



Serving what matters today, with a view for tomorrow.

**Port of Kingston Board of Commissioners
Special Meeting
Minutes
October 21, 2020 – 6:30 p.m.
Zoom Remote Meeting**

**Commissioners
Present**

Steve Heacock
Mary McClure
Laura Gronnvoll

Staff Present

Greg Englin
Ray Carpenter
Julia Hustler
Tarah Dofelmier

Public Present

12 public participants via
Zoom

1. CALL TO ORDER:

Special Meeting of the Port of Kingston Commission called to order at 6:33 p.m.

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF AGENDA

Motion: Approve agenda as written
Moved: Commissioner McClure
Second: Commissioner Gronnvoll
Vote: Pass 3-0

4. PUBLIC COMMENT:

No public comment

5. RECESS TO PUBLIC HEARING

Recess to public hearing at 6:39 pm.

Commissioner Heacock stated the Port of Kingston is holding this public hearing to receive public input and approval on the adoption of the 2021 preliminary budget which includes the proposed moorage rates and proposed capital projects that will be incorporated into the comprehensive and recreational plan.

6. OPEN TO PUBLIC HEARING:



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Executive Director Englin gave an overview of the 2021 Preliminary Budget and proposed 2021 Moorage Rates. The Port conducted a survey of 60 marinas to compare rates and services. Kingston ranked 50th out of the 60 marinas surveyed for open moorage rates. The Port of Kingston has a very strong waitlist for permanent moorage and there is high demand for the guest dock. He added that moorage rate increases will cover operating expenses, fund capital repairs and pay back debt obligations. Staff recommends adopting the rate increase to preserve and maintain the marina for the future generations. We began this effort last year and the decision was made to do a phased approach over three years to increase rates to close the gap in revenue. The port receives \$217,000 in tax revenues, the remaining revenues comes from rates and fees. Staff and commission discussed keeping the entry level slips at a lower cost to preserve public access. Washington State Ferries renewed their lease with the Port of Kingston. The Port experienced a parking revenue shortfall due to loss of commuters as well as shortfalls to the fuel and guest dock due to the COVID-19 Pandemic. There is an increase in salaries to pay competitive wages and retain highly qualified staff.

Commissioner Heacock stated it has been rather problematic trying to play catch up in the pandemic and there is a narrow window to be able to recover from many years with very minimal rate increases. He discussed the costs associated with tearing a structure down and building a new one while following the environmental rules get ensure a better place and product. We need to implement these repairs sooner than later. In future plans, the Port is looking at future expansion including a dry boat stack storage, which will allow for more people to enjoy the port.

Commissioner Gronnvoll added the Commission has a duty to ensure the Port is charging market rate to make our best effort to keep the marina around as long as we possible. In reference to the survey, there have been failures with breakwater compromise, which divers will assess.

Commissioner McClure stated she wanted everyone in attendance to hear and understand the rationale behind the rate increase. In relation to smaller boat docks, she has heard from multiple people who want to understand the idea of spreading the increases out further.

Executive Director Englin gave an overview of the Capital Program including Port projects and assets. He discussed the Port's agreement with Washington Project Consultants and the Guest dock repair bathymetric survey. The Port hired Mott McDonald; whose guest dock analysis was presented to Port commission. We are looking at the finger piers to assess high risk issues ensuring they are safe and level.



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The goal is to increase the cash reserves, in order to fund, repair and replace marina and upland moving forward. The Port is undertaking planning efforts of the economic development of upland area. We are looking at a phased planning approach to focus on the future of the Port and the purpose it will serve the Kingston Community. We will be partnering with the County and State to complete stormwater projects and eliminate zoning barriers.

Staff and Commission encouraged the public and those in attendance to reach out with any questions or concerns. The commission will be taking comments and adopting the final budget on October 28, 2020.

7. ADJORN PUBLIC HEARING

Motion: Adjourn public hearing at 7:38 p.m.
Moved: Commissioner Gronnvoll
Second: Commissioner McClure
Vote: Pass 3-0

8. PUBLIC COMMENT:

Josh, who identified himself as a winter transient customer stated he supports the increase. He wants the marina to continue to be a nice place, to replace the dock when necessary and to keep it safe and esthetically pleasing. Kingston is still cheaper than many other places in the sound, it is reasonable to try and maintain going forward, He added the budget is very thorough and the Port is doing a good job from the tenant's perspective. He gave props to the Port for being thorough and transparent

9. COMMISSIONER REPORTS

Commissioner Heacock commended Kingston Citizens advisory council on their outreach efforts to the state senate and legislatures. The council sent grant support letters for the stormwater retrofit project which are very important for politicians to understand the project. Kingston has a very antiquated system with storm systems over 100 years old. The Port of Kingston supports the stormwater retrofit project.

10. STAFF REPORTS



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Harbormaster Carpenter stated every marina customer has a special place with the POK. It is a difficult decision to raise moorage rates, but he gave his full support in order to maintain the marina for years to come.

11. NEXT REGULAR MEETING: October 28, 2020 at 6:30 p.m. via Zoom

12. ADJOURN

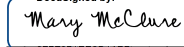
Motion: Adjourn regular meeting at 7:52 p.m.

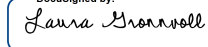
Moved: Commissioner McClure

Second: Commissioner Gronnvoll

DocuSigned by:

Steve Heacock, Commissioner

DocuSigned by:

Mary McClure, Commissioner

DocuSigned by:

Laura Gronnvoll, Commissioner

Attest: DocuSigned by:

Executive Director, Greg Englin