

Friday Harbor Port District

Port Commission Meeting Minutes

San Juan Island Yacht Club

Wednesday March 09, 2022 at 12:00 pm

With Covid-19 restrictions lifted, the public is now able to attend the meeting in person. You may also dial into the meeting via Zoom. Please note that if you are attending via Zoom, it will be in listen only mode, and comments will not be able to be made. Comments can be e-mailed to the Port to be addressed to the commission during the public comment section.

Commissioners Present: Barbara Marrett
Graham Black
Victoria Compton

Port Staff Present: Todd Nicolson, Executive Director
Phyllis Johnson, Auditor
Tami Hayes, Harbormaster
Erik Edshammar, Facilities Maintenance Manager
Amber Garcia, Executive Assistant
Mike Roling, IT System Administrator

Public Present: Bill Cumming, Customer
Marc Franklin, Aeronautical Services
Sally Hawkins, Live-aboard 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.

Marc Franklin with Aeronautical Services addressed the Commission regarding the expansion and relocation of their operation. The Commission invited him to speak at the next meeting March 23, 2022.

Discussion Items:

- A. FAA correspondence relative to Hangar penetrations of controlled air space and the B2 Narrow standard.

The Executive Director informed the Commission that suddenly B2 Narrow standards are no longer being pursued by the FAA. We're one of hundreds of small airports that are being forced into a B2 because of a caravan at 52-foot wingspan versus 49. The design standards are massively overbuilt for the B2 issue.

In addition, the Executive Director added that there is a concern that regionally the Airport District Offices (ADO's) were directed to no longer approve hangars that

penetrate controlled airspace. If we were going to build a row of hangers South of the Executive Hangars for the same type of planes, we would have to push 40 feet back into the rock hillside. This makes it more difficult to put new long-term hangers in our available space. If this policy stays in effect long enough half of the hangers on the airport could be impacted at rebuild time.

Commissioner Compton reached out to the FAA and set up a meeting with them. This discussion item will come back to a future meeting with a briefing from the meeting with FAA and then the Commission will direct a path forward.

B. Needed barge landing road repairs and desired County/Town participation.

The Executive Director shared with the Commission that the current road through Shipyard Cove, including the switch back up the hill and the road out to the barge landing, has been seeing historically high traffic. The road is beginning to fail in several places with a lot of potholing. A complete rebuild of the road would be very expensive.

His recommendation is to cut out the potholes and make temporary repairs for the near term. He asks that the Commission start contacting the Town and County Council to talk about this island wide infrastructure and hopefully arrange a cooperative long-term repair.

Once the Commission is ready to work on this issue the Executive Director will put together a combined meeting with the both the Town and County.

C. MTCA (Model Toxic Control Act) funding options

The Executive Director reviewed different MTCA funding options with the Commission. Option 1, 90% Ecology funding with a site maximum of \$5 Million. Option 2, 50% Ecology funding with no maximum limit, the Staff recommends the 90%/10% option while focusing on holding down total cleanup costs.

The Department of Ecology is not allowing our grants to be used as a Port match. Many of the more expensive infrastructure improvements were planned outside of the MTCA process and have funding strategies that are equivalent or better than the Remedial Action Grants.

The largest risk is the unknown quantity of contaminated sediment which won't be known until the Remedial Investigation is complete.

The Commission agrees to go with the 90%/10% option.

D. High level discussion of Jensen/SYC vision and related consequences

The Executive Director brought forth a discussion with the Commission regarding Jensen and Shipyard Cove vision. Based on previous direction, engineering is commencing for the relocation of the travel lit pier and barge landing/access road. Prior to incurring significant costs on this design effort staff recommends revisiting the Jensen/Shipyard Cove high level vision.

Factors that are relevant to strategic plans/costs:

Current staffing levels are insufficient to both maintain/replace existing infrastructure and build large new expansion projects. Significant expansion projects should only be executed if they have sufficient returns to be profitable with contracted labor & materials.

Marina expansions or connections will require adding new parking. For large expansions the only apparent method available to achieve the new parking capacity needed is to incorporate it into a new barge landing road extending through the boatyard. A modest expansion could be accommodated by converting long term SYC boat storage into parking.

The Commission will revisit this as a part of their strategic planning.

Consent Agenda:

- A. Approval of Minutes: February 23, 2022 Commission Meeting
- B. Approval of Vouchers: Payroll and Bills Vouchers #2585-2624 for \$80,342.90

Commissioner Compton moved to approve all items in the Consent Agenda, Commissioner Black seconded, all-in favor, all items approved.

Staff Reports:

A. Auditor's Report

The Port Auditor presented a comprehensive 2021 Recap Report to the Commission.

B. Executive Director's Report

Jensen's dock fingers are in place, the electric is in process. Hopefully by the end of April electric will be fully restored boats will put back in their slips by Memorial Day weekend.

Port Commissioner and Committee Reports:

Commissioner Compton shared information about from the State Legislature. Bill 1333 regarding the Public Facilities Fund has passed by the House but is stalled in the Senate. She requested that we all email our Senators to support this bill. It is critically important for economic development purposes in our community.

Commissioner Marrett inquired if the Port monitors contractors in the boat yard to make sure they are insured.

The Executive Director responded that if you're an authorized contractor working on Port property you must have insurance. The Harbormaster added that every year a letter is sent to all vendors to check and see if they're still in business and that current insurance has been received.

Commissioner Compton asked if two meetings a month is necessary. She sees that it takes a lot of work for Port Staff to put together a meeting and wanted to see if it would be less burden to have one meeting.

Members of the Port Staff responded, it's a nice idea but there are so many things going on right now that two meetings a month are needed. Commissioner Marrett also added that in the busy summer months we will have just one Regular Meeting along with a Bill Pay Meeting.

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Bill Cumming, a customer, said he is glad to hear the discussion of possibly remaining as status quo for Shipyard Cove. He also added that he thinks there was some issue with fuel trucks not being able go across traffic, and that might want to be added to future discussion. Mr. Cumming asked if there are any plans for a pump out station down at the southern marinas?

The Harbormaster responded that since it would be for permanent customers, and not transient customers, State Parks wouldn't pay for it. The Executive Director added that we could consider it in the future if a feasible and cost-effective solution can be found. At this time, Pumpty Dumpty will continue to provide service.

Sally Hawkins who is a live-aboard at Jensen's Marina inquired if the Marine Technical Center was still going to be built. She also complimented on how the Boatyard is running smoothly and since the ownership changed the community energy is so positive.

The Commission responded that it will not be built at this time.

Adjourn: 2:22 PM

Via Zoom
Graham, Black, Commissioner


Barbara Marrett, Commissioner


Victoria Compton, Commissioner

3-22-22