

## PSA Marina Committee Meeting Minutes

Saturday, July 15, 2023 11:30 am

Location: The Hut

1. The meeting was called to order at 11:55 am by Chair Velinda Brown. Co-chair Kip Miller was in attendance.
2. Members Present: Velinda Brown, Kip Miller, Susan and Randy Lord, Janice Moon, Tina Simms, Ray Readwin, Larry Koltz, Julie Laswell Ekholm, Rob Koenig, Jim and Nancy Baggerly, Sue and Jerry Swaser, James Doty, Mike and Maureen Allen, Warren Zeitelhack.
3. Sue Lord and Velinda Brown read the previous committee minutes from June 13, 2023. Randy Lord made a motion to approve the minutes. Tina seconded the motion. The motion was approved unanimously.
4. Update on Marina permits:
  - a. County bldg. permit submitted June 6th: As per Mason County permit specialist, Genie McFarland, 7/6/23, our permit has been routed and could be approved in the next 2 weeks. At that time we will be required to pay for the permit based on our construction (verbal only) estimates. We are not required to provide the contractors or the bids for construction.
  - b. Corp of Engineers: The Corp of Engineers (JARPA application submitted June 29, 2021) are reviewing our permit so we cannot do any work near the water until approval. The application is not complex enough for a site visit so will be reviewed at the desk level, according to Samantha Stanford, Project manager, Biologist. No update on permit approval.
  - c. New/updated bids
    - i. Contractors bids: Report by Kip Miller
      1. Marine Floats (marina) \$952,755.00 (no sales tax)
        - I. Quigg portion for pilings \$362,390 incl tax
      2. Lakeshore Construction (Marina) \$414,904.00(includes sales tax)
      3. Mitchell Lumber (several bids)
      4. Quigg Brothers (Launch) \$142,135.00 includes sales tax)
      5. Shearer Construction (Launch) \$173,360.00 (no sales tax)
  - d. Project timeline: Report by Kip Miller

Kip stated that he works on big construction projects, such as this, for a living. After studying the new proposals, he found several problems. For example, Shearer Construction was very expensive for the boat ramp, removal of the bulkhead, and grading. It did not include concrete and planting. As he was going through this process, it occurred to him that the boat ramp should not be installed first. It could become damaged by heavy equipment needed for the dock replacements. So, in his opinion, we should start the project at Dock C first and move toward the Launch. He said that in construction, we should work our way "out". That is the way it is done in the construction industry. He contacted Lakeshore and requested a bid for just Dock C. Bid is \$110,290.25. The bid includes pilings (removal and installation), labor, and tax. All we must do is pull out the old dock C. It can be done this year due to the revised fish window extension from June 1<sup>st</sup> to September 30 – providing our permits will be approved in the next couple weeks. Lakeshore Construction will have time to do the project this year. They believe they can install Dock C in a matter of days. The financial agreement will be ½ of the cost down (\$55,145.00), and the other half at the conclusion of the project. Kip said upgrading Dock C this year will start to build confidence in the community as we have been talking about the upgrade for years and this plan will show action.

Kip said he had also talked to Mitchell Lumber, as well. Their bid was \$116,337.32 but they did not include the cost of the pilings nor labor.

In the meantime, Velinda reported that Brian Blossom, Fish and Wildlife, extended our fish windows from June

1 to September 30 through 2025.

Further discussion about Dock C included the finger sizes, the concrete pad for the ramp will not need to be replaced because dock C is not moving. In addition, an aluminum ramp will need to be purchased. Kip said the ramps from Mitchell Lumber cost less than Lakeshore's cost. Mike Allen said he has seen products by "Mantle Industries" (used at the public access on Mason Lake) in Blaine WA, which is durable and likely costs are very competitive, but reasonable. Kip believes we can use the current ramp through the rest of the season (about a month until October 31). In the meantime, Kip will investigate quotes for the aluminum ramp through Mitchell Lumber (less expensive than Lakeshore's bid) or Mantle Industries which also may be more affordable.

Discussion was had about the pilings. Larry Koltz asked what the size of the pilings proposed by Lakeshore are. Kip replied that the sizes are in the proposal materials which he shared with the committee. They are epoxy coated. Larry said he noticed the fingers were longer than we asked. Kip said Lakeshore has been made aware we want 18-foot fingers. Larry was concerned the 18' fingers will be too long. Kip said they shouldn't feel longer by much in the new configuration. Rob was concerned if there would be room to maneuver larger boats when Dock C is replaced. Discussion was had about the larger boats. The conclusion was that it is possible maneuverability of some boats may be difficult if Dock C is rebuilt this year, but when docks A and B are shifted over next year, there will be plenty of room.

