

PORT OF BELLINGHAM

MAC (MARINA ADVISORY COMMITTEE) MEETING TUESDAY, NOVEMBER 9, 2010 SQUALICUM HARBOR OFFICE BELLINGHAM, WASHINGTON

Minutes

Committee Members Present:

Ryan Kapp
Paul Lavelle
Tim Mumford
Joe Orem
Brian Pemberton
Jim Splaine
Doug Sterrett
Jerry Writer
Jim Young

Committee Members Absent

Cliff Cultee
Gene Knutson

Port Representatives Present:

Dan Stahl
Mike Endsley

Committee Members Excused

Peter Border
Jeff Hegedus
Ron Kleinknecht

Visitors/ Guests Providing Public Comment:

Commissioner Jim Jorgensen
Marty Mundell
Jim Kyle
Milan Slipcevic
Plus additional members of the commercial fishing community

Roll Call

Jim Splaine, Vice Chair, called the meeting to order at 6:00 pm.

October 12, 2010 Minutes

The October 12, 2010 minutes were reviewed. A motion was made by Brian Pemberton to approve the minutes as written. This was seconded by Doug Sterrett and passed unanimously.

Public Comment

Jim Splaine asked that the public comment period take place at the end of the meeting.

Dockside Feedback

Ryan Kapp had an item for the MAC. He often gets questions about non-marina facilities and wanted to know to whom he should direct calls. Specifically, the questions were about either upland real estate issues or issues regarding the park and promenade which would be facilities. Staff indicated that they would work on compiling appropriate contact information for the MAC to provide at the next meeting.

Dock Box Installations at Squalicum Harbor

Mike Endsley reviewed the ongoing installation of replacement dock boxes at Squalicum Harbor. The focus has been on Gate 6, then moving on to Gate 9 with 32 boxes left in the current inventory. Mike then transitioned to looking forward as to how dock boxes should be handled at the Port's marinas. His powerpoint presentation is attached to these minutes. Mike reviewed four different scenarios for the Port to change its policy on how it installs, manages and prices the availability of dock boxes for moorage customers. Mike reviewed that an average cost for these dock boxes is approximately \$450 each which includes both labor and materials. We have a total of 1,157 dock boxes in the field at Squalicum Harbor.

After the presentation, a wide ranging discussion ensued. There was widespread agreement amongst the MAC that the Port should work to transition to a new system with dock boxes that takes the expense for dock boxes out of the capital budget for the harbors. It was thought that developing a pricing plan that is outside of the port's capital budget was a better use of scarce capital dollars. This is especially so, given that the dock boxes only last eight to ten years.

The discussion ended with the MAC requesting the staff to write up a more detailed plan that gets into the specifics of how this would be implemented and bring it back to the MAC for further discussion. There was talk about implementing this as early as April of 2011.

Changes to Garbage Service at Blaine and Squalicum Harbors

Mike Endsley reviewed the follow-up actions that have been taken following discussion with the advisory committee about how to reduce the Port's garbage expenses at both Blaine and Squalicum Harbors. Mike reviewed a number of issues including the following:

1. A different allocation with the Port's real estate department for dumpsters that are shared between upland facilities and in-water tenants.
2. Change to level of service. Several dumpsters have been eliminated; we have reduced the frequency on some dumpsters now that we are into the winter months. Several dumpsters will be locked at night and Mike is investigating locks for dumpster enclosures.
3. Enforcement – Mike is working with City of Bellingham's litter control officer for changes to the Bellingham Municipal Code that would allow for stricter enforcement of the Port's policy of restricting dumpster use to tenants. As a background note, there have been numerous occasions where non-tenants have used the Port's open dumpsters for disposal of their household items.
4. Further investigation of recycling. The MAC thought that this is an important step even if it doesn't result in a cost reduction.

Winter Water Service

Winter water service is an item that touches numerous areas of importance to the MAC including cost control, level of service and environmental stewardship. A number of the docks, mostly in Squalicum, have older PVC waterlines that cannot withstand freezing temperatures. During cold weather the lines need to be either purged by Port maintenance staff or the waterlines need to be left on at a sufficient level that the flow through the pipes keeps the water from freezing and breaking the waterlines. The reason to keep the waterlines open is because of prior requests from liveaboards in the harbor. These expenses are born by the entire harbor although it is only the liveaboards, whose moorage is scattered throughout the harbor, who benefit. After discussion, staff will use their best judgment to minimize expenses this winter and look to include this item for future discussion as it relates to expenses and liveaboard status in the Port's harbors.

Rules and Regs Changes for 2011

The advisory committee had numerous discussions earlier in 2010 about possible changes to the Port's Rules and Regs. Staff currently keeps a list of items that go before the Port Commission every January. These are typically smaller housekeeping items. Dan asked if the MAC had any specific items that they would like brought forward for discussion at the January meeting. There were no additional items brought forward by the MAC. Staff will proceed with the housekeeping items bringing them to the Port Commission at their first business meeting in January of 2011.

