocal. And a few sentences afterwards, replace Dale with Dell. Motion and second to accept minutes as amended. Motion approved.

3. MARINA HAPPENINGS: Brad Johnson (HM)

- Work is progressing nicely on the North End Restroom and Laundry Room Remodel. Due to some of the trades overlapping, there has been some work over the weekend. Moved to weekly on site meetings. Estimated completion is early April.
- Boat Show went well. 32,521 attended this year at the Exhibition Center, up 3.3% over 3 yr average. Bell Harbor had 6,902 this year, down 10% over last 3 years. Weather was a major factor affecting the in-water portion. 678 went to in-water only. They turned away 9 boats for the in-water show. Online tickets were sold in 45 states. On the last Saturday of the show, attendees wearing Seahawk game gear received free admission, 480 customers utilized this.
- The Port's Facilities Lead Ed and Ryan Fox presented to the NCTA classes regarding summer employment opportunities.
- Ryan, Kate, and Brad attended the Intermediate Marina Managers Training in Seattle from the Association of Marina Industries. There are Continuing Eduction Classes offered, along with some entry level courses that we will look at for various staff.
- Fiber will be extended to PQ Piers any day now from the MNO pole. This will be a link up with the camera/Wifi pole at the top of the ramp. Provide better reliability and speeds for Wifi and cameras.

- 30% design review for the West Basin redevelopment. This level is more of a semi final concept. 60% and 90% start getting into the weeds with plumbing, mechanical, electrical, A/V.
- HAZWOPER Training in early April. This was done a few years ago. With great results from a qualified instructor who has real world experience.
- Nearing completion of seasonal hiring process. Many returnees and several Spark-Hires are requested. Spark-Hire is a one way interview where the applicant records answers to staff questions. This is a great way to see the applicant without bringing them to an in-person interview. This has been utilized for nearly 5 yrs.

4. MARINA/FACILITY UPDATES: John Dumas (ED)

NORTH BASIN REMODEL

- Interior and Exterior ongoing
- 104,000 spent in unanticipated mold and rot remediation
- Tentative first week of April opening with a future ribbon cutting with Commissioners and Mayor.

NORTH BASIN RECAPITULATION PROJECT

- Reviewed guiding principles set by Commission - this is the beginning planning on replacing G - Q Docks. The following are the principles set by the Commission:

1. This project must be self funded and Port to be fiscally responsible in the approach. With looking at the staff to save and put money aside. Will also have to do construction schedule where revenues are created each year. This is looking like a 7-10 year project.

2. Construction and phasing should minimize disruption for the existing tenants. Some options are to replace all at once or just replace one dock at a time. With no disruption between May thru September as this would impact broker sales and marina guests.

3. The full range of stakeholders needs to be considered. Some examples being Marine Trades, Brokers, small boats, MAC, and current tenants.

- Reviewed Living Project Schedule (see attachment for full Schedule). John presented the schedule and advised the group this was a draft and will be changed as project evolves. North Basin Recap will be most of the Commissioners work studies for the next 8-12 months, meeting with stakeholders, then moving to layout design of docks.

WEST BASIN REDEVELOPMENT

- 60% Design will be completed by mid April

PEDESTRIAN SAFETY PROJECT - CITY OF ANACORTES

- Reviewed City approval of contract to install new and upgraded pedestrian crossings on Q Avenue. The Port went after and received some Safety and Pedestrian Grants. Better

crosswalks will be planned north on 9th as the parking lot is redone.

REPEAT BUSINESS

1. COREY - MARINA GATES

Corey presented the MAC with a recommendation letter to the Port Commissioners, which he created addressing the need for security gates. He did some research, made phone calls, received input from John Dumas, Commissioners, and others and created the following recommendation:

The MAC recommends that the Port of Anacortes install security gates on A and B Docks in the marina. Access would be granted through a key-fob type system the Port currently uses.

These docks support high value commercial maritime operations. Commercial vessels routinely store expensive gear, electronics, tools, and equipment onboard.

Currently, the dock access is largely unrestricted, increasing exposure to theft, vandalism, and liability.

