

## Friday Harbor Port District

Port Commission Meeting Minutes  
Port Conference Room  
Wednesday January 11, 2023 at 9:00 am

*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 via Zoom

**Port Staff Present:** Todd Nicolson, Executive Director  
Mike Roling, IT System Administrator

**Public Present:** Don Eaton, Citizen  
Jim Slocomb, Citizen  
Richard Liepelt, Citizen via Zoom  
Bill & Nancy Niedringhaus, Citizen via Zoom  
Chip (Karl) Kochel, Citizen, via Zoom

**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. Strategic Plan Commissioner Workshop

The Commission reviewed comments received during the Public Hearing and made edits to the plan. The consensus was that several of the citizens comments were regarding Jensen and Shipyard Cove Marina and will be addressed in the Jensen/Shipyard Cove Masterplan.

The Strategic Plan will be brought back to the January 25th for final adoption.

**Adjourn:** 10:30 AM

For Graham via Zoom   
Graham, Black, Commissioner

  
Barbara Marrett, Commissioner

  
Victoria Compton, Commissioner

# Friday Harbor Port District

Port Commission Meeting Minutes

San Juan Island Yacht Club

Wednesday January 11, 2023 at 12:00 pm

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**Commissioners Present:** Barbara Marrett  
Graham Black  
Victoria Compton

**Port Staff Present:** Todd Nicolson, Executive Director  
Phyllis Johnson, Auditor  
Tami Hayes, Harbormaster  
Amber Garcia, Executive Assistant  
Mike Roling, IT System Administrator

**Public Present:**

Jill Belcovson, LWVSJ	Bill Cumming, Citizen
Erin Graham, A1 Marine	Skip Foss, Citizen
Pete Groves, Citizen	Rosi Grove, Citizen
Greg Hertel, Citizen	Emily Knott, ESI
Jason Knott, ESI	Joy Lord, Citizen
David Halpern, Canoe Club	Lewy McElyon, Citizen
James McCubbin, Friends of SJ	Nancy Niedringhaus, Citizen
Bill Niedringhaus, Citizen	Necia Quast, LWVSJ
Ron Ralston, Citizen	Greg Stein, Citizen
Doug S, Roche Harbor Marine	Nancy Wampler, Citizen
Nick Radonski, Roche Harbor Marine	

**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.

David Halpern with the Canoe Club wanted to give a big thank you to the Port Staff that worked hard during the King Tides, they helped rescue one of their canoes.

Citizen, Greg Hertel would like the Commission to consider going back to having the Commission Meetings at 4:00 pm.

Necia Quast, with the League of Woman Voter of San Juan introduced Jill Belcovson who will be observing the upcoming meetings.

Whale Watch Captain, Eric Eisenhardt wanted to emphasize that having local marine

trades on the island is very important. Especially the access to the haul out and the ability to work on your own vessel is important for this community and the other marine trade businesses that operate there.

Citizen, Bill Cumming shared that maintaining the boatyard is important, particularly if private marinas haul out facilities are closing. In addition, through the years there's been many times vessels are in distress and are in danger of sinking need emergency haul out. It would be a dereliction on our part if we don't have the capability to get those out of the water before they can harm the environment.

**Staff Introduction:**

Justin Roberts, Dock Manufacturing  
Austin Sparks, Marina Operations & Security  
Alex Lynch, Temporary Position Capital Projects

New Port Staff was introduced to the Commission.

**Consent Agenda:**

- A. Approval of Minutes: November 9, 2022 Meeting Minutes
- B. Approval of Minutes: November 18, 2022 Meeting Minutes
- C. Approval of Minutes: December 14, 2022 Meeting Minutes
- D. Approval of Minutes: December 15, 2022 Special Meeting Minutes
- E. Approval of Minutes: December 30, 2022 Meeting Minutes
- F. Approval of Vouchers: Payroll and Bills Vouchers #03380-03410 for \$300,278.46 and Bills Vouchers #03411-03418 for \$10,766.26.

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

**Action Items:**

- A. 2022 Year-end Accounts Receivable Write-offs

The Harbormaster shared with the Commission that there is over \$7,300 in Accounts Receivable to write-off.

Commissioner Compton moved to approve the 2022 Year-end Accounts Receivable Write-offs, Commissioner Marrett seconded, approved unanimously.

- B. Adopt 2023 Meeting Calendar

The Commission reviewed the draft of the 2023 Meeting Calendar.

Commissioner Marrett moved to approve the 2023 Meeting Calendar, Commissioner Compton seconded, approved unanimously.

### C. Confirm Commission Officer Positions

For the upcoming year, the Officer Positions will remain the same as in 2022. Commission Marrett will be the acting President, Commissioner Compton as Vice President, and Commissioner Black as Secretary.

Commissioner Compton moved to approve the Commission Officer Positions, Commissioner Marrett seconded, approved unanimously.

