

PORT OF BELLINGHAM

**MAC (MARINA ADVISORY COMMITTEE) MEETING
TUESDAY, OCTOBER 11, 2011
SQUALICUM HARBOR OFFICE
BELLINGHAM, WASHINGTON**

Minutes

Committee Members Present:

Peter Border
Jeff Hegedus
Ron Kleinknecht
Paul Lavelle
Joe Orem
Brian Pemberton
Doug Sterrett
Jerry Writer
Jim Young

Committee Members Absent:

Gene Knutson
Lummi Representative

Port Representatives Present:

Dan Stahl
Mike Endsley
Andy Peterson
Pam Taft

Committee Members Excused:

Visitors/Guests:

Heather Bansmer
Elizabeth Kilanowski
Commissioner Jim Jorgensen

Roll Call

Jeff Hegedus, Chair, called the meeting to order at 6:00 pm.

September 13, 2011 Minutes

The September 13, 2011 minutes were reviewed. A motion was made by Brian Pemberton to approve the minutes as written. This was seconded by Jim Young and passed unanimously.

Public Comment

No comments were received.

Dockside Feedback

Several MAC members picked up on the ladder discussion from the prior meeting, specifically as it relates to the Gate 3 project. After more dialogue and Q & A with the staff, it was agreed that staff would work to bring all the relevant materials and data, including preliminary cost estimates, to the MAC at the November meeting with the idea that the MAC would make a final recommendation to the Port in December. This timing is in keeping with the schedule for the Gate 3 project which would have implementation done in the first quarter of 2012 as the Gate 3 project finishes.

Brian Pemberton brought up another issue after a recent discussion with Jim Kyle, an active commercial fisherman home-ported in Bellingham. In recent trips to southeast Alaska, Jim was able to use drive-on floats which are very useful for vessel owners. These floats are very large and are connected to the shore by an equally large ramp sized to allow a vehicle to drive from the upland down the ramp and onto the float. The MAC discussed the possibilities of having one of these in the harbor. The conclusion of the discussion was that although providing significant utility these floats would be very expensive and would be very difficult to permit under the current regulatory environment.

Review of Moorage Tariff No. 1

Dan Stahl introduced this item saying that there were four components that staff would like the MAC to consider. Regarding the first three staff would appreciate discussion and a motion from the MAC if they felt comfortable doing so. The fourth item was more for discussion and would need further dialogue at a subsequent meeting.

Pam Taft addressed the first issue which was review of weblocker rates for Squalicum and Blaine. Please see attached Powerpoint presentation. At the conclusion of this discussion the MAC was comfortable with raising the rates for non-marine use, marine use, and business license holders, but to leave the marine commercial (tenants) and Active Commercial Fishermen rates unchanged.

Mike Endsley talked about the second item – the fees charged for the boat launches at Blaine and Squalicum (also in the Powerpoint presentation). At the end of that discussion, the suggestion was made to raise the annual fee from \$72 to \$85 and the daily launch from \$5 to \$7 effective January 1, 2012. There was also broad agreement from the MAC that in 2012 we should put pricing for boat launch services into our work plan to possibly incorporate charges for parking associated with the boat launch.

The third item was also covered by Mike Endsley. This item was charges for the boat display space. This is the small triangular parking area behind Harbor Mall. After discussion, the MAC was comfortable raising that rate from \$10 to \$30 a month.

Wrapping up these three discussions, Brian Pemberton made a motion that the rate increases for all three of those be recommended by the MAC for Commission consideration in December 2011 for implementation in January 2012. This motion was seconded by Ron Kleinknecht and passed unanimously.

The fourth item, introduced by Pam Taft, dealt with changes to the current policy on the timing for annual moorage renewals. Pam reminded the MAC that during the 2010

Moorage Model Review, two issues were discussed pertaining to the annual moorage policy; one was the discount rate- which was revised, and the other was the timing of when annual moorage renews. The current policy allows the moorage rate to be locked-in for the duration of the annual moorage when prepaid in advance. Pam discussed the impacts this policy has on revenues with 32% of the moorage customers paying annually. After significant discussion, the consensus of the MAC was that the timing for renewals should be changed in conformance with the commission's request from Spring of 2011. They further recommended that we signal this early to our customers and try to implement this by April 2013 so by then all annuals in the harbor are renewing at the same time. Staff will bring this item back to the MAC for a recommendation at a subsequent meeting, perhaps in November.

Jim Young brought up questions about the relationship between the Moorage Tariff No. 1 and the Port's Rules and Regulations. Jim noted that over time it appeared that there are some inconsistencies between these two documents in how they relate to specific items. He raised an example that extension cords are dealt with differently in Rules and Regs versus Moorage Tariff No. 1. Staff agreed to look at this and do a scrub of Moorage Tariff No. 1 to eliminate and/or reduce inconsistencies.

