

Port of Anacortes
Regular Commission Meeting
And Public Hearing
January 5, 2012

The Port Commission of the Port of Anacortes held its regular business meeting at 7:00 P.M. on the evening of January 5, 2012. This was a regularly scheduled Commission Meeting held in the Commission Meeting Room of the Port Main Warehouse Building, 1st & Commercial Avenue, Anacortes, Washington.

In Attendance: Commissioner Rubin, Commissioner Mooney, Commissioner Niver, Commissioner Short and Commissioner Eberle.

Also in attendance: Executive Director Hyde, Director of Finance & Administration Johnson, Director of Operations & Facilities Hachey, Accounting Manager Behan, Maintenance & Operations Manager Beaner, Project Manager Dossen, and Executive Assistant Lindsey.

OATHES OF OFFICE

Executive Director Hyde administered the oath of office to incoming Commissioner Bob Eberle and to re-elected Commissioner Pat D. Mooney, witnessed by Executive Assistant Lindsey, a Notary Public. Executive Director Hyde offered his congratulations to both Commissioners.

CALL TO ORDER

At 7:03 P.M. Commissioner Rubin called the regular meeting of January 5, 2012, to order and welcomed all in attendance. He welcomed Commissioner Eberle to the Port Commission.

PRESENTATION – Port Employee of the Year

Executive Director Hyde introduced Josh Beaner, Port Employee of the Year for 2011. He noted that Josh began working for the Port while he was in high school, eventually securing a full-time position in the maintenance department. Executive Director Hyde explained that Josh had stepped up to fill a void in that department last year as Maintenance & Operations Supervisor and was doing a remarkable job, earning the respect of both his fellow staff members and the Port's varied customer base. Josh's supervisor, Director of Operations & Facilities John Hachey, added that he appreciated Josh's great attitude and introduced his family, wife Shawn, and sons Payton, Trevor, Brady and Brock. He noted that in addition to his work at the Port, Josh is involved in the community as a coach for various youth sports.

Commissioner Rubin was joined by the Commission in congratulating Josh on his award.

PUBLIC HEARING – Addendum to the 2008 Comprehensive Plan

Executive Director Hyde provided an overview of the addendum as follows:

I. Throughout Document:

- Add as Port property parcel P56857 (517th 6th St) purchased in North Basin of Cap Sante Boat Haven-

- Add as Port property parcels P32883 and P54953 known as the “Dog Park” property at 9th Street and R Ave.
- Show as Port property Parcels P56519 (508 3rd St), P56520 (506 3rd St) and P56521 (502 3rd St) at Wyman’s Ramp area

Changes to specific pages:

Page 24. Pedestrian access on the southern wave – break is eliminated.

Page 26. Delete reference to the “*Jazz Festival*”. The Chamber of Commerce has canceled this event permanently.

Page 29.

- Randy’s/Wyman’s Call out box- Long Term- Port has purchased 3 of 4 properties shown as potential acquisition area adjacent to Wyman’s and Randy’s.
- Pier 1 call out box- delete “ Demolish Warehouse 4; relocate Port Shop to Pier 2”.
Tenant Dakota Creek Industries requested that Warehouse 4 continue to be a viable facility for their carpentry shop.

Page 32.

- Delete reference to Warehouse 4 being in poor condition; i.e., delete “*except for Warehouse 4, which is used for a Port Shop and DCI storage. Due to its poor structural condition, only foot traffic is allowed*”

II. Projects/acquisitions completed by the Port thus far:

Airport:

- Show Hangars 7 and 8 as built

Cap Sante Boat Haven:

North Basin:

- Small Boat Center established
- Small Boat Hoist installed on existing P/Q Dock access way

West Basin

- Anthony’s Restaurant built north of Trailer Boat launch
- E & F Docks being replaced and completed in March 2012
- “Dog park” parcels purchased by Port at 9th Street and Q Ave.
- South Basin/ Seafarers Memorial Park
- Marine Tech Center established per Comp Plan
- New breakwaters installed ; north wooden breakwater removed
- Pier and small boat float installed per Comp Plan
- Hand launch beach area installed per Comp Plan
- Seafarers Park Building moved to approx 100 feet south of original location.

