

PORT OF BELLINGHAM

**MAC (MARINA ADVISORY COMMITTEE) MEETING
TUESDAY, SEPTEMBER 22, 2015
HARBOR CENTER CONFERENCE ROOM
BELLINGHAM, WASHINGTON**

Minutes

Committee Members Present:

Elizabeth Kilanowski
Jerry Writer
Jim Young
Brian Pemberton
Jim Kyle
Paul Burrill
Bill Douglas
Ian Puchlik

Committee Members Absent:

Port Representatives Present:

Andy Peterson
Kyle Randolph
Dan Stahl

Committee Members Excused:

Peter Border
Doug Sterrett
Byron Richards

Visitors/Guests:

Commissioner Jorgensen
Commissioner Robbins
Julie Winkler
Bert Rubash
Tam Coe
Jeff Brown

Note: The MAC was given a tour and a ride aboard the new Bellingham Fire Department boat the **Salish Sea** from 5 until 6 o'clock, before the regular MAC meeting. MAC members were very appreciative of the professionalism both of the selection and also the operation of the new fire boat. Kudos to Battalion Chief Chuck Hinkle with much appreciation from the MAC.

Roll Call

The meeting was called to order at 6:00 pm.

May 12, 2015

The May 12, 2015 Minutes were approved unanimously after an amendment was made to item One in the Dockside Feedback. The motion to approve the amended minutes was made by Elizabeth Kilanowski and seconded by Jim Kyle.

Public Comment

None

Dockside Feedback

Jim Young commented that the number of vessels with complete registrations on Gate 8 was significantly higher than in past years. Staff commented that they have been in touch with the Sheriff's department as well as the Department of Revenue and are working closely with those agencies. Jim also asked how it was going in getting moorage customers signed up with the new moorage agreements. Kyle answered that Squalicum was approximately 85% compliant with customers having new moorage agreements and the proper insurance documented. Andy expressed a similar percentage for Blaine.

Elizabeth Kilanowski made a comment about flotsam in the water at the base of the Gate 3 ramp at Squalicum Harbor. Elizabeth commented that depending on tidal conditions a fairly large volume of debris accumulates in this area. It was discussed and agreed that staff would put some kind of container in this area with some minor tools, such as a garden rake and a pool net that tenants and moorage customers might be able to self-police this area and make it look more attractive.

Ian Puchlik commented that during the summer he had solicited comments about the port operations from a number of customers and had the following one complaint and five suggestions to report to the group. The complaint was about the cost of wi-fi in Blaine and would it be possible to get a small hot spot available close to the office for free. Andy Peterson commented that he had heard a number of positive comments about the quality of the new wi-fi provider and that the cost on a yearly basis was approximately \$18.00 a month. Andy said that he would look into a hot spot close to the office. Paul Burrill, Sound Pacific Seafood, also commented that he was doing some improvements to his leasehold and will check in to see if he might be able to do something similar.

Ian also had the following suggestions:

Suggestion 1. Increase the frequency of washing the docks and the dock boxes. Andy commented that the current staffing level allows a 3 year frequency for having all of the docks washed. Additional staff would be needed to match a yearly frequency. Regarding dock boxes,

Andy mentioned that in our current draft budget Marinas are requesting to begin replacement of these boxes that were put into service when Blaine Harbor was re-developed in 2000.

Suggestion 2. Gate 2 the bathroom has an offensive odor. Andy commented that staff is looking to install the auto flushers in this restroom which has been successful on Gate 1 on reducing the odor in the bathroom.

Suggestion 3. Have security guards return dock carts. Andy Peterson commented that as long as it does not detract from their security rounds he would put that request in to our security personnel.

Suggestion 4. Complaints about boathouses - there were bird nests on the top of the two multi-party boathouses in Blaine. Andy reported that one of the boathouses in the past had contracted with the USDA for seagull deterrence.

Suggestion 5. Ian commented that some of the dock carts are dirty and asked if they could be painted. Andy mentioned that the dock carts will be cleaned but didn't think that paint would stick to the gel-coat surface and that eight new dock carts have been ordered and should help with customer concerns.

Brian Pemberton reinforced the earlier comment from the MAC that he greatly appreciated the efforts of the fire department, not only in the specs and selection of the new fire boat but also in the way that it is staffed and handled. All of the MAC members agreed that it was very professional and very much appreciated.