Where'd the Fish Pens Go?

Mike Endsley gave a brief update of the longstanding discussions regarding the removal of the fish pens from Squalicum Harbor. The fish pens had not been used for numerous years and despite promises of them being removed from the harbor by Bellingham Technical College, they remained on site presenting an aesthetic and revenue reduction issue for the harbor. Mike has followed through with BTC and the fish pens were successfully removed last month.

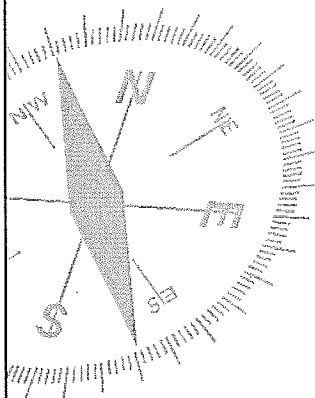
Having worked through the agenda, Vice Chair Splaine asked for discussion from the commercial fishermen who were present at the meeting. Vice Chair Splaine thanked them for their attendance and for their discussion during relevant items on the agenda. There was one public comment given by Milan Slipcevic regarding the addition of another commercial fisherman for the advisory committee. Ryan Kapp, the MAC member who represents the commercial fishermen, explained his history with the MAC dating back to 2004. When asked, Dan Stahl reviewed the background on how this issue is typically handled. Dan reviewed that the Marina Advisory Committee is set up by the Port Commission under Resolution 1144. This resolution called for a minimum of ten members – currently there are 14 members on the MAC's roster. The typical history with the MAC is that as long as they have been able to reach a quorum and carry out their business, the Commission has allowed the question of whether or not to open further admissions to the MAC up to the body of the MAC itself. Dan reminded the MAC that the Commission could follow a different practice if they chose to. The Port Commissioner is the body that officially considers any appointments to the advisory committee in an open public meeting. Milan said that he

would continue with discussions with folks outside of the MAC. After further discussion, the MAC asked to review the body of Resolution 1144 at their next meeting in December.

Dan Stahl then gave a number of general updates including some additional background on the Port's new executive director, Charlie Sheldon. Dan mentioned that the Pacific Marine Expo would be next week in Seattle and offered an invitation to MAC members to carpool down with him. The MAC confirmed that they would have a meeting in December. With no further business, the meeting was adjourned at 7:45 pm.

Dock Box Update

Summer Activity / Programming Scenarios



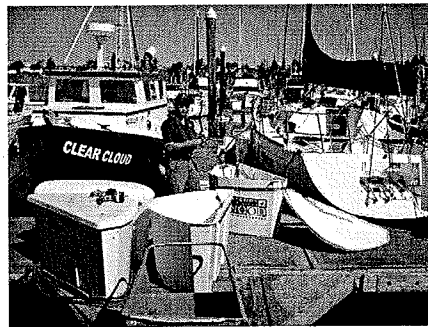
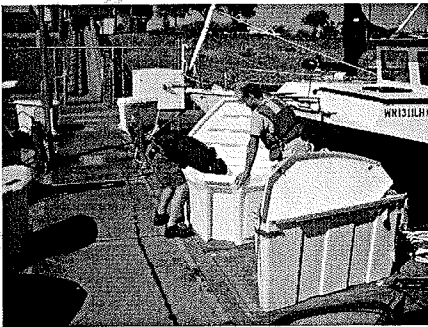
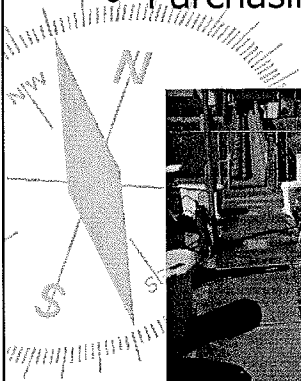
Marina Advisory Committee

November 9, 2010

Dock Box Update

Background

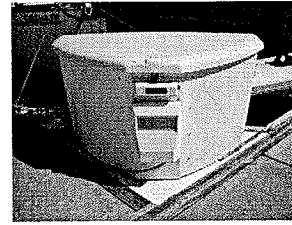
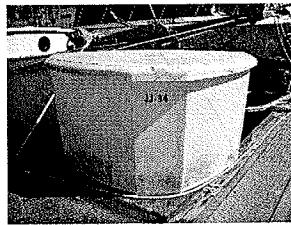
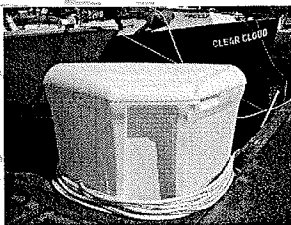
- May 2010 – MAC update on replacement costs, dock box programs at other marinas, potential funding sources, summer installation schedule
- Summer 2010 – installation of dock boxes at Gate 6
- Purchasing lids and custom reinforcement components



