

**FRIDAY HARBOR PORT DISTRICT
Port Commission Meeting
Wednesday April 28, 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 link listed below. Comments can be e-mailed to the Port or addressed to the commission during the public comment section.

Commissioner Present on-line

Graham Black, Commissioner
Greg Hertel, Commissioner
Barbara Marrett, Commissioner

Staff Present on-line

Todd Nicholson, Executive Director
Tami Hays, Harbormaster
Phyllis Johnson, Auditor
Randy Everitt, Executive Secretary

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

Discussion Items:

- A. Becki Day** the Executive Director of the San Juan Chamber of Commerce requested support for the 4th of July fireworks display. The Commission agreed to support the fireworks display with a donation of \$2,000.00. The Executive Director said that he would put this item on the Agenda for the next meeting for a formal vote.

- B. The Executive Director** provided an update on the Jensen's rebuild, configuration, costs, and revenue. The Executive Director advised the Commission of the proposed re-configuration of the boatyard. The demolition is done, the piling work is done, and we are starting to put in the walkways. He discussed the location of the remaining standing boathouses and design of the new boathouses and how they could be built at the Southern site. He said the Northern group would be covered or uncovered as before. He said that next week he would be meeting with the Corps of Engineers to do formal permitting of the piling work and the uncovered floats and will ask them to permit concurrently the re-configuration between the boathouses and the breakwater.

The Executive Director said that if there was a significant delay in moving forward with the uncovered moorage because of the combined un-covered and covered permitting process then he would return to the Commission for guidance.

The Executive Director discussed the placement of the 80' boathouse into a deeper water location and using it for boat repair and other economic possibilities. It could not be covered moorage according to County permitting requirements. If that were not possible then the boathouse would remain in its current position but some of the added moorage possibilities for new slips would be lost.

Commissioner Marrett asked if it was possible to change the single line in the County code to allow for covered moorage in a different location. **The Executive Director** said that it was possible to do that and that was the recommended course of action at this point.

The Executive Director described the structure/design of the proposed new covered moorage and referred to the visual aids that were presented. **The Executive Director** provided information regarding the costs to date of the demolition and proposed construction as well as payments received from insurance. He said it was his intention to continue construction at the greatest possible speed.

Commissioner Black recapped his understanding of the costs, and Commissioner Marrett asked clarifying questions regarding the potential insurance settlement. **The Executive Director** said he believed that the final insurance settlement offer could happen within the month.

The Executive Director discussed the critical pathways forward with the Commission and said that meetings will be scheduled with Opalco to determine new power requirements for the rebuild and the Corps of Engineers for permitting.

The Executive Director asked the Commission if the direction he was moving to in phase one and two of the rebuild was satisfactory and if not this was the time to redirect his priorities. **The Executive Director** explained the layout of the new Marina by slip size for covered and uncovered moorage.

The Executive Director discussed the projected revenue stream from the new rebuild and will bring a new rate structure to the Commission at a future meeting.

Commissioner Marrett asked that the current moorage holders not subsidize the covered Moorage costs. **Commissioner Black** said that the new rates would be increased for the new covered moorage if it was the Commissions policy to not have all moorage holder subsidize covered moorage.

Public Comment:

Don Eaton asked if the Fairway between the collapsed boathouses would remain the same width?

The Executive Director said that the width had been improved by moving the walkways to the other side of the pilings which increase the width slightly.

Jay Hurlbut asked about the removal of the high dock and if we were considering the eventuality of a nor'easter coming through and causing damage. **The Executive Director** said that they would be monitoring how the new docks interacted and could add wave dampeners to shield boats moored in that area if necessary.

Sally Hawkins asked about the high dock layout and if there was something the Port could do to protect her boat that was tied to the main walkway.

C. The Executive Director asked the Commission if they were in favor of a retreat to cover the following topics related to Airport Development:

1. Airport solar installations.
2. Composting and glass to sand.
3. Dock building apprenticeships.
4. Electric Airplane recharging station.
5. Waterfront Masterplan update.

