

**Port of Anacortes
Capt Sante Marina
Marina Advisory Committee
January 19th, 2021 Minuets**

Members present:

Corey Joyce (Chair, sport fishing), John Richards (Vice Chair, commercial marine), Bud LeMieux (Secretary, Marine trades), John Sanford (Anacortes Yacht Club), Dan Averill (Power Boats over 40'), Greg Dickison (Commercial Fishing) and Mark Lione

Members absent:

Greg Masturi (Yacht brokers),
John Guinn (pleasure boats under 40')
Steve Lange (City of Anacortes)
Marcus Abbott

Port Staff, Commissioners:

Dan Worra, Brad Johnson and John Dumas (POA)
Kathy Pittis, Joe Verodes and John Petritch Commissioners

Guests in attendance:

Type of Meeting:

This was a "gotomeeting" that was set up and conducted by John Dumas.

Call to Order: 4:34 pm

- Overview presented by John Dumas:
 - Sustained 100% of marina services despite fluid COVID regulation.
 - Rent Deferral Program –Commercial tenants
 - 20% of the tenants took advantage of the program.
 - Deployed upgraded cleaning processes –internally and externally.
 - The port absorbed the 2,800 hours of cleaning labor.
 - North Basin Electrical Bonding Project
 - Project was successful.
 - Tenants work patiently with the port.
 - Boat Launch Major Component Upgrades
 - Upgraded to heavy duty controllers.
 - All upgrades should be finished by the end of the month.

- A Dock construction started .
 - Some of the floats and pilings started arriving.
 - Some of the stumps removed in the area.
 - Larger gangways to help accommodate the commercial fisherman as well as the whale watching people.
 - Ribbon cutting planed for the first week of May.
- Fiber Optic install –Fuel Dock/Boat Launch
 - To help with all the credit Card processing.
- WiFiupgrade –City Fiber + upgraded hardware
 - \$75,000 in upgraded hardware.
 - To help the tenants as well as the guests.
all positive feedback so far
- RV Park Design and consultation
 - Final design
- **Maintaince and Repair**


Underground Fuel Tank Repair -\$35k
 B Dock Electrical Upgrades -\$625k
 North Basin Q Dock Rehab –Total budget \$800k

Procurement

No major procurement planned

Capital Improvements

A Dock Completion -\$5.6m
 High Speed Fuel Dispenser Installation -\$100k
 T Dock Feasibility and Design Process -\$150k
 JKL Parking Lot Improvement -\$750k
 RV Park and Restroom Facility -\$4m

	T-Dock Alternatives Permitting—Potential Scenarios		
	Option 1: Same footprint with steel piles/concrete deck	Option 2: Expanded with steel piles/concrete deck	Option 3: Sheet pile wall, fill, and concrete deck
Complexity of permitting	Routine	Involved	Challenging
Mitigation Requirements	Minor	Required Estimated cost up to \$525K	Major mitigation required Estimated cost up to \$1 million
Public comment and process	Limited public input/comment	SEPA checklist (30 days) Shoreline Permit (30 days and Public Hearing)	Same as option 2—expect closer scrutiny due to project nature
Challenges	Endangered Species Act (ESA) review	Demonstrating need for larger structure, and ESA review	Demonstrating need to fill, mitigation costs, and ESA review
Potential delays	Protracted ESA/NMFS review	Negotiating mitigation requirements and ESA/NMFS review	Negotiating mitigation requirements and ESA/NMFS review
Best guess timeframe*	12-24 months	18-30 months	24-36 months

*Time frame is for permits only, doesn't include time needed for stakeholder outreach, design, bidding, or construction.

Note that Option 3 has already been eliminated due to several factors. T dock is now 6800 sq ft and will be increased to 10,000 – 12000 sq ft. most of the increased area will be the approach ramp area.

