

FRIDAY HARBOR PORT DISTRICT
Port Commission Meeting
Wednesday April 14, 2021 at 12 pm
Minutes

The public was prohibited from attending in person due to COVID-19 restrictions but could dial into the meeting via the Zoom. Comments can be e-mailed to the Port or addressed to the commission during the public comment section.

Commissioners Present: Graham Black
Barbara Marrett
Greg Hertel

Staff Present: Todd Nicholson, Executive Director
Phyllis Johnson, Port Auditor
Tami Hayes, Harbor Master
Randy Everitt, Executive Secretary

Public Hearing: The Commission held a public hearing on the proposed rules for the self-work area at Shipyard Cove Marina. Commissioner Black asked the public to present any comments they had regarding the previously distributed Rules and Regulations.

Les Kempton asked for the Port to explain the plans for Shipyard Cove and the self-work area.

The Executive Director provided a summary of the process for hauling out at Jensen's and moving to the self-work area. He further explained the time allowed and the draft fee schedule. He explained that due to current permitting restrictions, only work from the boot stripe up and electrical was permitted. Bottom painting and zinc replacement was only authorized at Jensen's.

Citizen comments/requests: Citizens can make a brief comment or may ask the Commission to schedule a topic for further discussion at a future meeting. None

Action Items:

A. Discussion of the self-work area.

The Executive Director answered several question from the Commission that including initialing the completed in "28 days "section or move it to the "I understand section". The Commission asked questions about penalties for not following the rules. **Commissioner Hertel** did not want a lot of little fees added into the cost of the haul out and trip to the self-work area, and is our current insurance adequate?

The Executive Director said that current tenant boat insurance coverage is adequate.

Les Kempton asked who could use the facility and why were there specific hours of operation? **Commissioner Black** answered dawn to dusk in order to be good neighbors to those who live in the immediate area and to the live-aboard tenants who lived at Shipyard Cove. **Commissioner Marrett** said that it was important to offer early open reservations to those who lived on the islands, and then those who do not live on the island.

The Executive Director and the **Commission** discussed their concerns regarding the self-workspace and how it might operate. It is the intent of the Port to not charge for power for those using space heaters during the colder time of the year. But it could be changed if that becomes a real problem. Commissioner Black supports the concept of early reservation.

Richard Liepelt stated that he is fully in support of an early reservation system.

The Commission discussed who was considered a resident for the purpose of reservations and decided that moorage tenants and San Juan Island residents would be considered residents.

The Executive Director discussed the fee/rate schedule as presented to the commission. The discussion focused on cost recovery, shared space, per ft. per day costs, and when fee changes may occur. The Ports fees are based on a survey conducted on other Ports in the area.

The Commission agreed that the fee schedule was satisfactory as presented but could make changes later in the year after the current plan is in effect.

Don Eaton asked if there was a charge from Jensen's to stop in their yard to paint the hull and how much of the fee goes to Jensen's and how much does the Port keep.

The Executive director explained the blocking fee and that there would be no additional charges from Jensen's unless time has expired in the self-work area, and the boat it is taken to Jensen's for storage. At that time, a blocking fee could be imposed. The Executive Director directed Mr. Eaton to the fee/rate schedule and explained how the costs were divided between Jensen's and the Port.

Les Kempton asked if the Port District was a "for profit entity". The Commission replied, no. Mr. Kempton said he supported the fees and wanted to see this project continue so people could work on their boats.

The Executive Director summarized the discussion with the Commission and there was a consensus among the Commissioners to approve the rules and regulations for the self-work area, clarifying that the 28 days and hours of operation section would be moved to the "I understand" section, and that the proposed fees are approved with the modifications as discussed.

The Commission moved to approve the rules and regulations and the fee/rate schedule and modifications with a 3-0 vote.

Commissioner Black asked for consensus to institute a 2-week reservations system and model it after the County Parks reservation system for residents. The Commission agreed.

B. Consider the PAE design, SDC contract (AIP and non-AIP) for the Port of Friday Harbor.

The Executive Director advised the Commission that this project centered on the Northwest hangar development project. The Commission approved **Agreement #21-008 for \$223,500.00** for Engineering design and Bidding Services with a 3-0 vote. The Commission also approved **Agreement #21-009 for \$352,500.00** and **Agreement #21-010 for \$25,000.00** with a 3-0 vote.

C. The Executive Director provided the Commission with an update on covered moorage at Jensen's and requested permission to initiate the permitting plan.

The Executive Director said that there was good news regarding covered moorage due to a different approach to the engineering problems in designing and building the covered moorage by Port staff. The Insurance company said that demolition, lost revenue and engineering is separate from the replacement value. He said the insurance settlement for the replacement value should be substantially larger than originally anticipated, and it would be unwise not to rebuild the covered moorage because failure to do so would result in the loss of those insurance funds.

The Executive Director said that he would like to proceed with the permitting process and asked the commission for their approval and tie the new permitting process to the emergency permitting so that both the covered and uncovered moorage are completed together. **Commissioner Black** asked for more financial (cost) and design detail for the Commissions consideration. **The Commission** approved moving forward on the permitting pathway and asked that the requested financial and design details as well as the fee/rate structure to be presented at one of the next Commission meetings.

