

Des Moines Marina Association (DMMA)

P.O. Box 98337, Des Moines WA 98198

DMMA Annual Meeting Minutes – April 13, 2022

(This meeting was conducted in person at the guest moorage dockside facility.)

DMMA Officers, Directors and Guests in Attendance:

Officers: President - Todd Powell, Vice-President – Ken Rogers, Treasurer - Ben Stewart
(Report submitted), Secretary - Bill Linscott

Directors: Doug Andrews, Steve Novak, Joe Dusenbury, Devon Bacon,
(Absent - Frank Kurian, Paul Grove)

Attendees: Jeff Ashley, Sharon Andrews, Todd Feider, Tony Hettler, Casey Mclean, Mayor
Matt Mahoney, Scott Wilkins, Councilmember Jeremy Nutting, Councilmember Vic
Pennington, Turid Eide, Cal Smith, Tom Smith, Cheryl and Mark Sperling, Jim and Nola
Irish, Daniel Keane, Buzz Greenman, Patti Linscott

7pm - Call to Order/Attendance/Opening Remarks: (Todd Powell) Appreciate those
joining this DMMA Annual meeting. It is the first in-person meeting since we went virtual
in 2020. A couple of introductions: We have Mayor Matt Mahoney, and Councilmembers
Jeremy Nutting and Vic Pennington. The Mayor has recently appointed Jeremy and Vic as
our liaisons with DMMA. We appreciate that. We have a full agenda that includes election
of officers and directors, as well as updates on Marina development and associated topics.

Approval of Minutes: (Bill Linscott) **MOTION:** To approve the March 9, 2022 DMMA board
meeting minutes as written. Motion approved by board vote.

Financial Report & Membership Status: (Ben Stewart/Frank Kurian)

Account Balance: \$7293.63.

Membership: 26 now paid through 2022.

Election of Officers & Board Directors (Bill Linscott)

When an entire slate of candidates for all positions has only one candidate for each
position, our By Laws allow us to conclude the election with approval via a Consent
Resolution. (Article X – ELECTION OF DIRECTORS AND OFFICERS; Section 8.)

As secretary, I confirm that this is the case and request membership approval of such
Consent Resolution as follows:

CONSENT RESOLUTION - DMMA 2022 Election of Directors and Officers

Whereas, the Des Moines Marina Association's (DMMA) By-Laws require the election of
Officers and Directors to occur at its April 2022 Annual Meeting;

Whereas, the election of Officers and Directors at the April 2022 Annual Meeting is an
important action to ensure continuity of the DMMA organization;

Whereas, candidates expressing interest in serving (below) are unopposed;

<u>Officer Positions</u>	<u>Candidate</u>
Position 1 - President	Todd Powell
Position 2 - Vice President	Ken Rogers
Position 3 - Treasurer	Ben Stewart
Position 4 - Secretary	Bill Linscott

<u>Director Positions</u>	<u>Candidate</u>
Position 5 – Director	Paul Grove
Position 6 – Director	Devon Bacon
Position 7 – Director	Doug Andrews

Whereas, the By Laws further provide that when an entire slate of candidates for all positions have only one candidate for each position on the ballot, then all shall be approved via a consent resolution;

NOW THEREFORE: The above candidates are elected with membership approval to their designated Officer or Director positions.

President: Todd Powell requests approval of Consent Resolution from membership.
Approved by member vote. New officers and directors are effective immediately.

Harbormaster Report: (Scott Wilkins)

As a reminder, the Monthly Harbormaster Reports provided to the DMMA are being posted and available for everyone to view on the Marina website under the “About” section labeled “Harbormaster’s Report.”

Entrance Buoy: Divers were unable to locate the anchor for the green buoy, so we have asked Jim Arnold of Alpha Marine to provide an estimate to install a Helix anchor. We will also inquire if a State Permit is required to perform this work.

Fuel Dock: As we all know, fuel costs continue to increase. I encourage everyone to top off their tanks to try avoiding any future uncertainties.

Marina Development Update: For the Marina landside development, the City and the development team are continuing their efforts on the exclusive negotiation agreement. We should have an update at a future Council meeting.

