

PSA Marina Committee Meeting Minutes

Wednesday, June 14, 2023, 6:30pm

Location: The Hut

1. Chair Velinda called the meeting to order at 6:33 pm. Co-chair Kip Miller was also present.
2. Members Present: Rob Koenig, Diane & Aaron Parrott, Randy and Sue Lord, Warren and Suzie Zeitelhack, Dan and Tina Simms, Lee Forderer, Tobin Smith, Dan Wolfe, Jeremy Wolfe, Michael & Maureen Allen, Fred Warbington, Larry & Janelle Julian, Daniel McClough, Jerry & Sue Swaser.
3. Sue Lord read the May 13th, 2023 meeting minutes. Sue made a motion to approve the minutes as read, Tina seconded the motion. Motion carried.
4. Velinda's update on Marina permits:
 - a. County bldg. permit: The permit was submitted to Mason County on Tuesday, June 6th. The permit approval could take up to 90 days. Velinda asked the representative to "rush" the permit as the "fish window" is fast approaching. When the permit is approved, they will contact us and collect the permit fee.
 - b. Corp of Engineers: The permit was submitted on June 7th with the required mitigation plan and project specifics. Velinda learned that the Corp requires us to have epoxy-coated pilings which increases the cost significantly. The reasoning is that galvanized pilings erode, and the epoxy does not. Velinda understood the epoxy is meant for saltwater dock pilings. She asked Samantha to speak to the Corp about this possible discrepancy.
 - c. New/updated bids
 - i. Contractors' bids:
 1. Marine Floats (Marina) \$952,755.00 (no sales tax). This is a significant increase.
 2. Lakeshore Construction (Marina) \$414,904.00 (includes sales tax).
 3. Mitchell Lumber (site visit 6/14/23). Mitchell lumber is very interested in our project. They hope to provide a bid by this Friday or early next week.
 4. Quigg Brothers (Launch) \$142,135.00 (includes sales tax) AND demolition.
 - I. Pilings \$362,390.00 (includes sales tax)
 5. Shearer Construction (Launch) \$173,360.00 (no sales tax) NO demolition.

Velinda and Kip have been chatting about some of the expenses. They agree volunteers from our community can do some of these things ourselves. This could save costs, for example, if we did our own demolition. Velinda said she asked Daniel McClough to be here today as he is the Board's Facilities Chair, and the launch is part of Facilities. So, he needs to know as much about it as we all do.

- d. Project timeline discussion:
 - i. Launch installation (basics); THIS YEAR?
 1. Tear out the old ramp and remove. Velinda said we may not need to remove the original ramp yet. Perhaps it would be okay to leave it. Kip is a landscaper, so he may be able to help with the mitigation planting plan to the right of the new ramp.
 2. Remove old bulkhead – must be done.
 3. Land grading and hillside prep.
 4. Relocate water and electricity.
 5. Concrete poured.
 6. Install boat ramp panels. Kip explained there are pre-cast concrete panels which will need to be placed in the water. He suggested his company can create the forms and pour the concrete for the out-of-water portion of the new launch. Of course, he said, it will take two weeks for the newly poured concrete to cure. There was discussion about the handicapped-access portion of the ramp. Kip said his company can take care of that, too.

7. Initiate mitigation planting plan (as per Corp). Kip was asked to put together the planting plan and report his findings in time for the July 8th board meeting. (This date is an error. The next Board meeting will occur on July 15th.)

Discussion was had about whether to put the new pilings/docks in first, then relocate the launch next year. One obstacle to this is whether the docks could be built in time for this year's "fish window" (July 15-August 15). That is very unlikely. Velinda also reminded the attendees that we *do* have enough money to install the new launch and handicapped-access area this year and, possibly, Dock A. That is not the case for all the pilings and the new docks B and C.