The Executive Director and **Commissioner Black** discussed a strategy to request a change in a County regulation to allow covered moorage to be move to a less environmentally sensitive area. **Commissioner Black** asked for support from the public as the Port submits the application for the change.

Don Eaton said that he would lend support and provide letters or documentation if requested.

Les Kempton asked that covered moorage be replaced and has some ideas about innovate designs for covered moorage.

Sue Corenman a member of the Board of Trustees for the San Juan Island yacht Club lends the Yacht Clubs support for covered moorage.

Robert Clos, Davin Dhatt, and Dan Lowe asked about the height and width of the covered moorage, the configuration of the new pilings and whether former covered moorage holders would get first choice when the new covered moorage is re-established. **Sally Hawkins** asked if moorage holders who were on the main dock at Jensen's would be allow to come back to their original locations. **The Executive Director** provided answers stating that former covered moorage holders would get the first opportunity to come back to covered moorage and that those who were displaced from the main dock would be able to come back to those locations or as close to it as the Port could get them.

Discussion Items:

A. The Executive Director provided the Commission with new information on the design changes for the Marine Technical Center.

The Executive Director said that he has been working with Patano Designs to move the footprint of the marine Technical Center to the East and changed the design to a simpler structure which was generally the same size as the original design. The original cost estimated to be 5.5 million has been reduced to 3.1 million which is still high. The Executive Director said he will be the General Contractor to reduce costs and would attempt to use local contractors to the extent possible. He said he would also use Port staff on selected tasks to bring the costs down further.

The Executive Director asked the Commission to decide on a roofline and interior design. He provided a visual presentation to the Commission and the attending public for the roof line and floor plan design. He also asked the Commission for any comments that he could provide to Patano Design.

The Commissioner Black commented that he preferred the simple roof in conjunction with solar grants in the first image presented, and the walkway and stairway did not seem to make much sense and its function was questionable. **The Executive Director** said that it was possible to push the building as far East as possible and the building could be rotated more parallel to the road. The plaza on the South side of the building (elevated deck) may or may not be necessary.

Commissioner Marrett and the **Executive Director** discussed the previous designs and the desire to have a more public plaza between the two buildings and how much was being lost in the cost cutting effort. The Executive Director said he could use Port staff to make the area more attractive and functional over time. **Commissioner Marrett** selected the multi-roof design as her preference.

The Executive Director described the parking plan for various locations near the Marine Technical Center, and those plans will be addressed fully in future meetings. The Executive Director will be meeting with the County to determine what parking solutions are possible and will provide that information to the Commission.

Commissioner Hertel selected the single roof design and believed that the roof would leak less and be a less expensive alternative. Commissioner Hertel wanted to get the main structure finished first and not worry about the connection to a possible future building. Commissioner Hertel said he preferred option B.

Commissioner Black said the North stairwell could be configured as a metal stairway that would switch back from the ground level to the center corridor of the main building. **The Executive Director** said that there could be a medium sized timber stairwell constructed but wants to avoid building it directly against the building which could affect access to the “maker space”.

Commissioner Black talked about the road coming down to the Marine Technical Center which may not be necessary or feasible, and also asked if the ceiling height on the second floor is sufficient to allow a possible mezzanine space between grid lines B and D. **The Executive Director** said that the current plan allows for a storage mezzanine or multiple use mezzanines. He said there would be adequate space for storage but there may not be enough room for a dormitory space due to code restrictions. **Commissioner Black** asked that the Executive Director try to determine what it might cost to add dormitories or heighten the roof. **Commissioner Marrett** supported the dormitory addition.

The Executive Director said that he would have the Architects look at the mezzanine and dormitory requests and try to determine what the cost might be. He said that if this request did not significantly increase the building costs then he would like to task the Architects with adding that feature. The Commissioners agreed.

Regular Business:

The Commission approved the Minutes from March 24 and March 31, 2021 with a 3-0 vote.

The Commission approved the payroll and vouchers #01694 - #01747 for \$229,930.35 with a 3-0 vote.

Staff Reports:

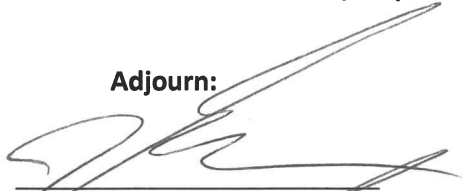
The Executive Director reported that the CARES grant money for the Jackson Beach parking lot reconstruction and paving and the pump out barge and pump out holding tank facility has been approved.

Commissioner Black asked about the Jackson Beach road and parking lot ownership. The Executive Director said the parking lot was Port property, but the road is scheduled to be rebuilt by the County. **The Executive Director** said that ownership of the road is somewhat in question. The County may have an easement, but they have not executed it at this time.

Commissioner Marrett asked if it possible for the Port Commission to have a discussion regarding the removal of the lower Snake River dam. She asked to have this topic placed on the agenda for the May 12 Commission meeting. **Commissioner Black** agreed to hear information presented by the interested parties as well as area Ports in order to hear both sides of the issue. He further stated that he was receptive to the idea of a possible letter. Commissioner Hertel agreed to hear both side of the issue, which could result in drafting a letter of support.

Citizens Comments/Requests: none

Adjourn:



Graham Black, Commissioner

For



Barbara Marrett, Commissioner

For



Greg Hertel, Commissioner

For