Installing security gates would-

- improve protection of commercial vessel assets
- Reduce unauthorized dock traffic
- Increase overall safety for operators and the public
- Strengthen the Port's insurance and risk management position

Additionally, implementing gates A and B Docks would allow the Port a pilot program to test and evaluate a controlled access system. This phased approach would help evaluate operational impacts, identify gangway challenges, and refine procedures before a broader expansion throughout the marina.

This recommendation supports a working waterfront while balancing security with operational efficiency.

Motion and second to submit this recommendation to the Port Commissioners. Motion approved. Dianna will get this in written form from Corey and email to John Dumas that states this is a recommendation from the MAC. John will forward to Commission then email that copy to the MAC. If this is sent to John before Thursday, it can be put before the next Commission Meeting. It was suggested to Dianna to also state this recommendation was unanimously passed by the MAC.

NEW BUSINESS

1. Justin - Presentation RBAW

Justin reported he just became aware of RBAW. He asked what RBAW does as far as involvement

with the Port and what RBAW does to help benefit the boaters of Puget Sound. And wondered how to grow the relationship with RBAW to increase business flow and communication. John Dumas answered that the port wants to be a sponsor at a certain level for RBAW as the Port likes the RBAW legislative advocacies, similar to NWMT. RBAW helps keep the Port to stay in the loop of what Olympia is trying to do affecting marine related topics. Then, when necessary, the Port can contact its legislators. This also applies concerning individual RBAW members. Justin would like to help RBAW and asked how the Mac could help promote and advertise to get new members to join. Mary suggested to brokers that after a boat is sold, ask the customer to join or pick it up for the customer, thereby generating new members. Diana suggested she could attach email info to some of her statements. Justin thanked the Mac for the input.

2. Karen - End of term

Karen tried to be here but wasn't able to attend. Diana asked Mac members to send Karen an email to thank her for her contributions to the MAC. Corey asked for a discussion on the Liveaboard position on the Mac, asking if we really needed that position. There are only 17 liveaboards and they are already represented by the Recreational Reps for under 40 ft & over 40 ft. The position was recently created and wasn't on the original MAC list of Reps. Liveaboards are on the list of representatives in the bylaws, which states the committee may not exceed all of these people and the committee MAY (not must not) consist of these reps. Suggestion to just not fill the position as no one has applied.

Motion made to vacate the Liveaboard position on the Mac. Motion seconded and passed. This motion will eliminate the Liveaboard Representative from the bylaws of the Mac.

1. Any New Business

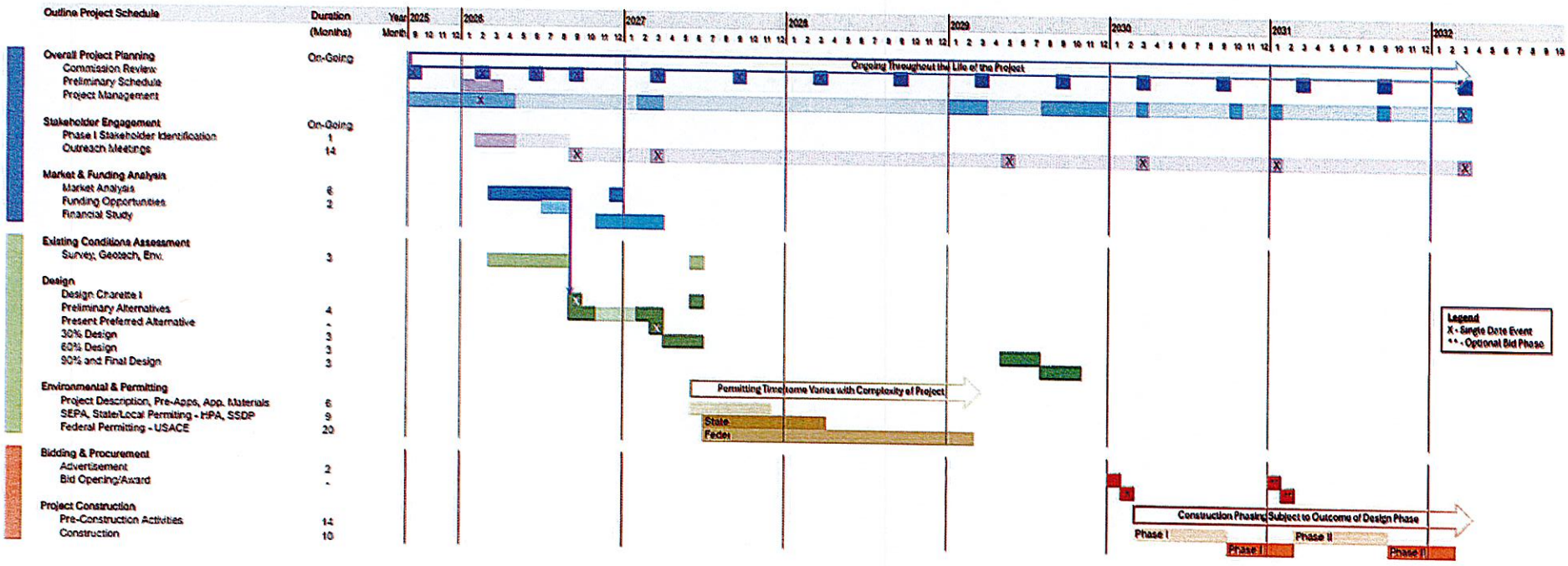
Meeting adjourned at 5:40 pm.