III. Projects/acquisitions completed by the Port thus far, continued:

- Seafarers’ Memorial Park improved per comp plan
- Seafarers’ Memorial Park Environmental Cleanup completed

Guemes Channel Properties:

- Add 4700 square foot new Port building immediately east of Cortland Puget Sound Rope Leased Warehouses 2,3, and 7
- Show as Port property Parcels P56519 (508 3rd St), P56520 (506 3rd St) band P56521 (502 3rd St) at Wyman's Ramp area

Commissioner Rubin opened the public hearing on the proposed addendum to the 2008 Comprehensive Plan. Hearing no one with a desire to address the Commission in regards to the Comprehensive Plan Addendum, the public hearing was closed.

PUBLIC COMMENT PERIOD

Commissioner Rubin opened the floor for public comment.

1. *Mr. Pat Barrett, 11987 Marine Drive, Anacortes, addressed the Commission. In regards to the Comprehensive Plan, he noted that the actions taken by the Commission over the past 3-4 years mirrored those in the Comprehensive Plan and he thanked the Commission on following the Plan and their Mission Statement and Strategic Plan goals. Mr. Barrett also spoke on behalf of the Anacortes Small Boat Center (ASBC), as its President in regards to the P/Q Small Craft Hoist, which was in need of upgrades. He urged the Commission's approval of the upgrades, which would make the Hoist's function more versatile and user friendly. He noted that the Small Boat Center and local yacht club were sponsoring the Lido 14 Nationals as well as several regattas for which the operation of the Hoist was essential. In closing, Mr. Barrett thanked the Commission for their work so far benefitting small boaters and the ASBC's appreciation.*

2. *Mr. Steve Orsini, 4971 Guemes Island Road, Anacortes, addressed the Commission. Mr. Orsini thanked Mr. Barrett for his comments, and further elaborated on the critical nature of the Hoist. He explained that because of the Hoist and all of the work done by the Port at the Seafarers' Memorial Park, the Anacortes Yacht Club was successful in securing the National Lido Regatta, July 23-27th, with an expectation of about forty boats and 100-150 participants. Without the P/Q Dock Hoist, there would be no method for launching these 14 foot sailboats and the event would not be possible. Mr. Orsini explained that all participants were accustomed to using this type of hoist for launching. This will be the first Nationals event Anacortes has held and will promote the City and bring funds to the community.*

3. *Mr. Vince Sullen, 1802 Cedar Springs Lane, Anacortes, addressed the Commission, speaking as a member of the Small Boat Center and the Anacortes Yacht Club, noting he had observed the frustration of small boaters attempting to operate the Hoist and believed upgrades to the Hoist would be welcome. Mr. Sullen also wished to remind those present that a tradition was begun last year that Executive Director Hyde and the Commission President would paddle the winning boat from last year in the Quick & Dirty Boat Race at the Waterfront Festival.*

4. *Mrs. Phyllis Lavender, 5787 Section Avenue, Anacortes, addressed the Commission. Mrs. Lavender stated she saw a huge advantage to having the Lido 14 event in Anacortes, not just for the monies spent here, but also for the enjoyment of the spectators who couldn't afford a larger boat, but could potentially own and sail a Lido.*

Hearing no others with a desire to address the Commission at this time, the floor was closed.

Commissioner Rubin noted that most of the audience members present were in attendance because of the action item for the P/Q Pier Small Craft Launch Facility and inquired whether there were any objections to moving that item to this space on the agenda. Hearing no objections, the Commission considered the following action item:

ACTION ITEM

Construction Authorization for the P/Q Pier Small Craft Launch Facility Upgrades -

Executive Director Hyde briefed the Commission on this item which requested Commission authorization to proceed with construction elements associated with upgrade improvements to the P/Q Pier Small Craft Launch Facility, Project #CSBH-30. Executive Director Hyde related that the Hoist, as it is commonly known, was not working as it should, due in part to a design oversight. While the hoist was designed for 24 foot vessels, it appears that most vessels using the hoist are 27 feet in length and have higher masts. The motor for the hoist is mounted on the crane rail overhead and can impact the masts of 27 foot vessels using it on three-point lifts. To improve the efficiency and usability of the hoist, the Port will seek to replace the 15 foot boom with an 18 foot boom, remove the existing hoist and replace it with a new hoist with associated winch mounting structures, install a new winch mounted atop the new boom, and execute wiring upgrades to the existing panel to operate the new boom and hoist assemblies.