Boating Conference in LaConnor

Staff passed out the agenda for a local boating conference as an FYI in case MAC members were interested.

Staff Updates

- Mike Endsley gave an update on the quickie-lifts. We have a potential purchaser for this asset that has been surplussed by the Port commission. This individual has had a number of personal and business setbacks recently that have prevented him from removing the quickie-lifts from the harbor. Mike will continue to pursue this opportunity and try to get it resolved as quickly as this gentleman is able to move.
- Dan then mentioned to the MAC that Charlie Sheldon has agreed to come to the next MAC meeting. Dan will coordinate that through Charlie's schedule and we will look forward to seeing Charlie in November.
- Last but not least, Pam Taft gave a very quick update on some changes in the cash handling procedures that will be implemented in both harbors by the end of 2011. It is the hope that these changes will not inconvenience boaters who handle their transactions with the Port on a cash basis.

There being no further business the MAC was adjourned at 8:05 pm.

Moorage Tariff No. 1 Review

Marina Advisory Committee
October 11, 2011

Moorage Tariff No. 1 Review

- **Proposed Rate Increases**
 - Weblocker Rates
 - Boat Launch Annual Fee
 - Boat Display Space
- **Effective January 1, 2012**

Proposed Weblocker Rate Increase



Weblocker Rates

No Change to: Active Commercial Fishing
No Change to: Marine Commercial

Changes to:
Business License
Marine Use
Non-Marine Use

Weblocker Rates

Existing Rates per Square Foot

Active Commercial	\$.15/.13
Marine Commercial	\$.20
Business License	\$.29
Marine Use	\$.38
Non-Marine Use	\$.54

Proposed Rates per Square Foot

Active Commercial	\$.15/.13
Marine Commercial	\$.20
Business License	\$.30
Marine Use	\$.40
Non-Marine Use	\$.55

Whatcom County Market Rates Storage Facilities

	2007		2011		
	Sq Ft	Sq Ft Rate	Sq Ft	Sq Ft Rate	
Ferndale Mini Storage	360	\$0.40	360	\$0.44	
Sunset Storage	960	\$0.41	960	\$0.42	
Sunset Storage	525	\$0.46	525	\$0.46	<u>Avg Rate 2007 \$0.48</u>
K Mini Storage	468	\$0.48	468	\$0.53	<u>Avg Rate 2011 \$0.50</u>
Ahren's Storage	144	\$0.49	144	\$0.49	
Pantec Mini Storage	384	\$0.52	384	\$0.55	
Protec Storage	120	\$0.58	120	\$0.63	
Labounty Self Storage			300	\$0.50	
Pacific Self Storage			264	\$0.57	
Bellingar Storage		N/A	288	\$0.57	
Labounty Self Storage			200	\$0.60	
Bellingar Storage			144	\$0.69	
					Avg Rate of all surveyed in 2011 \$0.54

Impact to Webhouse Tenants shown as monthly rate

	<u>Current Rate</u>	<u>Proposed Rate</u>	<u>Difference</u>
Business License	\$208.80	\$226.00	\$17.20/mo
Marine Use	\$273.60	\$288.00	\$14.40/mo
Non-Marine Use	\$388.80	\$396.00	\$ 7.20/mo

