Marine Advisory Committee Minutes

March 4, 2025

In attendance: Bud Le Mieux, John Richards, Mary LaFleur, Skip Dassler, Corey Joyce, John Sanford, Dianna Chonka, Karen Meyer, Dan Averill, Brent Senff, Marcus Abbott
Virtual: Wendy Britt

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

Absent and excused: Greg Dickinson

Meeting called to order: 5:00 pm

The submitted minutes need to be amended with this change:
Under New Business, Marine Trades update, the second paragraph and 5th sentence starts out with "25 meetings were held with John Dumas". This should state "meetings were held with John Dumas.
Motion and second to accept minutes as amended. Motion approved.
Wendy told the membership if numerous people are talking at once that the video sometimes picks up loudest voice not necessarily the one who's addressing the MAC, so it's hard to hear recording.

John asked everyone to pick up a new membership roster and discard the old one.

Marina Happenings: Brad Johnson

- The Port is not participating in the Seattle RV Show this week, the organizer was not responsive to requests, which made the Port question the fit. As a bonus though, Firefly added Port to their sister site Reserve America for the RV park. This is a nationally known reservation software in the industry.
- The Fuel Dock fuel monitoring system was replaced with a monitor that is not obsolete. Integration was seamless. The airport also improved.
- Ryan Fox and a few facilities staff members attended pump out training back in January for the day at Port of Port Townsend. Very informative, so much so that it is part of PCC Spring Meeting session.They also toured the Port of Port Townsend marina and boat yard.
- Speaking of Port Townsend, Cap Sante will be soon acquiring two of their underutilized pump out carts from a State Parks Grant. Timing is perfect, because this year the Port submitted for 2 of the very same carts to replace the older units at the Central Pier. Win-Win.

- J-N dock repairs are complete with only 1 boat left to move back. Contractor was great to work with.
- F dock at skyline is being replaced this spring, comprised of 50 30′ slips. Skyline has communicated to their tenants that we have slips available during the work scheduled from Mid-March through April.
- Brad performed a comprehensive walk of the marina this winter, sent letters to shore power cord violators. Follow up was last week. The few still out of compliance received a second letter with date for compliance.
- Water lines were blown out during the last deep cold spell. There was a short warming period for a day, so we charged the fuel dock water system for those that needed water, especially the LAB′s. Several commented that the efforts were appreciated and several boats filled up. The fuel dock location was chosen due to its low impact to charge the water system and blow it out again.
- PQ load cell pin and display have been installed. Crane will cut out at the designated load limit of 4,000#.
- Brad reported they had a great Seattle Boat Show and they saw lots of Port tenants and guests. Also talked to Anacortes businesses and networked with other ports and marinas.
- Fuel Care will be cleaning the fuel dock tanks tomorrow, an annual task. No service disruptions is expected.
- Ryan Fox, Ed Jones in maint., and Lindsey from HR presented a brief overview of the Port and hiring needs to the NCTA students. This was just prior to the job posting so they have a fresh take on Port needs. The Port had a 75% return rate this year in marina.
- The Port is testing some floor coatings for the RV Park showers, to provide more traction in wet areas. Curtains were hung to help direct water away from the changing area.
- One Ocean- The Port is supporting their efforts where possible. Moorage, Conex move and storage. Brad attended the open house a few weeks ago, it was well attended and good to see several others in this room as well.
- The Port will be performing Q-1 locker inspections in the next few weeks.
- The dedication of Cap Sante Summit is April 16th. Small busses and mini vans will shuttle people from the N end lot to the top. The city will close the road to the top after the last house. This will be low impact to tenants since it′s mid week.
- Web locker paving schedule is tentative the first week of June. Like all paving projects it will be weather dependent. Between the two lockers, and North of the North locker. They will extend as far as the funds allow. Also East of the lockers to the bark strip by the walking path.
- The pump out boat sold to a local business. The buyer will be using the boat for crew transport not pump out. The pump boat hauled out the first of the year, the few who used his services have been using the pump out carts for the last 2 months. And lots of boaters use the pump out dock. The previous pump out owners have said there is no money in running

this service. Suggestion to provide pump out boat services, similar to Roche Harbor, where seasonal help operate the boat for tips. The pump out carts were paid by a grant but not the pump out boat. With concerns about illegal midnight pumping, there is a need to figure out an alternative.

Questions and answer - Karen reported at the last meeting, she mentioned there was an issue with using the pump out cart on PQ dock. A bump on the dock made it hard to move. After notification, the Port fixed that and also fixed a second bump further down the dock. Lots of good feedback on fix.
Brad was thanked for identifying and following up on the non compliant power cord violators.

Marina/Facility Update: John Dumas

- T dock - 90% - asking Jenkins Dossen and PND to hold final review meeting for users.
- T dock - granting on again, off again - based on grant narrative of dock being connected to commerce. Staff feels it is not a grant that will be held up.
- T dock cranes - PDS has two hydraulic - staff look in Tumwater followed by review by users if cranes are feasible.
- Web locker project - paving first week of June. Central fairway and then as much as possible north without doing area that will b...e completed by T dock project.
- Seafarer Memorial process improvements - working with city to enhance and broaden honoring maritime community. There is no active management as the participating non profit is no longer active. A committee will be formed and John would like to see a MAC member sit on this committee. This is an opportunity to increase that memorial and honor maritime community members who have been critical to maritime but didn't die at sea.