ii. Marina Dock demolition-NEXT YEAR

1. Remove cleats from old docks to reuse? No
2. Remove old docks/floats and haul off.

Velinda said we needed to have this conversation with people in our community. She asked what we can do ourselves to lower the costs and be ready for the contractors? Much discussion was had about the demolition of the docks. Lee Forderer said we may need to get the debris out of here. If we did it ourselves, Lee said, he estimated it would take 3-4 days with a crew of about 10 people. He said he had stopped by Shearer Excavation and asked if they would take the old lumber. (The old docks cannot be burned.) Shearer said they will take lumber only at the price of \$50.00 per ton. Another outfit ("across the street in Belfair") said they would take the lumber, metal, and Styrofoam floats at the cost of \$100.00 per ton. In addition, discussion was had about how to get the debris to either of these outfits. The resolution was to have three dumpsters delivered, chainsaws can cut up the docks and place them in the dumpsters. Leftover debris can be stacked for more dumpsters to be delivered and filled later, if needed. Someone noted we would need at least one backhoe to help move the docks out of the water. Kip said he can take care of that. It was also noted that if we can let the wet wood dry out before taking it to the recyclers since they price per pound. Discussion was had whether we could gather the number of volunteers we need to perform this task. A show of hands indicated we should have plenty of volunteers.

Velinda will find out the sizes and costs of having dumpsters delivered.

The group discussed which days of the week would work best to do this project. Recommendation is Friday through Sunday. In July 2024, those dates would be July 12-14. The fish window will begin on July 15. Velinda reminded the committee that all boats will need to be out of the water after July 4th.

One member asked if we could float the finished new docks to their pilings over the winter months? Velinda reminded the attendees all work in the marina can only be done during the "fish window", July 15-Aug 15 (and perhaps a few additional days to get the job done per the Fish and Wildlife rep). Randy and Fred reminded us we will also need to place mesh across the marina inlet/outlet when the demolition work is done next year – specially to contain the Styrofoam pieces we will likely need to deal with.

Lee also wondered if volunteers could coat the new galvanized pilings with Linex epoxy coating. Can we spray them? Lee has experience with this product. Lee will find out if we can trailer the pilings to a shop for coating with the epoxy or even a poly-urethane product which can be painted on the pilings. This should cost less than paying the contractor for applying the coating. Discussion was also had about looking at the "Mason County Shoreline Master Plan" to see if it discusses in which type of water (fresh v. salt or both?) requires the epoxy coating of galvanized steel.

iii. Marina Dock installation- NEXT YEAR

1. Remove old pilings – contractors to do.
2. Install new pilings (18) – contractors to do.
3. Construct handicap access (concrete) – Kip's company can do and will prepare a bid for the committee.
4. Install new docks and connect to pilings –contractors to do.
5. Install walkway aluminum ramps for each dock – all contractors have access to these. Some members feel we can obtain them for less than the \$12,000.00 a piece

which the contractors estimated. Mike will investigate the costs.

6. Install buoy life rings – we already have these!

- e. **Recommendations to the Board:** The Marina committee recommends the new launch (and possibly Dock A) be installed this year during the Fish Window of July 15-August 15. Sue Lord made a motion regarding the above, Dan Simms seconded the motion. Motion carried.

Reminder from Velinda: All boats need to be out of the Marina after July 4, 2024.

5. Velinda discussed how the Marina will be financed.

a. Launch portion of Dock A (1/3rd paid by general park fund).

i. Launch fund:

1. Park/Savings fund: \$43,192.69.

2. Edward Jones fund: \$152,000 (re-invested 4.9% matures 7/29/23).

b. Investors are still offering funding up to \$300,000.00.

c. Marina reserve fund:

i. 2023 Moorage collected: \$36,290.00 so far. Velinda reported there are only two single slips left for rent in the marina.

ii. Marina reserve: \$69,563.05.

iii. CDs in Edward Jones

1. \$50,000 cd (3 months) 4.3%: Matured \$536.30.

2. Reinvested (3 months) 5.05% matures 6/30/23.

3. \$50,000 cd (6 months) 4.9%: Matures 6/15/23.

4. The Board authorized the Marina committee may automatically reinvest the CD's when they become due.

6. Fund Raising activities (2023):

a. July 3, 2023 BBQ and Solstice Band scheduled \$800, Fireworks: NEED VOLUNTEERS for the BBQ. Cooks, desserts, set-up, and clean-up. Cost per person is \$10.00.

b. Labor Day Sept 2nd, 2023: Spaghetti Feed, Solstice Band scheduled \$800, \$10.00 per person.

7. Other items for discussion: Mike suggested he will investigate costs for building the fingers. He believes he can find someone else to build the fingers at a lower cost than that quoted by the contractors.

8. Next meeting: TBD, but it may be soon.

Meeting adjourned: 7:40 pm

Respectfully submitted,

Susan M. Lord, member