

PORT OF BELLINGHAM

MAC (MARINA ADVISORY COMMITTEE) MEETING
TUESDAY, JUNE 8, 2010
SQUALICUM HARBOR OFFICE
BELLINGHAM, WASHINGTON

Minutes

Committee Members Present:

Jeff Hegedus
Ron Kleinknecht
Paul Lavelle
Tim Mumford
Jim Splaine
Jerry Writer
Jim Young

Committee Members Absent

Cliff Cultee
Ryan Kapp
Gene Knutson

Port Representatives Present:

Dan Stahl
Mike Endsley
Pam Taft
Andy Peterson

Committee Members Excused

Peter Border
Joe Orem
Brian Pemberton
Doug Sterrett

Visitors/ Guests:

Commissioner Jim Jorgensen

Roll Call

Jeff Hegedus, Chair, called the meeting to order at 6:00 pm. Jeff noted that the ex-officio member from the City, Gene Knutson, had not attended a meeting in some time and asked staff to confirm with the City of Bellingham who the City's MAC representative should be.

May 11, 2010 Minutes

The May 11, 2010 minutes were reviewed. A motion was made by Ron Kleinknecht to approve the minutes as written. It was seconded by Tim Mumford and passed unanimously.

Public Comment

There was no public comment.

Dockside Feedback

Jim Young asked for clarification about a recent Bellingham Herald article that talked about the schedule for the Port's GP project being complicated by a change in dioxin

policy. Jim's question was how this would impact the Gate 3 project. A lengthy discussion ensued with Dan, with input from Jeff, reviewing the schedule for the Gate 3 project. Staff hopes to submit permits for this project in August of 2010 that would allow for construction in the fall of 2011. Dan reviewed that the potential stumbling block for the Gate 3 project, now and in the past, has been the expense associated with dredging for the project. Dan reviewed with the MAC that new cost estimates for handling the Gate 3 dredge spoils in an upland beneficial reuse manner were due shortly. Dan commented that if these costs were excessive that he didn't know if the Port could justify the dredging expense and we may need to proceed with the dock's replacement without dredging. This would not be the best scenario but may be the path that we need to take based on the impact of excessive dredging costs on moorage rates. After further discussion with the MAC, it was obvious that the dredging is a high priority for the MAC, even if it has a significant impact to moorage rates. Toward the end of the discussion a motion was developed by the MAC that read as follows: "The MAC recommends that Port staff proceed with the replacement of the Gate 3 F & G project as planned and to seriously prioritize dredging to maintain depth in the project area so that the new docks can be fully utilized contingent upon economic analysis of moorage rates." This motion was then formally made by Ron Kleinknecht and seconded by Jim Young and unanimously approved by the MAC.

Additionally, Dan offered up that should the dredging question become marginal he would be happy to have further discussion with the MAC, even if it was off-schedule for a normal MAC meeting. It was further discussed that staff should use the moorage subcommittee as a sounding board.

Garbage Update

Mike Endsley, Squalicum Harbormaster, provided an update from his powerpoint presentation at the last meeting. Mike has had discussion with staff at SSC as well as additional discussions with Port real estate staff regarding the allocation for garbage expenses at dumpsters that are co-used with real estate tenants.

As background, the garbage expenses have become a significant focus for several MAC members due to their significant and rising costs and the subsequent impact on moorage rates. Mike reviewed his plan for continuing to work with both SSC and real estate staff to reduce costs in 2010 as well as looking to further cost reductions for future rates based on some marginal investment in additional facilities. Mike reviewed those options as providing gates and locks for existing dumpsters, investigating a pay compacter and other suggestions made by MAC members.

The topic of enforcement was discussed and although there has been some discussion with the Bellingham Police Department, it was understood that this would probably not be a high priority item for the Bellingham Police Department. It was stated that if people were caught abusing the garbage dumpsters (i.e., bringing household waste in) that this would be a misdemeanor under Bellingham Municipal Code. There was a broad sense from the MAC that "business as usual" needs to change with the way that the Port handles garbage at the marina. The costs are becoming too high and that we need to take strong measures to change people's behavior to reduce and eliminate the abuse of access to the garbage dumpsters. As Mike continues to work this issue he will bring options back to the MAC for their discussion and recommendation. These issues include

seasonal level of service (i.e., reducing service during the off season peak, signage, continued dialogue with the Bellingham Police Department and a recommendation of future capital projects listed above for consideration.

Review Workplan for Balance of 2010

Dan reviewed the workplan for the MAC for the balance of the year emphasizing the importance of completing our moorage review on schedule. The subcommittee will start their meetings on June 9. A number of meetings will be scheduled building to a presentation to the MAC on August 10, 2010. The intention then would be to come back and review the model again at the MAC's September meeting and push for a MAC recommendation at the October. This allows for the Port Commission to review the MAC's work in November and adopt a resolution in December closing this issue out during calendar year 2010. Dan asked if there were other significant issues that the MAC wanted to deal with during the second half of 2010 so that we could balance that work load with the moorage rate review. After discussion with the MAC it was agreed that this was a reasonable schedule and staff was directed to proceed.

Rules and Regs Handout

Dan provided hard copies of the Port's current version of the Rules and Regs for the harbors as follow-up to earlier discussions with the MAC. In this manner, MAC members would have a hard copy provided to them that they could highlight and take notes for future discussions on specific issues.

Staff Updates

- Dan provided an update on the Port's executive director search process. The Port's selected search firm, Waldron and Company, continues to work through the selection process with the Port Commissioners. This will culminate in the Port Commission shortlisting a number of candidates for in person interviews in Bellingham, sometime in July, with a selection process to follow shortly. The candidate pool is reported as robust and the Port looks forward to hiring its new executive director sometime later in the fall.
- Seaview North's zoning proposal is scheduled to be in front of the Bellingham Planning Commission on Thursday, June 10. MAC members were encouraged to attend and provide support. The zoning process, if successful, would allow Seaview North to build a taller marine trades building. The taller building would be of benefit to not only local boaters but local marine trade businesses aiding in retaining and attracting living wage jobs in our community.
- The last update was provided by Jeff Hegedus on the progress of the WAG (Waterfront Advisory Group). Jeff reported that WAG has picked up some significant momentum as they work through a draft masterplan for the GP clean-up and redevelopment. Significant work product is scheduled for July, August, and September on the masterplan and development regs. This will then go to the Planning Commission and eventually to elected decision makers at both the Port and the City. The MAC thanked Jeff for his public service as Jeff serves on both the MAC and the WAG which takes a significant amount of his personal time.

With no further items on the agenda the meeting was adjourned at 8:10 pm.