

FRIDAY HARBOR PORT DISTRICT

Port Commission Regular Meeting at the San Juan Island Yacht Club
Wednesday, March 11, 2009 at 4:00 p.m.

Minutes

Port Commissioners Present:

Mike Ahrenius, Barbara Marrett

Port Staff Present: Marilyn O'Connor, Executive Director

Dave Ryan, Airport Manager

Phyllis Johnson, Port Auditor

Also Present:

Mike Close

Charlie and Lynn Meyer, IPS

Jim Schuman

The meeting began at 4:05p.m.

1. Mike Ahrenius moved to approve the minutes of the February 25th Port Commission meeting. Barbara Marrett seconded and the motion passed.
2. Citizens Comments/Requests: Charlie and Lynn Meyer introduced Jim Schuman as the new owner of IPS. New ownership will take place April 12st.
3. Consent Agenda: None
4. Commission Action Issues:
 - A. Barbara Marrett moved to approve **Resolution #09-008** approving the purchase of the west portion of the Boothman property. Mike Ahrenius seconded and the motion passed.
 - B. Mike Ahrenius moved to approve Change Order #3 to the Reid Middleton contract. Barbara Marrett seconded and the motion passed.
 - C. Barbara Marrett moved to approve the temporary construction easement in the parking lot for the Town sewer line project. Mike Ahrenius seconded and the motion passed.
 - D. Barbara Marrett moved to approve the specifications for the storm drain project. Mike Ahrenius seconded and the motion passed.
 - E. Mike Ahrenius moved to approve **Resolution #09-009** approving the assignment of lease from Grinstein to Armstrong. Barbara Marrett seconded and the motion passed.
 - F. Mike Ahrenius moved to approve the lease addendum for Dane Armstrong (FHR Associates). Barbara Marrett seconded and the motion passed.
5. Commission Discussion items:
 1. Lease assignment at SSL Building: The Port Director received a letter from Mike Close, San Juan Marine Center regarding suggested improvements for the area previously occupied by ABC Yachts. The Port Director would like

Port maintenance staff to look at the area and proposed improvements and report back to her.

2. Commercial Moorage Rate: The Port Commission agreed to reduce the rate for commercial moorage to 10% over the basic permanent rate as of April 1st. The Port Director would like to wait for the harbormaster's return from vacation to see what the response is from recent advertising for commercial moorage before discussing further discounts.
 3. Cash Flow and Construction Project Update: As the current downturn of the economy continues, the Port Director is keeping the Commission apprised of current construction projects/plans. The Commission would like to proceed with design plans for the walkway on the north side of the Downrigger's building. Plans on the pilot lounge at the airport will continue, but the project will temporarily be put on hold.
 4. Hangar Storage: The Airport Manager is looking at ways to increase revenue at the airport with some increased hangar storage. The Commission feels the storage content rules should be consistent, with the exception of one longstanding tenant who will be grandfathered in. The Port Director feels the remaining storage units could be advertised in the SJPA newsletter. The Commission agreed to rental rates as proposed by staff.
6. Public Hearings: None
7. Staff Reports:
- A. Marina Facilities Manager: Moffat & Nichol's proposal for the marina reconstruction plan is \$67,243. The wastewater pump system and grease collector the Town has installed at Downrigger's and the Yacht Club is operational. A local contractor is working on a quote for new windows in the marina office to help conserve energy.
 - B. Auditor: Mike Ahrenius moved to approve payment of general fund vouchers totaling \$51,205.77 and construction fund vouchers totaling \$32,103.90. Barbara Marrett seconded and the motion passed. The Auditor handed out monthly reports on moorage revenue and boat night analysis, including an aged receivables report. Grant money from Parks and Recreation was received for reimbursement of marina pump-out expenses last year.
 - C. Airport Manager: Bird abatement appears successful. A Hangar reconstruction continues, with half of the structure's roof completed. The hangar waitlist is now being tracked on the Port database. The charging system for the electric car has been installed in the building behind the tower. Excavation on the soil test pits will begin next week for the access gate/drainage improvement project. The Airport Manager asked the Commission to consider amending the Airport Master Plan to include an

airfield lighting upgrade project in the next 2-4 years, which will save thousands of dollars in energy costs. Wording for aircraft hangar storage was discussed. A letter written by the Airport Manager to the U.S. Navy regarding aircraft noise was shared with Commissioners.

D. Harbormaster: *On vacation*

E. Executive Director: A joint meeting with the Town Council will be held at noon on April 2nd to discuss airport planning. The Port Director recently attended a San Juan Initiative meeting.

8. Capital Improvement/Acquisition Project: None

9. Commissioner's Reports: Commissioner Marrett attended the Puget Sound/Georgia Basin conference. She informed the Commission recent research has shown extensive environmental damage in the Sound and stressed the need to protect our island environment before it reaches that point.

Meeting adjourned at 5:30 p.m.

Mike Ahrenius, Commissioner

Barbara Marrett, Commissioner

Greg Hertel, Commissioner