Submitted by Wendy Britt, Secretary

NEXT MEETING APRIL 7, 2026

Preliminary Working "Living" Schedule

moffatt & nichol



Overall: 7 to 10+ year Program
Critical Considerations: Permitting & Construction Phasing

Guiding Principles

moffatt & nichol

1. **Project must be self funded**

2. **Construction and phasing should minimize disruption for existing tenants**

3. **The full range of stakeholders needs to be considered throughout the process**

Dianna Chonka

From: John Dumas <John.Dumas@portofanacortes.com>
Sent: Wednesday, March 4, 2026 2:06 PM
To: Dianna Chonka; Wendy Britt
Subject: ED MAC Inputs
Attachments: DOC030426.pdf

Hi Wendy,

Please find the following items that were reported out from my chair.

North Basin Remodel

- Interior and Exterior ongoing
- $104,000 spent in unanticipated mold and rot remediation
- Tentative first week of April opening

North Basin Recapitalization Project

- Reviewed Guiding Principles set by Commission
- Reviewed Living Project Schedule and advised group it was a draft and will be changed as project evolves

West Basin Redevelopment

- 60% Design will be completed by mid April

Pedestrian Safety Project – City of Anacortes

- Reviewed City approval of contract to install new and upgraded pedestrian crossings on Q Avenue.

I have also attached the two documents I distributed so you can attach to minutes.

Best Regards,

John Dumas | Executive Director

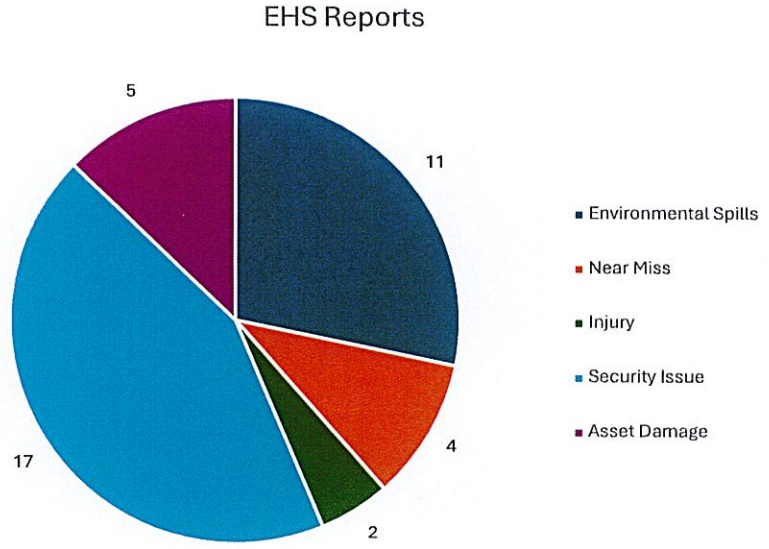
Direct (360) 299-1812 | Mobile (360) 202-4314

317 Commercial Ave, Anacortes, WA 98221

Port of Anacortes

Public Communication: Information contained in any communication to or from the Port of Anacortes, including attachments, may be subject to the disclosure requirements of Washington's Public Records Act, Ch. 42.56 RCW.

