
MARINA ADVISORY COMMITTEE

October 5, 2020



**REVIEW OF
MEETING NOTES
FROM SEPTEMBER 14TH**

Roll Call: Mr. K. Hulett __X__ Mr. J. Jones __X__ Steppe Williford __X__ Mr. S. Hucke __X__ Mr. D. Steckman_ X_____

Staff: Chris Sublet, Brett Ardvison & Blaine Oborn

Public: None

1. Public Comment:

- None

2. Review of the July 6, 2020 Meeting Minutes:

- Approved, as written.

1. Oak Harbor Marina Restoration Feasibility Report Presented by Anna Toledo, Island County Department of Natural Resources - Discussion and Recommendation

Mr. Hulett introduced the agenda item and Mr. Sublet gave a high level overview of the projects and also introduced Anna Toledo and Lori Clark from Island County DNR.

- Ms. Toledo gave a presentation on the feasibility study for the water quality improvement, shoreline armor removal, and overwater shading reduction projects. Ms. Toledo started by explaining that it is not recommended that the overwater shading project moves forward. She explained the other two projects in detail and described the environmental impact each project will have and some of the aesthetic and recreation benefits. She also reviewed each of the concepts for each of the reaches along the shoreline. Mrs. Toledo concluded the presentation with asking the MAC to make a recommendation on which option they preferred.

Discussion

The MAC discussed the projects in detail and asked Ms. Toledo several questions. The MAC reviewed each reach and discussed the benefits to the marina of each project and reach option. Finally they discussed if the projects would have any financial impact to the marina.

Action

A motion was made to recommend that option 4 move forward. The motion was seconded and passed unanimously.

3. General Update

- Mr. Sublet gave brief update on the Mariners Haven project and how hard the staff has been working.

4. MAC Comments

- None

5. Next regular meeting— October 5, 2020

6. Adjourn

OAK HARBOR MARINA PROJECT UPDATE

Discussion

Memo

To: Marina Advisory Committee

From: Chris Sublet, Harbormaster

CC:

Date: 10/5/2020

Re: Major Project Updates

As the Marina Advisory Committee may be aware, staff is working on 5 projects that may have a significant impact on the marina. The Marina Advisory Committee received a very in-depth review of the Oak Harbor Marina Restoration grant projects at the September 14, 2020 meeting. Staff feels that it may be beneficial to also provide an “in-depth” update on the Mariners Haven acquisition, Oak Harbor Youth Sailing building project, F dock storm damage repair and marina upgrade project.

Oak Harbor Marina Restoration Grant Projects

As a refresher this project consists of three projects which will help both the environment and the marina. The projects will be 100% funded by a few different grant sources and there are not any marina matching funds required.

The grants will fund the following projects:

1. Beach enhancement project:
 - a. Create a more natural fish habitat and to make the beach more usable for people to enjoy.
2. Stormwater runoff project:
 - a. Control stormwater runoff and pollution by installing bio swales and increasing the angle of the ramp.
3. Shading reduction project:
 - a. This project will not move forward.

The feasibility study has been completed and at the September 14, 2020 meeting the MAC made a recommendation to move forward with option 4.

Mariners Have Acquisition

The City is pursuing the purchase of Mariners Haven and recently received a grant from the Island County Commissioners, through the Rural County Economic Development program in the amount of \$675,000.00. The marina will also contribute \$75,000.00 towards the purchase. The City is currently finalizing the grant details and contracts.

Staff is researching consultants to perform environmental surveys and to write business plans. It is estimated that the cost for these services may be approximately \$75,000. Based upon the results of the surveys and studies, the City may or may not move forward with the purchase.

Once purchased the City is considering 4 potential business models for the business:

- Operate as a City run full-service boat yard with mechanics, electricians and painters. Include boat launching, retrieving and storage services in the back area and within the big buildings in the back.
- Operate as a City run storage facility only and lease out the buildings to a marine business as a repair facility.
- Operate as a City run storage facility only and allow independent marine contractors to work on boats (similar to Port Townsend).
- Lease out the entire facility.

It should be noted that the City had first intended to use the Commerce grant to aid in the purchase, however we learned that the Commerce grant cannot be used to purchase property or on items for properties that the City does not currently own.