A Dock Ramp Installation: I would like to thank the Marina staff for their hard work and coordination in executing the installation of the new “A” Dock ramp and “J” Dock ramp connection repairs.

Dock Replacement Planning: We will be sending letters to tenants on L-N docks, including customers on our waiting lists for those size slips. (We were advised by the consulting team to wait until they hear a bit more from the permitting agencies). We will be encouraging them to visit our Marina website regarding dock replacement. In the letter, we will explain the current status of the future redevelopment plans, with hopes to provide those customers a greater understanding of timelines.

Marina Enterprise Briefing to City Council: Chief Operations Officer Dan Brewer’s council presentation in February related to the Waterside development, along with his council presentation in March related to the Marina enterprise operations, are both posted on the Marina website. (See New Business item below)

Mobile Pump-out: We encourage everyone to get on the schedule for the Mobile Pump-Out service. To sign up go to www.nwmobilepumpout.com
Marina Redevelopment Comments: Please continue to send questions and comments about Marina redevelopment to marinamasterplan@desmoineswa.gov

Old Business:

Update on Landside and Waterside Marina Development:

Landside: See Harbormaster report. City negotiations with selected developer continue.

Waterside: The February 10 presentation on dock replacement is available on the Marina website under Marina Master Plan/Council Presentations.

Key elements include:

Three phase project over 17 years

-Phase 1 in 2025 with L, M, N docks \$11.7M

-Phase 2 in 2032 with F through K docks \$21.7M

-Phase 3 in 2039 with the remainder \$21.1M

Total \$54.5M \$80.9Mw/30%covered

-Fewer docks to accommodate bigger slips and fairways.

-Smallest slip will be 30 ft.

-No covered moorage – considered too expensive.

-Smaller boats will be placed in dry moorage – a new building.

The staff will be back in the coming months with more details and a permit for dock construction for Council approval.

Website: Prospect identified in March to help rebuild the website is no longer available. We need a new plan.

Membership: In an effort to boost membership, a message with an invoice has been sent to those on the current DMMA distribution list who have yet to pay their dues.

DMMA Annual Calendar: Attached. Reminder that the local South Sound Opening Day of Boating Ceremony will be open to the public at the Des Moines Yacht Club on Saturday, May 14 at 3pm. The 23rd Annual Marine Swap Meet will be held outside at the Des Moines Yacht Club on Saturday, May 21, from 7am to 1pm.

New Business: (All)

Marina Enterprise Briefing to Council: (Todd Powell)

On April 5, the DMMA Board forwarded comments regarding the City's briefing on March 10. The response focused on two areas:

(1) The City's position that leasehold excise tax payments from the Marina should not be credited against the Marina's Indirect Cost Allocation:

Discussion (Bill Linscott): The explanation in the Council briefing was thorough, yet failed to address that the Marina Enterprise is *the only* City department that actually pays taxes into the General Fund. *First*, through the Leasehold Tax, which is a substitute for property

taxes, when that property is owned by the government; and *second*, from the Marina's fuel dock sale and the associated sales tax. Like any other resident or business, those contributions into the General Fund support services provided from the City services departments such as Finance, Human Resources, Information Technology, Legal, City Administration (City Manager's Office, City Clerk, City Council) and other operating departments. DMMA believes further collection for those expenses with an indirect cost allocation from the City's budget process is a duplication. The Marina is paying twice for these services. At a time when we are looking for opportunities to increase Marina revenue streams, DMMA is asking the City Council to examine and adjust this practice as they develop the City's 2023 budget.

(2) The assertion that the City has, for decades, been subsidizing both moorage rates and fuel sales:

Discussion (Todd Powell): The word "subsidizing" to describe the City's pricing strategies over the past 20 years is misleading to our Marina tenants, and to city residents who have been told for years that none of their taxes were going to support the Marina. To our knowledge, the General Fund has never provided funding to the Marina enterprise to subsidize moorage rates or fuel prices. From day one at the Marina, moorage rates and fuel prices have been set by the City, with staff, City Manager, and City Council involved. If the City feels they have been falling short through the last 50 plus years, they have had ample opportunities to correct it. That opportunity continues to exist at this very moment, as well.

The DMMA letter responding to this City Council briefing is attached for your information. You can also view the actual *Marina Enterprise* briefing to the City Council on the Marina website under Marina Master Plan – City Council Presentations. Mayor Mahoney advised they are in the process of preparing a response.