Executive Director Hyde introduced Project Manager Dossen who reviewed that staff solicited proposals from Konecranes, the initial builder, and Washington Crane & Hoist, with Washington Crane & Hoist's proposal being the most responsive. The total project authorization is for \$80,000, to be spent from the Tax Fund. Manager Dossen noted that it will take eight weeks for fabrication and installation, with the hoist up and running once again by the end of March.

Commissioner Niver stated he would like to know what went wrong in the design process and wished for staff to review the whole process from the beginning and issue a report to the Commission. Executive Director Hyde agreed, noting that the largest problem was the position of the motor over the boats instead of on the side as the hoist at Shilshole, which was built by the same company.

Commissioner Mooney urged staff to complete the work in as timely a manner possible. Commissioner Rubin called for a motion. Commissioner Short moved to authorize a construction budget totaling \$80,000 to be spent from the Tax Fund, to complete facility upgrades to the P/Q Pier Small Craft Launch Project, Project #CSBH-30. Commissioner Eberle seconded the motion. Commissioner Rubin called for any further discussion. Commissioner Mooney noted he didn't see the need for a staff presentation on what went wrong. Commissioner Niver believed a report presented to the Commission and the public was warranted. He noted he disliked using the tax fund for the project, but would support it. Commissioner Eberle inquired whether Executive Director Hyde believed this action would be a good engineering fix. With discussion concluded, Commissioner Rubin called for a vote on the motion, which carried unanimously.

CONSENT AGENDA

Commissioner Rubin read the consent agenda items: Approval of Minutes of the Regular Meeting & Budget Public Hearing & Executive Session of December 1, 2011, and the Regular Meeting/Work Study Session of December 15, 2011; Approval of Vouchers No. 1-1 through 1-150 totaling (\$2,702,784.23); and Approval of the November 2011 Treasurer's Report totaling \$11,266,122.29. He called for any objections to the consent agenda. Hearing none, Commissioner Rubin called for a motion for approval of the consent agenda. Commissioner Mooney moved to approve the consent agenda. Commissioner Short seconded the motion. Commissioner Rubin called for a vote on the motion, which carried unanimously.

REGULAR AGENDA

ACTION ITEMS

Election of Commission Officers for 2012 –

Commissioner Rubin explained the election process, noting that he would first call nominations for Commission President.

Commissioner Eberle nominated Commissioner Mooney for President. Commissioner Niver nominated Commissioner Rubin. Commissioner Rubin thanked Commissioner Niver, but respectfully declined, noting that sometimes change is good for an organization. Commissioner Niver stated he had no problem with Commissioner Mooney's nomination, however he'd found the past couple of years to have very functional meetings and believed the current officers in place would do well for the Port. Hearing no other nominations, Commissioner Short moved that the nominations be closed. In light of Commissioner Mooney's being the only accepting nomination, Commissioner Rubin passed him the gavel and stated it had been a pleasure to serve as President.

Commissioner Mooney suggested the following slate of officers: President – Commissioner Mooney, Vice-President – Commissioner Short, and Secretary – Commissioner Niver. Commissioner Eberle moved to elect the slate of officers as proposed, repeating the positions. Commissioner Rubin seconded the motion. Hearing no further discussion, Commissioner Mooney called for a vote on the motion, which carried 5-0.