New Business

John Richard

1. Chair Comments - John Richard

John Richards expressed concern that channel marker #4 might have been hit again and is very compromised. This is not a MAC issue but we all use the channel and it's a safety issue. Mary saw the same thing taking her boat out the channel and volunteered to assist in communication if needed. John Dumas said Brad will send an email that this is a serious issue.

John Richards told the committee he regretted dropping the ball concerning the recommendation to the Commission regarding the proposal for new liveaboard fee. It was too hasty and he takes full responsibility.

2. Filling Vacant Seat for Yacht Broker Representative - John Richards

This position needs to be filled. Mary reported that Patrick from Seattle Yachts might have someone who is interested. John requested that when ready, he could send out the necessary info. If anyone else has any leads please tell Mary.

3. Memorial Plaque for Greg Moe on the new T-Dock- Brent Senff

Brent reported that Greg spent most of his life on T dock, was a great man, and well known. Motion for a recommendation to the Commission for a memorial plaque for Greg Moe around the north end, specifically T dock. Motion seconded and approved. John Richards will work on the verbiage then email to members.

4. Liveaboard Discussion - Karen Meyer

Karen thanked John for his apology about the rushed proposal attempt regarding liveaboard fees. Also, a lot was happening with addressing annual rate increases and hiring of the new Executive director.

She acknowledged that she was operating from an incorrect assumption and that she was at a private marina, not public, before she came to Cap Sante. She did extensive research on this matter and gave members the following recap of the history of LABs at Cap Sante:

With passage of Resolution 1260 on Feb. 7, 2013, the Port began a pilot program to allow LABs in marina. To increase revenue (because of many empty slips in winter) and combat effects of recession. This due to downward trend in permanent moorage and increased dry moorage options. Also, tenants living all year on boats against the rules.

The initial LAB fee in Feb 2013 was 30% of slip fee but reduced in August 2013 to 15% to gain more LAB tenants. There have been as little as 9 but as much as 66 LABs.

On Feb. 16, 2016, after 3 year pilot program, Dan Worra (acting ED) reported to Commission that Fowler (HM) and marina staff didn't see a need to continue program, despite no problems. But always a possibility for future nuisance.

On Feb 9, 2016, the MAC discussed the program in order to make its recommendations to the Commission on continuation of the program. John, Mary, and Corey were at that meeting. So it was suggested that the 15% fee be eliminated. So Worra countered that staff was mixed on issue, LABs affect garbage, parking, shower, and laundry usage, and cautioned about eliminating income the Port had budgeted. The MAC passed a motion to encourage the Commission to continue the program for another 3 yrs and eliminate 15% fee.

Tentatively, the Commission passed Resolution 1306 removing the sunsets clause for the LABS.

Karen made a spreadsheet and handed out the breakdown of LAB fees. The spreadsheet shows each LAB slip location, slip size and monthly fees showing each of these: moorage fee, LAB fee,

LAB moorage, LHT fee, and total fee. And also an example of changing the LAB fee to flat $100 fee per LAB vessel. Annual income loss to Port would be $3,118.
She stated this is where she was wrong last year. LAB fees were never meant to be a fee in exchange for service but to create revenue and not become low income housing. The fee structure has never changed and is clearly stated on Port website. As a LAB, you have to sign up for 6 months then it's month to month. This can be terminated in 30 days, the same contract as all tenants. She doesn't want to jeopardize the lives of the 16 LABs. Most are professionals or former ones and she acknowledges Cap Sante does background checks and due diligence in approving future LAB.
Except for a few with the biggest slips, the fees are close. She volunteered to go and speak with each LAB about the fee and disparity. She stressed no recommendations until this happens.
Mac members agree that the fee structure isn't fair and LAB are invaluable to the marina.
Dave Sergent, an invited guest LAB at D16, added that all tenants face uncertainty and Cap Sante is the only one with variable LAB fees.

John Dumas made a suggestion. If MAC wants to recommend a flat fee they should do research of other marinas. The Commission would ask Brett to do a marina comparison and John said that 14 of 16 LAB are under market rate now. Someone should do this before recommendation.
It was agreed this could have a huge impact on LAB fees.
Suggestion that fee should be based on how many people live on boat as some marinas do that.
Also, that the bigger boats use their own resources and not the marinas.
John Dumas informed members that there is a distinction between the RV and marina agreements.
RV slip usage stops at 28 days so it doesn't create residency.
Karen was thanked for all her hard work and research.
Dave was thanked for coming.
This will be brought back at the next meeting.

Marine Trades Brief Update- Mary LaFleur
Next April there will be a tour of Stabbert Maritime. On April 1, at 10:00 am, come to the Marine Trades Meeting. They will be taking the tour so any are welcome. She hopes the ocean going vessel will be there. It's a research vessel that maps sea bottoms and sees how objects might have settled at the bottom. Also aboard are heavy duty cranes for retrieving.
Mary reported that Greg Mustari has passed away.

Commission Candidate Announcement - Mary LaFleur
She announced that she is running for Port Commissioner in Jon Ronngren's district and he is not seeking re-election.
Also announced that Dianna Chonka agreed to run for Port Commissioner in Jon Petrich's district. He is not seeking re-election. MAC members were glad to hear that and congratulated both of them.

Motion to adjourn: 7:17 pm.

Next Meeting - April 1, 2025