

Friday Harbor Port District

Port Commission Meeting Minutes

San Juan Island Yacht Club

Wednesday July 27, 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: Graham Black
Victoria Compton

Port Staff Present: Todd Nicolson, Executive Director
Phyllis Johnson, Auditor
Tami Hayes, Harbormaster
Kyle Gropp, Capital Projects Supervisor
Mike Roling, IT System Administrator

Public Present: Dan Grausz, Citizen
Necia Quast, Citizen
Ray Jackson, Mayor

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.

Citizen Dan Grausz addressed the Commission regarding the electric vehicle charging stations at the Airport. He believes that there should not be a fee for charging an electric vehicle with a Type Two Charger. It should be another amenity that is provided for the community.

Mayor, Ray Jackson spoke to the Commission, even though he saw the whole comprehensive plan at the Town Council Meeting he wanted to address the Town's main issue which is the noise situation at the airport. With the plans of an airport expansion and improvements, he hopes the Commission think about how this will affect the residents that are across from Mullis Street. He added, since there will be funding coming from the FAA maybe the Port could allocate some of that money towards doing a proper noise barrier along the fence line that borders Mullis.

Consent Agenda:

- A. Approval of Minutes: June 8, 2022 Commission Meeting.
- B. Approval of Minutes: June 22, 2022 Commission Meeting.
- C. Approval of Minutes: July 13, 2022 Commission Meeting.

D. Approval of Vouchers: Payroll and Bills Vouchers #02921-02965 for \$244,396.93

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

Action Items:

A. Consider authorizing a six-month extension on abatement for San Juan Tiny Suites Lease.

The Executive Director shared with the Commission that San Juan Tiny Suites has requested a six-month extension on abatement. They have experienced delays beyond their control; having difficulties with town permitting and the Port has made it more complicated by bringing Aeronautical Services in and out of the sewer plan.

Commissioner Black made a motion to allow the authorization to the Executive Director to grant a six-month extension on abatement at 15% to San Juan Tiny Suites. Commissioner Compton seconded the motion, motion passes.

B. Consider use of Port labor for the construction of A/B Hangar.

The Executive Director presented an analysis stating it is less expensive to have Port labor construct A/B Hangar rather than hiring out the labor. Since the project is over \$40,000, the Commission needs to approve the authorization of using Port labor.

Commissioner Black made a motion to allow the authorization for the Executive Director to use Port labor for the construction of A/B Hangar. Commissioner Compton seconded the motion, motion passes.

C. Consider approval of Resolution #22-004, Greenhouse Gas Reduction Policy.

The Commission briefly discussed and would like to address this in a future meeting upon Commissioner Marrett returns.

Discussion Items:

A. Refresh of SSL Poetry Signs.

The Harbormaster informed the Commission that she has been receiving emails that they would like to spruce up the poetry signs at Spring Street Landing.

The Commission agreed that since Commissioner Marrett is the Art Chair, she will review this request upon her return from traveling.

B. Interest in a joint Town, County, Port meeting this Fall.

The Commission agrees that a joint meeting with the Town, County, and Port is great. The Executive Director will follow up and schedule the meeting for the Fall.

C. Airport charging station fee.

The Commission inquired on whether or not other Ports charge a fee for charging stations.

The Executive Director stated in our region Port of Seattle is the only other Port that offers charging stations and they do it in exactly the same way we do. They are not publicly available free charging stations. They are free to charge if you're in paid parking.

He added we have a legal opinion with two parts; if we just say it's free charging free parking then it is a gift of public funds and illegal for us to do. However, the second part of that legal opinion is that if the Commission were to pass a resolution saying that the charging stations are free to use and the reason for that is that it's serving in an integral governmental purpose, and that that our intent in making these free is to further that intrinsic governmental purpose, and that there is no donative intent, then it is permissible.

The Commission would like to bring this item back to a future meeting in which there is a larger planning discussion on the Airport.