Appointment of Commission Delegates to Organizations –

Commissioner Mooney suggested the following Commission delegates to organizations with representation by the Port:

City/Port Transportation Planning Organization – Commissioner Niver

Skagit Council of Governments – Commissioner Niver

Washington Public Ports Association – Commissioners Mooney and Eberle

Commissioner Niver suggested that it would be valuable for Commissioner Eberle to serve on the City/Port Liaison Committee in order to get a more in-depth understanding of the City, which he considered the Port's most important partner, and its dealings with the Port. Commissioner Eberle appreciated Commissioner Niver's confidence, but declined at this time, thinking it better for Commissioners Rubin and Short to serve on that Committee. Commissioner Rubin noted continuity was also important in having Commissioner Niver serve as both the RTPO and SCOG delegate.

Hearing no further discussion, Commissioner Mooney called for a motion. Commissioner Eberle moved to select the above named delegates as proposed. Commissioner Short seconded the motion. Commissioner Mooney called for a vote on the motion, which carried unanimously.

Authorizing Commissioner Participation on the Washington Public Port Association Legislative Committee and Approval of Travel and Expenses -

Commissioner Rubin proposed that he serve on this Committee, noting he had served the past 3-4 years and the importance of the Commission being aware of what happens in Olympia. Commissioner Eberle noted that based on his prior legislative experience, he would also like to

serve. He suggested there be two Commissioners on the Legislative Committee. Commissioner Niver noted there would be a designated member and an alternate and that the Commission had always authorized expense reimbursement for any Commissioner who wished to attend. Commissioner Mooney suggested Commissioner Eberle serve as delegate and Commissioner Rubin serve as alternate delegate. Hearing no further discussion, Commissioner Rubin moved the Commission appoint Commissioners Eberle and Rubin to represent the Port on the WPPA Legislative Committee and approve travel and expenses incurred in service on the Committee. Commissioner Niver seconded the motion. Commissioner Mooney called for a vote on the motion, which carried unanimously.

DISCUSSION ITEMS

Addendum to the 2008 Comprehensive Plan -

Executive Director Hyde explained staff had indicated they would have discussion of the Addendum on the agenda if needed by the Commission. Hearing no further discussion at this time, staff will bring back the Addendum as an action item at the next regular meeting.

Establishing Legislative Priorities -

Commissioner Rubin noted the Legislative Committee had been working on support for changing or eliminating the rules that prevent shipyards such as Dakota Creek Industries (DCI) from bidding on State ferries construction. The Commissioner observed the dictates from Olympia that hamper DCI, with Commissioner Eberle noting their quality of work was well known nationwide and that DCI could have built new ferries for less. He was glad he and Commissioners Rubin would have the opportunity to serve together on the Legislative Committee and work both sides of the aisle. Commissioner Short observed that a recent maritime magazine issue named DCI built vessel Ross Candies as the best boat of the year. Following a brief continued discussion of competitive bidding for the state ferries, the Commission moved onto the next agenda item.

ACTION ITEM

Marina Tariff Rates for Designated Events –

Director of Operations & Facilities Hachey briefed this item for the Commission, which requested Executive Director authorization to approve tariff rates at the Cap Sante Boat Haven and the Marine Terminals for designated special and promotional events. These events include complimentary moorage for Port Events, such as the Waterfront Festival, Christmas Boat Parade, and Anacortes Workboat Races. Promotional moorage for events used to promote boating and the community, such as the Tulip Regatta, San Juan Challenge, Anacortes Salmon Derby, Trawlerfest, the Children's Hospital Guild, Home and Boat Tour, the Metal Boat Society, the Windermere Sailing Regatta, and the Anacortes Museum Gas and Steam Days. Lastly, the item included Marina Tenant Sponsored Events, such as the Anacortes Spring Floating Boat Show and the Fall Floating Boat Show. The action item also recommended the Executive Director be given the authority to negotiate rates for any unanticipated new event.

Executive Director Hyde noted boating rendezvous groups, such as Trawlerfest, spent thousands of dollars in town. Director Hachey observed rendezvous would be the primary focus at the Port's booth at the Seattle Boat Show.

After a brief discussion, Commissioner Mooney called for a motion. Commissioner Short moved to authorize the Executive Director to offer event/promotional tariff rates for designated events, for state and active duty military vessels, and grant the Executive Director authority to negotiate rates for new, unanticipated events. Commissioner Rubin seconded the motion. Commissioner Mooney called for a vote on the motion which carried unanimously.