### Discussion Items:

#### A. Jensen and Shipyard Cove Masterplan Objectives

Commissioner Marrett opened the discussion, the Port purchased Jensen Shipyard in 2018, looking to support the marine trades and local boat owners, and to do environmental cleanup that a private entity would not be able to afford the questions we're considering today are big picture. Questions are intended to establish a general direction for the future uses we would like to see at the combined Jensen and Shipyard Cove Properties. Community input and financial considerations will be further solicited and will help inform and refine the general direction of the port Commission. The discussion is of the best facility uses must be in the context of what the port can realistically afford running the boatyard.

The Commission discussed a number of land use, investment, and financial trade off questions intended to provide a starting point for the Master Plan update consultant. The Executive Director advised the Commission that a factual financial reality in all these discussions to keep in mind is as we choose to do one thing, we are automatically giving up something else, whether that be maintenance or whether that be some other non-waterfront project.

The initial consensus was that the priorities were:

1. Continue with the planned Shipyard Cove Marina expansion.
2. Provide adequate parking for the marinas and marine trades areas.
3. Rebuild the barge landing in its current location.
4. All long-term ingress and egress is to be through the existing Jensen access point.
5. Relocate travel lift and create boatyard space along the westerly edge of Shipyard Cove.
6. Provide a narrow waterfront public access area while maximizing water dependent marina trades space.
7. Preserve existing buildings and workspaces currently serving marine trades work.
8. Allow for business and/or mixed-use space along the southerly sloped extents of the combined site.

The Commission received comments from the public:

Owner of the former Buck Property, Greg Stein introduced himself and has some concerns about the relocation of the travel lift next to his property line.

Citizen, Nancy Wampler encouraged the Commission to think about the people and businesses who come over from the outer islands who might be using services.

Greg Hertel shared that more haul outs might be able to be done if they were scheduled with the tides.

Erin with A1 Marine stated they are dependent on their space at Shipyard Cove to run their operations and don't know of anywhere else in the county where they could be doing their industrial work.

Jim Slocomb mentioned that part of the reason why the Boatyard doesn't make money now is because the accounting model has changed through the years.

Citizen, Don Eaton added that the Jensen family operating at a positive cash flow, presumably for and 100 years without subsidy.

Greg Matter shared he's only heard brief mention of the indigenous component and it seems to be unavoidable and suggests having an indigenous stakeholder.

Citizen Skip Foss suggested the possibility of having boat stacks. More boats could be stored, which means more haul-outs, and more revenue.

The Commission thanked everyone for taking part in this conversation and reassured everyone that they do not have any plans to get rid of the boatyard.

#### **B. Shower Remodel, Discussion of Schedule**

The Executive Director acknowledged that the Commission asked staff to proceed with the shower remodel project. The Director recommended that he contract for a professional takeoff estimate that recognizes the change in post Covid contract costs. Based on updated cost estimates we will work with RCO to see if the Port can get additional grant support. We would then be ready to proceed for 2024/2025 construction. In the meantime, the Maintenance Crew will continue remodeling the existing facilities so they will be nice and fresh for the upcoming busy season.

**New Business:** Commissioners May Share Information or Introduce Topics for Discussion at a Future Meeting.

Commissioner Compton would like to know how the FAA Capital Improvement Plan is progressing and what the schedule is for the different components.

She would also like to have the gentlemen who are interested in a yard waste facility to be added to a future agenda.

**Staff Reports:**

Garrett Smith- Boatyard Report

Boatyard Lead, Garrett Smith gave a 2022 recap of the boatyard. He stated that it was incredibly busy compared to 2021. Two hundred boats were hauled out in 2022! He stated that if we move the travel lift, there would be more lifting ability, as well as more time slots for lifting, combined with possibly more space to put boats.

Executive Director-

The Executive Director shared that County staff & council, Town staff & council, and the Port all supported and expected the Town UGA to expand to include the airport and Jensen/Shipyard Cove properties. At the adoption meeting the county's prosecuting attorney objected to the sufficiency of the Towns expansion justification documentation. This resulted in "No Action" determination for the UGA expansion.

County and Town staff are recommending that we proceed with the UGA expansion using the 2023 map amendment process on the annual docket. I am setting up a meeting with the Port, Town & County planning leads, and the prosecuting attorney to validate this process as a viable option and to ensure the Town's justification documentation will be sufficient.


The Executive Director added that the tribal responses to Marine Area 7 projects have changed dramatically. He's going to ask the port community for any help that can point him to the right person for starting a conversation with the tribes.

**Port Commissioner and Committee Reports:** None.

**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.

Jason Knott with ESI shared that he thinks the current model of the boatyard rates are working well. He also added that he has some contacts with the Indigenous Community and would be happy to pass on information to the Executive Director.

Adjourn: 2:15 PM

For Graham via Zoom   
Graham, Black, Commissioner

  
Victoria Compton, Commissioner

  
Barbara Marrett, Commissioner