- Dan Averill aske why some businesses are charged to use the T dock and others aren't
 - Dumas: the infrastructure is for the commercial ventures like Arrow Launch and the commercial fishing fleet which are tenants of the marrina. The T dock was never intended as a for profit venture.
 - Averill: why is fuel being charged at \$.o5 per gallon and nothing else but the \$5.00 to use the crane?
 - Dumas: I will look into why the decision was made to charge for fuel being delivered across the dock but nothing else is charged.
 - Mark Lione; what is the difference between a Tennant and a Non-Tennant with regards to using the dock for free.
 - Dumas: the plan is to review the traffic and make a report to see the bast way to improve the parking as well as the traffic flow. A design company has been tasked with helping with a design concept. This includes the entire area around the net sheds.
 - Dumas: discussed the possibility of putting a “fish market” area along R ave to help control the fish sales congestion. It needs to be something that is solely supported and maintained by the fish sellers not the port staff. We are open to ideas for the market.
 - Mark Lione: likes the idea, helps to bring people to the area.

- **Brad Johnon.**

- **Marina happenings update;**

- A dock replacement begun in Nov, tenants did a great job relocating to other locations in the basin. Floats arriving, piles and gangway here. Lots of activity in the next few months. American also removed the stub piles in front of the TBL.
- Continue to notify DNR monthly with list of vessels anchored out
- Continue quarterly WL inspections, for maintenance needs and compliance.
- 17,100 guest boater nights in 2020, 984,321 gallons of fuel sold. Boater nights was an increase of 490 nights, 264K gallons.
- Wifi upgrades complete, will send notice to tenants once we receive final commentary from contractor and IT.
- Continue to utilize alert sense for tenant notification, has proven very valuable tool for notifying select groups, or the marina as a whole. Have expanded the system for use at the airport, and port staff as well in cases of emergencies outside of work hours.
- Agreements are sent to tenants annually or bi annually (depending on agreement type) for updating. To ensure tenants are on the most recent agreement, to also capture most recent contact information. We started this process back in December, web locker agreements currently being sent out..
- Race Week has chosen Cap Sante for their new location. They were in Oak Harbor for 37 years before they decided to have a change of venue. They were going to go to Pt Roberts in 2020 before COVID changed their plans. They arrive Sunday June 20, and race Monday thru Friday.
- Many tribal boats in the gravel parking lots, they have an opener that was extended thru March. Their use of the lot is boosting our trailer parking revenue in this slower time of the year.
- I continue to walk the docks regarding vessel conditions, notify and working with tenants for an end result.
- Fiber install, connecting the TBL and FD to the MPO. Has increased efficiency and reliability of these areas.
- TBL equipment upgrades over the summer/fall.
- Adding an additional high speed dispenser at FD, flow will be between high speed hose and regular speed dispenser.
- New paint and counter tops at FD and HMO. A big improvement in design and efficiency.
- Mascott will be on site in the next month or so to repair the water intrusion issue at the FD upland vault., Will involve saw cutting concrete, removing vault. I spoke about water intrusion at one of our last MAC meetings in 2020.
- We received a FLIR camera, outside ops will use this to look art power cords and pedestals for resistance/heat.
- AC has been installed in the Laundry rooms, to enable the doors to be closed, reducing the walk in traffic from town. Locations are currently guest/tenant only.
- Ventilation fans have been installed/repared in the WBB and N end locations. A huge improvement over the stagnant conditions before.
- Participating in the virtual Seattle Boat Show. Currently fine tuning the “booth”.

- New custodial position created, DSI reporting facilities was spending in excess of 1500 hrs annually for custodial. This free's them up to perform facilities/maintenance tasks. staff member started Middle of January.
- A-13 auction vessel has been towed to Bud's yard for disposal. Thank you Bud!!!

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Cory brought up that it was time to vote for the MAC positions

- Chair:
 - John Richards nominated Cory.
 - Mark Lione seconded the nomination.
 - All voted to approve.
- Vice Chair:
 - John Richards nominated Dan Averill.
 - John Sanford seconded the nomination.
 - All voted to approve.
- Secretary:
 - Bud LeMieux nominated Mark Lione.
 - Dan Averill seconded the nomination.
 - All voted to approve.

Meeting adjourned at 4:36pm

Minuets by Bud LeMieux'

Any corrections, please note them so that they can be fixed and presented to the MAC