Changes to Rate Structure

1981-1999 Commercial Fishing Rate

2000 Commercial Fishing Rate

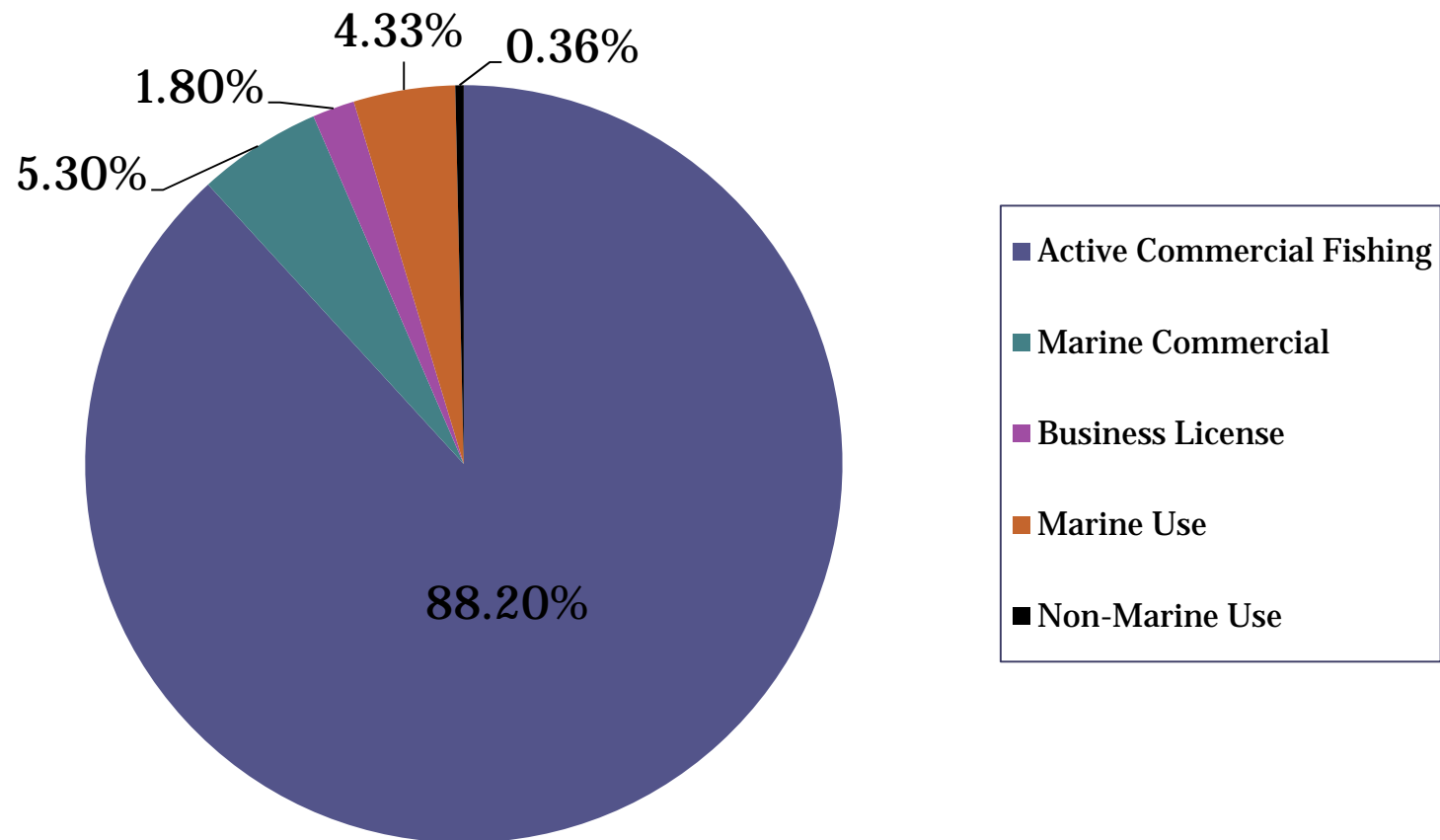
Marine Commercial
Marine Use

2009 Active Commercial Fishing Rate

Marine Commercial
Marine Use

Business License
Non-Marine Use

Current Use by Square Footage



Proposed Annual Boat Launch Fee

Annual Boat Launch Fee

- **Currently @ \$72.00 Annual Pass (Jan-Dec)
\$5.00 Launch/Retrieval**
- **No Charge for Parking**
- **Last revision: January 1, 2000**
 - **\$60.00 annual fee —————> \$72.00 annual fee**
 - **\$ 4.00 launch/retrieval ———> \$ 5.00 launch/retrieval**

Other Area Launches.....

- Port of Everett
 - \$8.00 Launch
 - \$150.00 Annual Launch- includes parking
- Washington Park-City of Anacortes
 - Anacortes resident \$6.00 per day parking, \$42.00 per week (14 days max)
 - Non-Residents \$8.00 per day parking, \$56.00 per week (14 days max)
 - Season Permits-Resident \$116.00, Non-Resident \$174.00

Other Area Launches.....

- **Port of Edmonds-Sling Launch**
 - Round Trip \$25.00
 - Parking \$6.00 per day

- **Skyline Marina (Anacortes)**
 - Monorail Launch \$30.95-\$38.95 RT
 - Annual Self-Launch Pass \$430-\$480
 - Annual Parking Pass \$225.00/year

Other Area Launches.....

- LaConner Marina
 - Sling Lift operated by independent operator.
- Oak Harbor
 - No charge for Boat Launch
 - Parking: \$50.72/ month or short-term daily rate \$2.21 /day
 - Hoist Rates: \$26.26 one way, \$52.00 round trip

Proposed Boat Display Space Fee

Proposed Boat Display Space Fee

Current Rate

- \$10.00 per month

Proposed Rate

- \$30.00 per month

Annual Moorage Renewal

Annual Moorage Renewal

During 2010 Moorage Model Review, two issues surfaced pertaining to the annual moorage policy.

- Discount Rate
- Timing of Renewals

Moorage Tariff No. 1 Review

Marina Advisory Committee
October 11, 2011