ENVIRONMENTAL, SAFETY AND HEALTH REPORTS

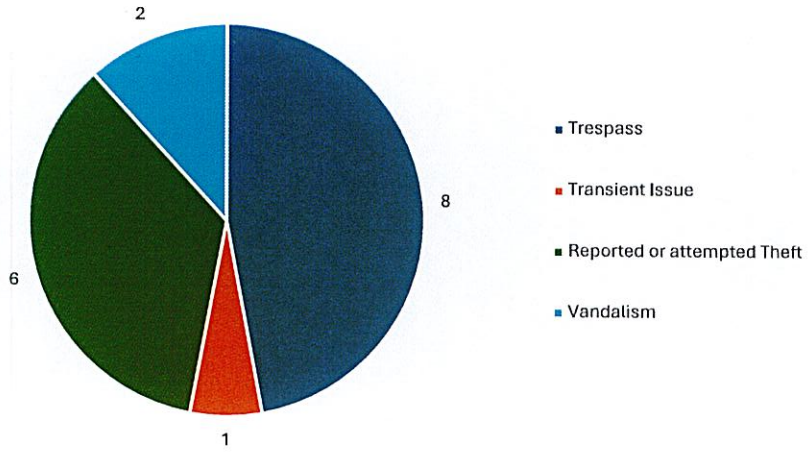


Notes and Assumptions

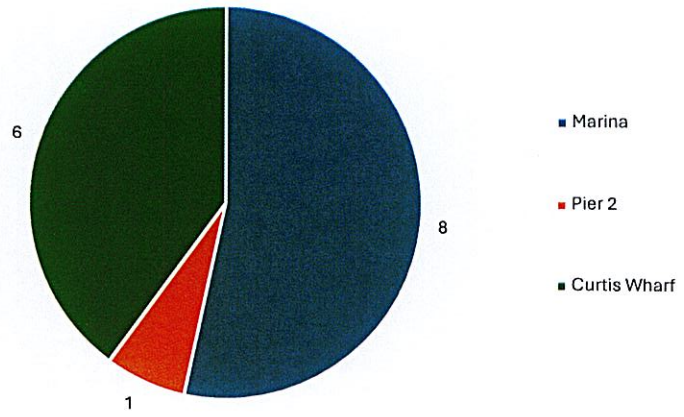
- 1 injury resulted in recordable
- Asset damage is new category as we begin tracking customer caused damage to Port assets

ENVIRONMENTAL, SAFETY AND HEALTH REPORTS

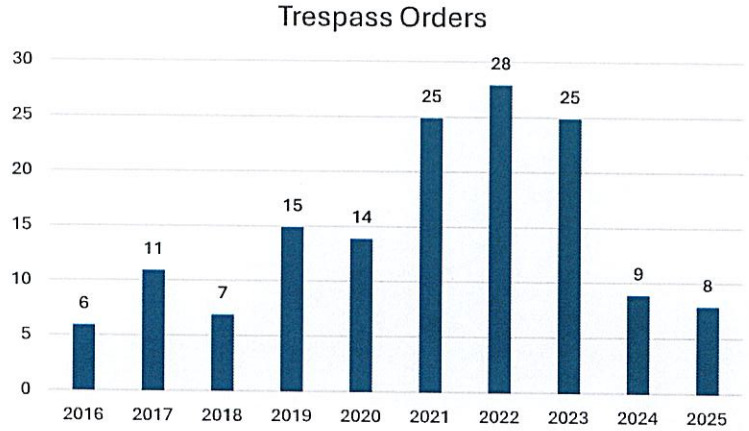
Type of Security Incidents

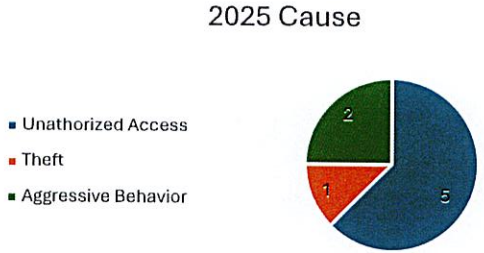


Area of Spills



SECURITY TRESPASS





Lagging Indicator

- Trending downward year over year

Notes and Assumptions

- Increased security engagement