Discussion was had about the building permit. The permits are usually for 2-3 years, but if there is some activity on the project, we can extend the permit every six months for up to 10 years per Mike Allen and Velinda Brown.

- i. Launch installation (basics)
  1. Kip provided a bid for the launch: includes grading, soil removal, concrete boat ramp panels, relocate water line and electric, crushed rock, and shore line planting totaling \$168,838.71. RV Associates has offered to help with any portion of the launch project, if needed.
- ii. Marina Dock demolition (remove old docks)
  1. Mason County Garbage will accept all our demolition material but will need 24 hours' notice to deliver 40-yard dumpster (21 feet long/8 feet wide/9 feet high). Maximum weight is 10 tons. They require a contract and prepayment of \$1000.00 down, as charges incur, they will subtract from it. If we are close to using up the funds, we will have to add another \$1000.00. They work Monday through Friday for drop off and pick up.
  2. Fees are: \$82.06 delivery, \$174.45 pickup, daily rent is \$9.93, mileage from location (Shore Dr) is \$2.56 per mile after 10 miles, disposal fee is \$120.20 per ton.
  3. This is estimated to cost about \$1500.00 per section. They "take everything". If we allow the docks to dry out before we order the dumpster, it may cost less.
- iii. Marina Dock C installation
  1. Watercraft on Dock C (near the peninsula) will need to be removed after September 3<sup>rd</sup> 2023. They need to be out of the Dock C area for two to three days. They can be re-assigned to another space at that time if there are vacancies in other slips.
  2. We will need volunteers to remove the current Dock C.
- e. Motions were made by Marina Committee member as recommendations to the Board:
  - i. Randy Lord made a motion to replace Dock C (next to the peninsula) in 2023 by Lakeshore Construction at the cost of \$110,295.00 using the marina funds. James Doty seconded the motion. Motion carried unanimously.
  - ii. Larry Koltz made a motion to replace Docks A and B in 2024 by Lakeshore Construction at the cost of \$278,250.00 using the Marina reserve and investor funding. Randy Lord seconded the motion. Motion carried unanimously.
  - iii. Also, the committee agreed by consent that it relies upon Kip and Velinda to explain the

details of the plans and timeline of the construction to any interested parties.

5. Marina Financing

- a. Launch portion of Dock A (1/3 paid by general park fund)
  - i. Launch fund 7/11/23:
    - 1. Park Reserve: \$17,833.25
    - 2. Savings fund: \$28,659.83
    - 3. CD: \$1,571.92 (reinvested \$152,00, 4.9% matures 7/26/23
    - 4. Edward Jones fund: \$152,000 (re-invested 4.9% matures 7/29/23)
    - 5. Launch/Kayak/Hut: \$125
- b. Investors are still offering funding up to \$300,000, 5% interest over 10-12 year pay-back
- c. Marina reserve fund (7/11/23):
  - i. 2023 Moorage collected: \$37,495
  - ii. Marina reserve: \$73,295.66
  - iii. CD in Edward Jones
    - 1. \$50,000 cd (3 months) 4.3%: Matured \$536.30
      - I. Reinvested (3 months) 5.05% matured 6/30/23: \$636.34
      - II. Reinvested \$51,000 7/5/23 5.2% matures 10/16/23
    - 2. \$50,000 (6 months) 4.9%: Matured 6/15/23: \$1,146.85
      - I. Reinvested \$52,000 6/22/23 5.35% matures 9/22/23

6. Fund Raising activities 2023):

- a. July 3 2023 BBQ and Solstice Band scheduled \$800, Fireworks
  - i. BBQ: \$2306.00
  - ii. Expenses: Band \$850, Food \$346.44= \$1196.44
    - 1. BBQ profit \$1,196.44
  - iii. T shirts: \$280.00
- b. Labor Day Sept 2<sup>nd</sup>, 2023: Spaghetti Feed, Solstice Band scheduled \$800. 00.

7. Other items for discussion:

- i. Some discussion was had to bring the loyalty program back to September to re-fund the Marina account quicker. No decision was made.

8. Next meeting: TBD

Meeting adjourned: 1:30 pm

Respectfully submitted,

Susan M. Lord, member