D. Interest in expanding Port manufacturing capacity to serve other area governments and finance Port operations.

The Executive Director shared with the Commission, that following the Executive Directors Seminar Port's Facilities Tour displaying our manufacturing capability, the Port of Kingston and Port of Everett have reached out and are wanting us to manufacture for them.

The Commission would like the Executive Director to further research this and run the numbers.

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.

Necia Quast inquired about the meeting on August 8th. The Executive Director responder that it is a Public Meeting, the primary focus of that meeting is to talk about the

Bipartisan Infrastructure Law Fund. The Airport Engineer will attend and walk through the projects in the next five years.

Port Commissioner and Committee Reports:

Commissioner Black met with one of the State Auditors via Zoom and it went well. He inquired about the gate at Jackson Beach. The Harbormaster responded that the gates would remain open but there will be a chain placed so that public vehicles don't have access.

Commissioner Compton shared that Sean Garcia, with Congressman Larson's office researched that we could use the ATP Funding for, and we can use that funding for energy efficiency, including solar installations, something to keep in mind for a future meeting.

She also had a meeting with Pilots Jim Crossley and Bob Jamieson, and they have some valid concerns. Visiting pilots don't necessarily talk to anybody before they come in, and they're not familiar with landing and approach patterns which can be a potential for a catastrophe event. The Executive Director added that Mr. Jamieson is going to work with Airport Manager Mike to put together a proposal of where to add painted arrows and where to add signage.

Staff Reports:

A. Port Auditor

The Port Auditor reported that the State Audit is in full swing, and financials will be provided in the near future.

B. Harbormaster

The Harbormaster gave an update on the Marinas; Guest Moorage is down approximately 10% January through June. It's been interesting this year with boat fuel prices being astronomical and the border opening back up. There are 354 people on the Marina Wait Lists, which constitutes 23 individual lists that are maintained.

C. Executive Director

- Barge Landing Funding

The Executive Director gave a thank you to Commissioner Compton for helping him work with Congressman Larson and to Commissioner Marrett for working with him with WPA on a lobbying effort for more funding. From the additional funding the total of grants available for the for the barge landing repair is now up to \$940,000. This includes a new power backbone for Shipyard Cove, which will allow excess power to serve electric barges and repower Shipyard Cove and additional shop spaces.

- Port Land into Unincorporated UGA in Comp Plan Update

The County has finished their comprehensive plan which includes all airport properties, all of Shipyard Cove, and Jensen's in the unincorporated Urban Growth Area. It's likely we will follow that up imminently with trying to annex into the town.

- Upcoming Traffic Study for Port/Town/WSF Traffic– Might be a Funding Ask

The Town is beginning the process of redoing a transportation study, the last one was completed twenty years ago. The new study will concentrate on both vehicular traffic and possibly look at how viable it is to create some kind of pedestrian only areas in town.

- NMFS Biological Opinion will Likely Impact Us

National Marine Fisheries Service (NMFS) updated their mitigation cost calculator. Issues like minor maintenance of replacing boards, could potentially be a three to four yearlong permitting process. Needless to say the Port Community and Private Shipyards in the National Seaport Alliance are alarmed.

- Leon Task Order on Approved Contract

The Commission had previously approved the \$497,000 contract for the Remedial Investigation Feasibility Study, they've been doing the first big round of a planned testing and cultural surveys. The Executive Director issued the final task order on this contract for approximately \$249,000.


- Holt Service Contract

Holt Service are the well drillers that are drilling additional monitoring wells that Ecology requested closer to the water line. This contract is to not exceed \$30,000; their estimate was around \$27,000. The Port directly contracted with them which is within the Executive Director's Delegated Authority.

- Town Meeting: Master Plan 101

The Town is very appreciative of the Port's collective willingness to try to explore solutions and address some of their noise concerns The Executive Director will explore every reasonable possibility to do some of their requested projects with FAA funding. If that's not possible, we will continue to look for viable mitigations.

Adjourn: 1:18



Graham, Black, Commissioner



Barbara Marrett, Commissioner



Victoria Compton, Commissioner