Going forward, DMMA hopes to schedule future discussions on these and other matters directly with City Council members.

Other New Business and Inquires:

Marina Entrance Signage: There are plans for a "Welcome to Des Moines" sign at the Marina entrance. Project still needs to be approved for funding.

Passenger Ferry: Mayor Mahoney advised the passenger ferry pilot program will be addressed at the next City Council. If approved, it would run between Des Moines and Seattle beginning mid-summer through September this year.

Future Covered Moorage: Members would like to understand the math (expense vs. increased revenues) regarding covered moorage in the dock replacement plan. There are examples of solar panel deployment on covered moorage at other marinas. That approach could bring grants for funding, benefits with reduced operating costs and an opportunity to go green. Green solutions seem to be well supported by the City. Let's look at this opportunity. If not in Phase 1, relook at covered moorage in Phase 2.

Small Boat Sling Upgrade: Marina will be upgrading with a larger sling when they fix several piles in next fish window (Sep '22 – Feb '23).

Liveaboard Rate Increases: Members were concerned with recent rate increases that were considered substantial. From the discussion: It was pointed out that in the March 10 Marina Enterprise briefing to the City Council, Des Moines moorage rates are considered undervalued in the market and the City is taking action to bring those rates up to a higher market level. In the future, the City expects to move the Des Moines Marina from a 75% position, to a 90% position in the PNW market range for marinas. The liveaboard concern is that increases are occurring prior to any improvement of the amenities that would warrant this increase.

City/Tenant Communication with Tenants: There were a number of meetings in 2021 addressing the Waggoner Consultant Report and the release and comment process with the Marina Master Plan. In 2022, there have been two major briefings to the City Council. (February 10 – Dock Replacement Plan, and March 10 - Marina Enterprise). There have been *no meetings or briefings* with tenants on either of these. The plan to not have covered moorage is significant, yet has had no opportunity for discussion with the tenants. The Harbormaster and City COO need to hold tenant meetings to discuss these topics and allow for Q&A. Pointing people to a website on such an important topic falls short of fully communicating.

Update of the Marina Master Plan: Tenants are looking for the release of the updated Marina Master Plan. The first plan was short on details. It appears the City is making decisions on details. These need to be incorporated into an updated plan so comments from tenants can be considered. At the moment, the City is getting no comments because there is nothing laid out there to comment on regarding the Marina Master Plan.

Sequence of Actions – L, M, N Dock Replacements: Tenants would appreciate understanding the sequence of the 2025 dock installations, where boaters will be required to relocate during those activities. When will the permits go in? Will the permit be for the 17-year plan, or just L, M and N docks? Will the Council allow the L, M, and N permit to go in without having an approved Marina Master Plan? How much of the dock replacement is considered to be done in the fish window? Will the Marina be able to assist displaced boaters when they need to vacate the area? There is a great deal to discuss as we develop an understanding of this process.

International Coastal Cleanup Day: Casey Mclean, Executive Director and Veterinary Nurse for SeaLife Response, Rehabilitation, and Research (SR3), reminded the group that International Coastal Cleanup Day occurs on Saturday, September 17. They will work with dive crews to mark where all the underwater debris is located. A member asked if there was a way to incorporate students into this type of project. Maritime High School and Why Not You Academy could join in. We want to make this a great (and larger) event as we close off our summer season.

Parking Gate Operations: Gates have been inoperable due to construction traffic and deliveries in the north lot and Beach Park. In addition, Anthony's gates were open because their ticket validation equipment was broken.

Black Boxes at the Dock Gates: These add the capability of gate access with a mobile phone app. The Marina has information for tenants regarding how to use this feature.

Closing Remarks (Todd)

We appreciate the Council Member attendance. DMMA wants the Council to hear more directly from the tenants. Marina development is complicated and requires a balance of inputs for decision making. We believe DMMA has a constructive role to play. Thank you to the new officers and directors. We appreciate your willingness to serve. Our next DMMA board meeting will be on May 11, 7pm, in person. We may have a meeting room at Judson Park. We will keep you informed.

Motion to Adjourn: Approved at 7:50pm.