The Commission briefly discussed these items as topics for a future retreat. The Commission agreed that these topics could be divided into more than one retreat discussion. The Commission asked that the discussion focus on the composting/glass to sand topic for the first meeting on a Friday as soon as the Executive Director can put a meeting on the schedule. The Executive Director was asked to provide what type of funding or grant opportunities are available for solar applications. The remaining topics can be scheduled at a later date.

Public Comment:

Faith Van De Putte, the Agricultural Resource Committee Coordinator (ARC) for San Juan County described the composting program for San Juan County and her private composting business on Orcas Island. She supports the Ports position on composting and offered her assistance as a resource.

Roger Ellison the Vice President of San Juan County Grange #966 extended support for any effort the Port took towards establishing a composting program.

Bruce Neiden asked about Solar power being made available at the Airport. Commissioner Black said that solar power was a concept at this time but felt that working with Opalco to determine what was feasible would be considered for future application.

Mark Ingram, the Public Waste Coordinator for San Juan County also expressed his support for a compost recycling program and offered to provide whatever information he had at his disposal to assist the Port.

The Executive Director said that he would meet with Mr. Ingram and Ms. Van De Putte to get as much information as he can and then schedule a special meeting to discuss the composting/glass to sand as a sole topic.

- D. The Executive Director** discussed potential future expansion of the Town of Friday Harbor urban growth area for the remaining airport parcels. He stated that the Town of Friday Harbor would like to see the remainder of the Airport come into the town. He said that made a lot of sense to do that and supported that effort because the benefits far outweighed the disadvantages. The Commission had no objections for the Executive Director to pursue adding the Airport into the Towns urban growth area.

Action Items:

- A. The Executive Director** recommended the three Kiosks be sold at public auction as surplus. The Commission asked that the Executive Director contact local non-profits as potential buyers during the next two weeks and review reasonable bids. The Commission approved the surplus/sale of the kiosks with a 3-0 vote.
- B. The Executive Director** recommendation to award Olympic Peninsula Construction for Northwest Taxi lane Construction and Hangar Demolition AIP Project No. 3-53-0152-038-2021 in the amount of \$1,373,639.30, contingent upon FAA approval. The grant application is submitted at 90% FAA funding, however there is a chance this project will be 100% funded by FAA, post submittal. The Commission vote to approve the **Base Bid** for the taxiway work with a 3-0 vote.
- C. The Executive Director** asked the Commission to approve or deny Resolution #21-005, final payment of emergency boathouse repair at Jensen's Marina. The Commission

approved the Resolution with a 3-0 vote.

Regular Business:

- A. **Approve Minutes from April 14, 2021.** The Commission asked that the minutes be amended and presented at the next meeting for approval.
- B. **Approve payroll and vouchers.** The Commission vote 3-0 to approve the minutes and vouchers 01749 to 01748 for \$617,403.77.

Staff Reports:

The Executive Director advised the Commission that there were a number of parties interested in the Weber Way parcel. He said that all of the commercial interests had dissolved. The current proposal is for a small cluster of workforce type structures. The Executive Director asked if the Commission wanted the Port to pursue more Commercial type leases for that area or the requests that we are currently receiving such as the seasonal/temporary workforce housing plans. The Executive Director and the Commission discussed the issue and agreed to review the proposed leases at the next meeting.

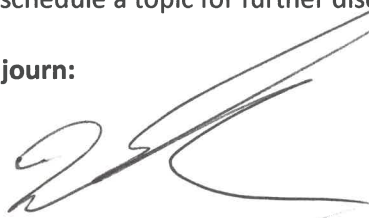
Port Commissioner and Committee Reports:

Commissioner Hertel reported that he had used the self-workspace at Shipyard Cove and that it was all that he had hoped for. He said it worked well and hoped everyone would utilize it.

Commissioner Merrick said that at the next Commissioners meeting the Snake River dam topic would be on the agenda and she would talk to the counter proposal group for their input for the meeting. The Executive Director said he would try to find someone to present the counter proposal also and would coordinate with Commissioner Marrett.

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

Adjourn:



Graham Black, Commissioner

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Barbara Marrett, Commissioner

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Greg Hertel, Commissioner

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