Dock Box Update

Existing "Program"

- Majority of boxes are Fiberglass
- Majority of boxes in harbor are beyond useful life (10 years)
- New boxes being installed are rotomolded plastic
- Currently no formalized / budgeted replacement schedule
- 783 non-metered dock boxes (3 - F and G, 6, 8, 9 & 10)
- 374 metered boxes (3, 6 & 12)

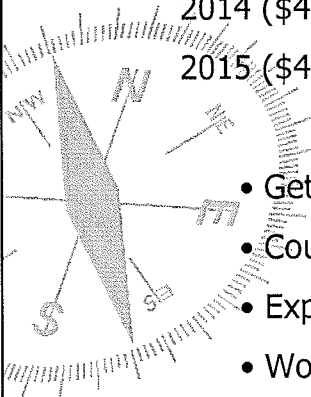


Dock Box Update Scenarios

SCENARIO 1 – REPLACEMENT BY CIP

2011 (\$50,000)	priority boxes on 8 and 9
2012 (\$163,000)	remaining boxes on 8 and 9 (400 boxes)
2013 (\$100,000)	replace G3 w/power (200 boxes)
2014 (\$40,000)	replace G6 w/power (80)
2015 (\$46,000)	replace G12 w/power (92)

- Gets dock boxes back to clean slate
- Could be scheduled in "Blue Line" for replacement
- Expensive, 5 year cost = \$400,000 (estimated labor)
- Would displace CIP \$\$



Dock Box Update

Scenarios

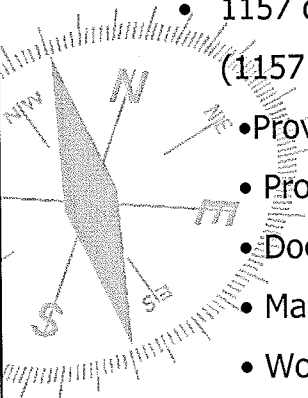
SCENARIO 2 – FEE FOR ALL (open slips)

2011 (\$50,000) CIP purchase / replace priority boxes on 8, 9 & 3

Fee Structure

- 1157 dock boxes @ \$12.00 / month = \$166,608 per year (POA)
- 1157 dock boxes @ \$4.70 / month = \$65,254 per year
(1157 boxes x \$450 = \$520,650 / 8 year replacement schedule)

- Provides funding source for replacement program
- Provides sense of ownership for dock box
- Doesn't displace CIP \$\$
- Mandatory fee on top of moorage rate
- Would have to be phased in while replacing dock boxes



Dock Box Update

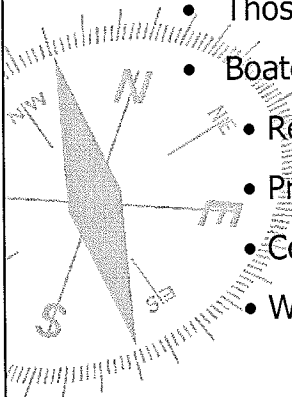
Scenarios

SCENARIO 3 – FEE

2011 (\$50,000) CIP purchase / replace priority boxes on 8, 9 & 3

Fee Structure

- Similar fee structure for those with powered boxes (see Scenario 2)
- Those wanting boxes without power pay fee – (see Scenario 2)
- Boaters can choose to not have box
 - Reduces our inventory and maintenance
 - Provides sense of ownership for dock box
 - Could use existing boxes to complete “with box” slip inventory
 - Would need to be phased in



Dock Box Update

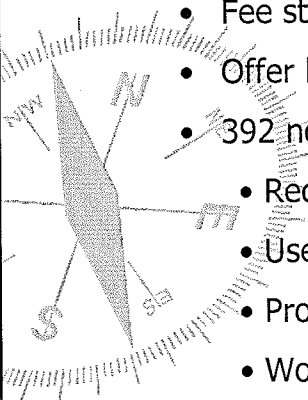
Scenarios

SCENARIO 4 – GEOGRAPHIC LOCATION

2011 (\$50,000) CIP purchase / replace priority boxes on 8, 9 & 3

Outline

- Eliminate 1/2 of all non-powered boxes in marina
- Fee structure for those with boxes based on location
- Offer boaters slips with/without boxes, BCR category
- 392 non-metered boxes (3 - F and G, 6, 8, 9 & 10)
 - Reduces our inventory and maintenance
 - User based fee structure / ala carte
 - Provides sense of ownership for dock box
 - Would have to be phased in while replacing dock boxes



Dock Box Update

Scenarios

Questions?