Merchant Lease Holder Review

Dan started by giving a quick update to the MAC on the purpose and timing for the update. The Merchant Lease Holder Review is an item that was requested by the Port Commissioners and included in the goals for the Marinas division for calendar year 2015. This request was made based on complaints of Merchant Lease Holders operating mini-Marinas within Port facilities (i.e.: using Merchant Lease Holder slips for non-chartered or non-broker vessels). Liability issues were also a concern for the Commission and are included in this review. Dan recounted the timing where by initial meetings were held with the Merchant Lease Holder Tenants on May 11th. Dan briefed the MAC on May the 12th and subsequently briefed the Commission on June 16th. Staff has been working with the Merchant Lease Holders during the summer and had an additional meeting with them on August 20th. Dan's purpose this evening was to update the MAC on five items and also to ask for the MAC's input on one specific item. Dan commented that staff would continue to work these issues and bring this back to the MAC at their October meeting, working toward a recommendation to the Port Commission by year end.

The five updated items included:

- Slip count which the staff is recommending stay 12% of slips.
- The development of a Merchant Lease Holder Moorage Agreement to address liability issues. This research and document is underway.

- Development of an explicit use for the Merchant Lease Holders called “Merchant Transient Moorage” to explicitly allow them to have transient moorage but also to work with staff to development some guide lines to document that use to make sure that it is not abused.
- Moorage markup. Staff is currently thinking of recommending that the 10% moorage markup allowed under the rules and regulations be eliminated and explicitly stating that the Port anticipates that this 10% would be made up somehow in the additional agreements between the Merchant Lease Holders and their vessels. The Port’s interest is to eliminate the confusion regarding Bellingham moorage rates on the Port’s tariffs verses what Merchant Lease Holders charge.
- Best Management Practices. The Merchant Lease Holders are agreeable to developing some BMP’s for their operation in the harbor.

Next Dan asked the MAC’s input regarding additional storage. The Merchant Lease Holders have requested additional storage at Squilicum Harbor and Dan was asking the MAC as to how best to accommodate these needs given that the web lockers are full, the storage yard is full but the outside storage areas may be available.

Kyle Randolph recounted for the MAC how the current rules and regulations address this issue. Currently there are detailed regulations pertaining to the cost, use and management of both web-lockers and the outdoor storage yard. However there are only a few regulations pertaining to storage of trailers and other commercial gear outside of the designated storage areas. These locations are largely left up to the discretion of the Harbormasters. The intention of this discretion was to enable the Harbormasters to be flexible to the needs of commercial users in a timely manner. Unless given written permission from the Harbormaster, no storage outside of the designated storage areas was permissible.

Andy and Kyle then recounted their trip this last week to Fisherman’s Terminal in Seattle, and how outside storage is handled there.

There then ensued a lengthy discussion amongst the MAC members about appropriate places and possible regulations on allowing Merchant Lease Holders to store trailers and /or turn-around supplies in the harbor. Numerous MAC members commented on the fact that there is fishing gear in the two outside storage areas that appear to have no owner and may be of questionable usability. One MAC member commented that sometimes there is a fine line between something stored and something being abandoned. All agreed that it was in the harbors best interest for fishermen, recreational vessels and Merchant Lease Holders that this gear be cleaned up. Not only will this help the esthetics of the harbor but it will ensure that there is sufficient room for those businesses that need legitimate storage in the harbor. It was agreed that staff would reach out to various commercial fishermen before the next MAC meeting to discuss this issue. Staff will report back to the MAC at their October meeting. The thought was that perhaps the Merchant Lease Holder trailer would be able to be in the marina under the same guide lines that direct storage for active commercial fishing gear.

Harbor Rules and Regulations:

Dan made his annual “ask” to the MAC to see if there was anything that they wanted to see changed or addressed in the current harbor rules and regulations. Hearing none, Dan reminded the MAC that they could bring these to the next meeting and we could still get these in for the yearend review.

Staff Updates

Dan gave a quick update on the dredging of the Whatcom Waterway. Several questions were asked and answered.

With no further business the September 22, 2015 MAC meeting adjourned at 8:05 pm.