COMMISSION DISCUSSION

Commissioner Mooney called for any discussion from the Commission.

Activity Floats - Commissioner Short noted the need for an activity float or floats at the Boat Haven. He explained he had received a phone call from a yacht club looking to potentially bring in 50 boats, but the lack of an activity float deterred them. Commissioner Short noted that yacht clubs and other groups were currently making their decisions for booking rendezvous and were printing their sailing and boating season guides. It would also be an amenity worth touting at the Boat Show. With the new E & F docks at the Boat Haven coming in under budget, the Port could work with the manufacturer of the new floats and perhaps obtain activity floats at a reduced rate and quickly.

Commissioner Mooney agreed, noting it would be a draw for the whole town and not just boaters. Commissioner Rubin stated a decision on obtaining this type of float should be handled at the staff level, and while an activity float could be a draw to bring people to town, he was hesitant to possibly take business away from other existing town facilities. Commissioner Mooney noted such a float would be a daytime use, and wouldn't compete with restaurants or hotels in town.

Commissioner Niver recalled at the Community forum there was discussion of putting together a committee to work on the issue of connectivity. He thought an activity float might be a good topic for that committee to discuss in achieving connection to downtown. Executive Director Hyde noted the Port would be putting together a Charette in February to discuss connectivity.

Commissioner Eberle didn't see the two discussions as connected. He observed an activity float would bring more boaters and rendezvous groups to the Boat Haven, bringing people to town who might not come otherwise. He suggested the Commission discuss the floats for possible action at the next regular meeting. Executive Director Hyde observed the activity floats were included in the Comprehensive Plan at a lower level priority. Commissioner Niver stated he would like to see a feasibility study regarding the floats.

Discussion continued regarding the floats, their potential use, and costs estimates. The Commission will consider costs and timing with potential action on the floats at the next regular meeting.

Retreat Planning – Commissioner Rubin noted that he had been in touch with Kay Haaland regarding participation in the Commission's annual retreat; however she was not available until March. He suggested Executive Assistant Lindsey check with Ms. Haaland and the Commissioners regarding availability and schedule the retreat.

Transit Shed – Commissioner Mooney stated he would like to see the plank flooring sanded, and estimated the cost at \$30-35,000. He also wished to see additional bathrooms. Executive Director Hyde noted the Commission approved some funding in the 2012 budget for piling replacement under the Pier One facility and also sprinklers. The staff is currently looking at the office spaces for a holistic plan of improvements, and should have a report to the Commission in a few months.

At the next meeting, staff will provide a report on the survey results of comments received by those using the transit shed.

Marine Technology Center Scholarships – Executive Director Hyde wished to thank Mr. Wally Funk and all who donated to raise \$102,000 in scholarship funds for Marine Tech. Center students.

COMMUNICATIONS

Community Tour – The next tour of Port projects will be held January 9th, starting at 4 p.m. in the Commission Meeting Room and will include an overview of Port projects for 2012.

UPCOMING MEETINGS

Executive Director Hyde reviewed the Commission's upcoming meeting schedule. The Commission and staff will participate in their annual joint meeting with the Port of Skagit Commission on January 10th, 2012 at 9:00 a.m. in the Port of Skagit offices. Members of the group Envision 2060 will provide a briefing on their research and activities, and the Commissioners will hear a report of dredging of the Swinomish Channel. The second regular meeting in January will be held on the 19th at 7:00 p.m.

PUBLIC COMMENT PERIOD

Commissioner Mooney opened the public comment period. Hearing no one with a desire to address the Commission, the comment period was closed.

ADJOURNMENT

With no further business to come before the Commission, Commissioner Niver moved to adjourn, which was seconded by Commissioner Eberle. Commissioner Mooney called for the vote on the motion, which carried unanimously and at 8:44 P.M. the meeting adjourned.

Attest:

Pat D. Mooney, President

William L. Short, Vice-President

Ray Niver, Secretary

Bob Eberle, Commissioner

Keith Rubin, Commissioner