

FRIDAY HARBOR PORT DISTRICT
Port Commission Meeting at
271 Front Street, Friday Harbor WA 98250
March 13, 2019

Minutes

Port Commissioners Present: Greg Hertel
Graham Black
Barbara Marrett

Port Staff Present: Todd Nicholson, Executive Director
Phyllis Johnson, Auditor
Tami Hayes, Harbormaster
Shane Krause, Executive Assistant

Public Present: Jim Slocomb, citizen
Marty Starr, San Juan Ferry & Barge
Mike Ahrenius, citizen
Roger Bennett, citizen

Commissioner Hertel requested Commissioner Black lead the meeting due to voice issues.

Commissioner Black brought the meeting to order at 4:00 pm.

1. Citizen comments/requests:

- A. Jim Slocomb presented a proposal for discounted moorage for low income Seniors and Veterans. Staff will research other marinas and will bring the topic to a future meeting for discussion.
- B. Roger Bennett presented a recommendation for rebuilding Office Supplies Plus' building in a new location and expanding M&W Auto.

2. Action Items

- A. Approve Executive Director's signature on purchase agreement for activity float

The Executive Director shared details of the Recreation and Conversation Office grant for the new activity float, and the Auditor noted that the purchase price is above the Executive Director's delegation of authority therefore requiring the Commission's authorization for his signature on the purchase agreement.

Commissioner Hertel moved to approve the Executive Director's signature on the purchase agreement. Commissioner Marrett seconded and the motion passed unanimously.

3. Discussion items

The Executive Director requested changing the order of the discussion items in the interest of time.

C. Discuss revised Friday Harbor Marina Rules & Regulations

The Harbormaster presented revisions to the Friday Harbor Marina Rules & Regulations. She called out changes to the definitions, integration of the transfer list into the waitlists, liveaboard status as condition of hiring a new employee, complimentary moorage, and vessel electrical system requirements.

D. Discuss Jensens Marina Rules & Regulations

The Harbormaster presented the Jensens Marina Rules & Regulations, pointing out where it differs from the Friday Harbor Marina Rules & Regulations.

Jim Slocomb objected to vessel safety checks being performed by the United States Power Squadron. The Commissioners and Staff discussed the applicable language and agreed on staff making an edit to this document as well as the Friday Harbor Marina Rules & Regulations, adding that the vessel owner may opt to choose whether the Power Squadron or US Coast Guard performs the inspection.

The Harbormaster noted additional differences in the document, including a section on the sale of a private vessel in a covered moorage slip including rights to the slip contract. Commissioner Hertel recused himself from the discussion. The remaining Commissioners discussed whether to retain the policy of allowing a covered slip contract to be included in a vessel sale and whether it should apply only to certain vessels. Mike Ahrenius, former owner of the Jensens marina, noted that such slip transfers have been abused in the past. The Commissioners agreed to allowing a marina-wide one time transfer of the customer's slip with the sale of the vessel currently listed in each moorage contract until such time that the marina is rebuilt.

Greg Hertel rejoined the meeting. The Harbormaster noted the remaining revisions to the Jensens Marina Rules & Regulations.

E. Discuss Revised Business Moorage Policy

The Harbormaster presented revisions to the Business Moorage Policy, noting they are primarily composed of minor edits and no significant changes that affect businesses operating at the Port.

F. Discuss revised Jackson Beach Use Policy

The Harbormaster presented revisions to the Jackson Beach Use Policy, noting that previously this document only spoke towards businesses operating at Jackson Beach. The revisions to the document mainly cover public use of the facility. The Commissioners and Staff discussed adding language for alcohol consumption at events.

B. Discuss and provide direction on Fairweather Park design

The Executive Director presented a draft redesign for Fairweather Park which was created by Makers Architecture & Design. He noted it addressed the North end of the park including the water feature and discussed water feature designs with the Commissioners.

A. Discuss and provide direction on Jensens marina design, barge landing, and use of area C

The Executive Director presented several design proposals for the Jensens marina to include a new barge landing and use of the undeveloped area C. The Commissioners and staff discussed design criteria with Marty Starr of San Juan Ferry & Barge.

8. Executive Session pursuant to RCW 42.30.110 § 1(i)

Commissioner Black brought the meeting into executive session at 5:34 pm noting the purpose is *"To discuss with legal counsel representing the agency matters relating to agency enforcement actions, or to discuss with legal counsel representing the agency litigation or potential litigation to which the agency, the governing body, or a member acting in an official capacity is, or is likely to become, a party, when public knowledge regarding the discussion is likely to result in an adverse legal or financial consequence to the agency."*

He estimated the duration at 30 minutes.

Commissioner Black brought the meeting out of executive session at 6:01 pm, no action taken.

3. Discussion Items

A. Discuss and provide direction on Jensens marina design, barge landing, and use of area C

The Executive Director resumed the discussion on design proposals for the Jensens marina. The Commissioners and Staff discussed additional details of the proposals in regard to the uplands.

Commissioner Hertel moved to extend the meeting. Commissioner Black seconded and the motion passed unanimously.

4. Regular Business:

Minutes for the February 6th regular meeting and March 5th special meeting approved with 3-0 vote.

Vouchers #018129-018161 for \$342,750.14, 018163 for \$17,212, and 018164-018210 for \$99,268.00 approved with 3-0 vote.

5. Staff Reports:

A. The Port Auditor invited the Commissioners to a one-on-one meeting to go over the 2018 year-end summary during the week of March 25-29.

B. The Port Auditor noted the Port has received \$1.3M in capital contributions from other government agencies.

C. The Executive Director updated the Commissioners on the Unocal parcel, noting receipt of a signed purchase and sale agreement from Columbia Hospitality which is currently under legal review. He expects to bring it to the Commission for approval on 3/27.

D. The Executive Assistant summarized the Office Supplies fire for the Commissioners, noting the Lessee does intend to rebuild. Commissioner Hertel noted support for Roger Bennett's earlier recommendation and the Commissioners and Staff discussed it further.

6. Port Commissioner and Committee Reports:

A. Commissioner Marrett noted contact from the San Juan Island Pilot's Association regarding their annual honored pilot reception on April 27th. The Commissioners and Staff discussed the Port's past contributions, and the Executive Director noted he will research the past discussion on the matter.

7. Citizen comments/requests: None

Commissioner Black adjourned the Regular meeting at 6:22 pm.



Barbara Marrett, Commissioner



Greg Hertel, Commissioner



Graham Black, Commissioner