

Friday Harbor Port District

Port Commission Meeting Minutes

San Juan Island Yacht Club

Wednesday February 8, 2023 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
Amber Garcia, Executive Assistant
Mike Roling, IT System Administrator
Adam Parrott, Assistant Harbormaster

Public Present: Forrest Allison, via Zoom Jill Belcovson, LWVSJ
Marlo Chumioque, via Zoom James Crossley, Ernie's Café
Ray Jackson, Mayor Robert Kobrick
Karl Kochel, via Zoom Kerry Seifert, via Zoom
Steve Simpson, via Zoom
Daniel Schwartz, San Juan Pilots Association
Mike Smith, Anchors Down Ventures LLC
Bob Tauscher, San Juan Pilots Association

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**

Presentation:

A. Tribal Canoe Journey Presentation

Presentation may be at a later date.

B. Mayor Jackson – Transient and Seasonal Workforce Housing

Mayor Jackson provided the Commission a proposal regarding a plan for workforce housing on Port property near Skagit Valley College. The Commission shared that

FAA only allows transient housing on the airport properties; they do not allow permanent housing. The Commission is split on whether they think this would be a good use for Port property. Commissioner Marrett shared that it would be extremely difficult to ensure the tenants are not staying more than the allotted time. She is also worried about the increase of noise complaints with people lodging on airport property. Commissioner Compton would like to keep this as designated industrial land. Commissioner Black doesn't think this property should be reserved for industrial purposes, it's been advertised in the past with no takers, he would like the market to take this piece of property where it needs to go.

James Crossley of Golden Era Aviation and Ernie's Café shared that having these homes on the flight path might cause issues with FAA.

Daniel Schwartz with San Juan Pilots Association supports the mayor's efforts and agreed that there may be issues with the noise for the new tenants. He also asked the mayor about property from the Preservation Trust

The Executive Director will have a meeting with the Mayor, Town, and County to discuss this further.

Consent Agenda:

- A. Approval of Minutes: January 20, 2023 Special Meeting Minutes
- B. Approval of Minutes: January 25, 2023 Meeting Minutes
- C. Approval of Minutes: February 4, 2023 Special Meeting Minutes
- D. Approval of Vouchers: Payroll and Vouchers #03446-03489 for \$131,021.89

Commissioner Compton moved to approve all items in the Consent Agenda with an amendment to the January 25, 2023 minutes stating that not all of the Commission were in favor of transient housing for seasonal workers as a part of Brian Goodremont's proposal. Commissioner Black seconded; all items approved unanimously.

Action Items:

- A. Approve Lease Assignment from Ernie's to Anchors Down Ventures LLC

Commissioner Black moved to approve Lease Assignment from Ernie's to Anchors Down Ventures LLC, Commissioner Compton seconded, approved unanimously.

- B. Enduris Progress Payment

Enduris is proposing to issue a \$781,000 progress payment. The claim will remain open and likely there will be one more payment after the boathouse construction is complete.

Commissioner Compton moved to accept the \$781,000 progress payment from Enduris, Commissioner Marrett seconded, approved unanimously.

Discussion Items:

A. Parcels for July Proposals

With the UGA Annexation being delayed two to five years pending the Town's Capacity & Demand Study, the Executive Director brought forth the following questions to the Commission:

- Does the Commission wish to receive proposals on the Parcels in the County?
- If so, which ones?
- Does the Commission want to provide guidance on desired proposals, or let the market determine what is viable to the private sector?

After lots of discussion amongst the Commission, the Executive Director suggested that there be a workshop scheduled to discuss this topic further. It will be held Wednesday February 22, 2023 in the Port Conference Room at 10:00 am.

B. Revisit Discussion of a Citizen's Advisory Committee to Work in Conjunction with Shipyard Cove/Jensen Marina Master Plan

The Commission discussed developing a Citizen's Advisory Committee. It would be a standing committee that gets called up with a specific mission and a time frame.

At the next meeting the Executive Director will bring the information that was used last time to form a committee, and this will be discussed in greater detail.

Staff Reports:

Harbormaster, Tami Hayes- Marina Report and Dinghy Dock Comment

The Harbormaster will give her report at the next meeting.

Assistant Harbormaster, Adam Parrott- MRC update

Mr. Parrott gave a report to the Commission on what the MRC has been up to. He has been made the lead for the Subcommittee on Derelict Vessels and has been on a few patrols thus far with more in the upcoming Spring season. They have begun discussing the housing issue within the derelict vessel program. People that are part of the community working here are living at anchor, by law, only have 30 days before they must move 5 miles. In response to the issue, MRC would like to create a county mooring system. They would like to partner with marinas and ports in creating mooring fields near an economic center with a portion designated as seasonal worker space, not just transient visitors.

Executive Director, Todd Nicholson- Last Minute Action- 24 Hour Notice

The Executive Director asked the Commission to please be understanding if they come to Port Staff with last minute requests and Staff cannot accomplish the task in that short amount of time. Staff does their best to accommodate, but sometimes they have a lot of other things that they are working on and won't be able to process the request.

He also shared he would like to start a conversation about a Port sponsored environmental mitigation bank. Every time the Port repairs or replaces a dock and/or does piling work, NMFS will calculate how many conservation credits are owed. Each credit costs around \$1500, these costs can be in the hundreds of thousands of dollars. A local mitigation bank can fund local restoration efforts versus paying someone like Puget Sound Partnership that may use local dollars to restore far away areas.

Port Commissioner and Committee Reports: None

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

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: 2:02 pm



Graham, Black, Commissioner



Barbara Marrett, Commissioner



Victoria Compton, Commissioner