

# Hat Island Community

Marina Committee Report, February 2022 by John Gray

## MEMBERS:

√ Dennis Dearing	√ Steve Jefferies	√ Bill Townsend
√ Udo Gerz	Kurt Kassahn	√ Staff: Kim Gleason
√ Rusty Gildner	Sarah Litchfield	
√ John Gray (Community Chair)	Kyle Optstad	
	Erik Smith (Board Chair)	

√ Signifies attended

## SUPPORTING PEOPLE (receives updates and is helpful):

Tom O'Day

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## INFORMATION ONLY ITEMS-NO BOARD ACTION

### 1. Current Marina Projects and Status

- a. Marina Breakwater Repair: Keith Litchfield engineered the design and led the permitting process. The Board of Trustees approved about \$175,000 and a contractor was identified. The project is delayed because of the presence of sand lance eggs, a food that salmon eat. After the meeting, Keith Litchfield reported that the projected start of repairs is immediately after Labor Day to not impact the beach during the summer busy months.
- b. Dock Lighting Project: This project is about 85% complete with 5 shielded down lights installed, all of the working power pedestal lights were replaced with brighter bulbs and a row of solar lights on H-dock were installed where there is no power. Additional solar lights are being studied. An additional down light will be installed on the cart float. Warmer weather is needed for this work and the repair of several circuits.  
  
Also, power was restored to B-dock when the main power feed to the panel was replaced after being damage from long-time wear.
- c. Hardware Cloth Project: This is adding a galvanized wire grid, 1/2" squares to decking that does not have grating. The intention of this project is to duplicate the non-slip safety features that the grating provides on G and H docks. This will likely reduce the frequency of pressure washing. The pilot test for this project is continuing. 25 feet was added to C-dock. Another 25 feet will be added to B-dock. Looking to see how edges wear, if the edges rise to create a safety issue and if galvanized roofing nails do an effective job at holding down the wire. Most feedback from users has been very positive.
- d. Marina Park Project: The first hardscape will be a concrete slab at the parking space for the transit van to safely load and unload passengers. John Gray will meet with the island maintenance staff to plan and do the site preparation. An artist's rendering of the park design is planned. Most of the project will be funded by donations.
- e. Harbormaster Job Opening: Barb Conwell is retiring in March. Applications are accepted until February 8, 2022.

- f. L-dock replacement project: This dock continues to deteriorate. Funding is in this year's budget. Kim has approved the expenditure for materials. John Gray will review the materials list and order the materials that will come on the March barge run. Then a work party will be organized.
- g. Other Dock Construction Projects – no change:
- The new boat ramp dock needs to be designed. It will be 6 feet wide and about 75 feet long. It will be built in about 12 foot sections that are hinged together to accommodate the tidal changes and the steep nature of the ramp. It will need to be removable when a large barge is coming in. This has been delayed until 2023 or when the master permit for the marina is approved.
  - Widening the ferry dock. Widening the main ferry dock to 10 feet is intended for safer loading and unloading. There is a gap between the cart float and the adjacent finger pier that needs to be filled with additional decking. Budget and scheduling for materials is causing these projects to be pushed into 2023.
  - Dock corner bumpers and edge bumpers. These provide protection to boats while docking. The number of bumpers and the cost will be researched. *Assigned: Dennis Dearing*
  - Additional water lines are planned for A-dock

## 2. Discussion Items

- a. Absentee Moorage Policy. Steve Jefferies proposed a review and possible change of this policy. The unintended ramification of the current policy is owners who have annual moorage and have no other home, slip in another marina or trailer, cannot leave their boat in the Hat Island marina during the off-season for longer than 30 days. There typically is ample space. For example, in January 2022, about 26% of the slips were occupied. This punishes people who desire to visit family or be off the island for longer than 30 days.

*Decision: A sub-committee was formed of Steve Jefferies, Bill Townsend and Dennis Dearing. They will create a draft policy to be reviewed first by Kim Gleason and then the full Marina Committee.*

- b. Reserve Funds and Raising Moorage Rates. With the budgeted expense of repairing the marina breakwater, a substantial portion of the reserve fund will be depleted and needs to be replenished. This is done through moorage income. Hat Island has a very low annual moorage rate compared to other marinas in Puget Sound at \$1.58 per slip foot per year. The Port of Everett charges \$7.25 to \$12.25 per month per slip foot. John Gray presented a list of projects that should be done for the next 20 years that totals over \$800,000 and asked the question: Should moorage rates be raised to fund the projects?

The discussion included the topics of: Should the reserve funds be allocated by the source that created them? Or, with only two sources of significant revenue: assessments and moorage fees, should all the reserves be available for community needs as determined by the Board of Trustees? Why should boaters pay for what the assessments cannot?

Dennis Dearing had created the spreadsheet in 2020 for the expense of projects known at the time and the projected revenue. This was used in 2020 to help the Board of Trustees in their decision making. He offered to update the spreadsheet.

Did the Board approve a multi-year growth of annual moorage fees? Dennis Dearing said the Marina Committee had recommended to the Board of Trustees that the annual moorage

rate be raised by percentages every year. However, the rates were not raised in 2021. Kim said this was oversight for 2022. After the meeting, Kim found a motion that was adopted by the Board of Trustees in November 2020: To increase the moorage rate by \$1.00 per foot for year 1 (2021); subsequent years will be addressed in the budget process for the following years. Paula motioned and Dan seconded; motion passed by the whole board. *Committee*

*Action: Continuing discussion on addressing the funding challenge.*

- c. Location of Donated Playground. The community supported a new children's play structure with \$13,000 in donations. John Gray presented a summary of the Park and Recreation Committee's presentation to the Board of Trustee to site the new play structure on two lots in K-Division that is designated as a park. The Marina Committee supports the new play structure and offers another option for the site. Why did the Marina Committee discuss this? The Park and Recreation Committee does not have a charter of their responsibilities that includes the Commons area. Therefore, the Commons still falls to the Marina Committee. At the conclusion of the discussion, the consensus of all the committee members present, plus Sarah Litchfield, that the playground should be located at the Commons, preferably near the picnic shelter for these reasons:

- There is a synergy of recreation activities at the Commons with the garden, beach, picnic shelter and field games. Meaning, there are opportunities for a wide range of ages, interests and abilities. The play structure fits very nicely into this. This follows the common theme in recreation planning to cluster facilities together.
- There is parking and bathrooms.
- The preparation work for the site will be very little than any other site. Also, the work to assemble and maintain the playground will be low because of the availability of power, water and ease of access.

Also:

- The argument that the playground would block an owner's view of the water is mitigated by locating the play structure where the fire pit is, between the picnic shelter and the beach. Meaning, the fire pit can be easily relocated and the picnic shelter will block most of the play structure for the nearest house.
- Clearing another wooded area lot is avoidable when so much land clearing is already happening.

Thank you the all the committee members for their energy and contributions. Thank you Kim Gleason and the entire staff for all the work and ideas to make the marina better. If you wish to join the Marina Committee, please contact John Gray at [johnlgray425@gmail.com](mailto:johnlgray425@gmail.com) or see him around the island.