Oak Harbor Youth Sailing Building

In November of 2019 Oak Harbor Youth Sailing (OHYS), requested permission to have an 18' X 40' storage building built at the east end of building #3. The purpose of the building will be to store OHYS chase boats and equipment. Once the building has been built it will be donated to the Marina and OHYS will have exclusive rights to use it.

Staff presented the idea to the City Council in December 2019 and received approval to move forward with the project. Shortly after this approval OHYS revised their request and asked for the building to be built at the east end of building #4.

In the process of getting the necessary building permits staff realized that the building would be within 200' of the shoreline and a Substantial Shoreline permit would be required. The estimated cost of this permit is \$1500. To avoid this cost, it was suggested that the building be moved outside of the 200' zone, into the fence line area. An area at the south end of the fence line was identified and worked well for the Marina and OHYS. Unfortunately, an easement was found from the Navy for this area and the project was once again halted.

Since that time staff has determined that the Navy actually "Quit Claim" deeded the property to the City, however the easement still applies. The City is now waiting for a response to a letter sent to the Navy explaining the project and requesting that the Navy approve of the construction of the OHYS building at the south end of the fence line.

F Dock Storm Repair

On January 31, 2020 and February 1, 2020 a wind storm came through the area. The winds were clocked at a constant 40mph with gusts in excess of 50mph. The winds came out of the northwest and created 3'-5' waves and swells. These waves and swells pounded on the F dock breakwater wall for the entire duration of the storm (approximately 12:00am on 1/31 - 10:00am on 2/1). This pounding seems to have caused several breakwater walls to shift and drop down. The damage to the F dock breakwater is similar to wind storm damage that occurred a few years ago.

Moffat & Nichols has been hired as the project manager/engineering firm. They are currently working on a bid packet, repair design plans/costs and a schedule. It is anticipated that the repair may occur in the fall of 2021. The estimated repair cost is approximately \$250,000. The only cost to the marina is the \$5,000 deductible.

Marina Upgrade Projects – Commerce Grant

The marina has received a Commerce grant for \$400,000, that was initially going to be used to purchase Mariners Haven. It has been determined that the Commerce grant cannot be used to

purchase property or for projects that the City does not own. Based upon this information, the Commerce grant will now be used for replacing the F dock pile hoops, replacing the main walkway whalers and resurfacing concrete on B and E docks.

Moffat & Nichols has been hired as the project manager/engineering firm. They are currently working on a bid packet, repair design plans/costs and a schedule. It is anticipated that the repairs will occur in the fall and winter of 2021.

Staff is seeking Marina Advisory Committee input on these issues.

Please contact Chris Sublet at 360.279.4576 if you have any questions.

MAC FUTURE PROJECTS

Discussion

Memo

To: Marina Advisory Committee
From: Chris Sublet, Harbormaster
CC:
Date: 10/5/2020
Re: 2020 / 2021 MAC Future Project List

As we enter the 2020 / 2021 Marina Advisory Committee meeting season, staff believes that it may be prudent to plan out the Marina Advisory Committee meeting topics. Staff has prepared a list of projects that the Marina Advisory Committee may choose to work on, in the coming months.

- a. MAC Current and Future Projects (October)
- b. Marina Policies, Procedures and General Operations Review (November & December)
- c. Marina Goals and Objectives (January)
- d. 2020 Marina Financial Review (February)
- e. Marina Live Aboard Agreement (March & April)

If there are projects or topics that the Marina Advisory Committee would like to work on or discuss, please do not hesitate to let staff know.

Please contact Chris Sublet at 360.279.4576 if you have any questions.

GENERAL MARINA UPDATE

Discussion

Dock	Total Slips	Total Occupied	Total Vacant	Percent Occupied
A	53	53	0	100%
B	82	81	1	99%
C	55	54	1	98%
D	85	82	3	96%
E	71	67	4	94%
F	52	42	10	81%
G	15	11	4	73%
S	8	8	0	100%
Totals	421	398	23	

Summary

- There were 3 fewer slips occupied in August than in July.
- The overall occupancy of the docks was 95%
 - The same % compared to July.
 - -3% compared to August 2019.
- The average percentage of occupancy on each dock was 93% in August.
 - -2% compared to July.
 - -2% compared to August 2019.

MARINA ADVISORY COMMITTEE COMMENTS

Discussion