



48th Semi-Annual Fall Conference

Swinomish Lodge in Skagit Valley

October 11-14, 2022



Hosted by: The Pacific Coast Congress of
Harbormasters and Port Managers

Sponsorship Opportunities

\$1,000.00

\$500.00

\$250.00

Officers

President – Miriam House, Port of Columbia County, OR – Term Expiration 2024
Vice President - Scott Grindy, San Francisco Marina, CA – Term Expiration 2024
Secretary/Treasurer - Scott Wilkins, City of Des Moines, WA – Term Expiration 2024
Immediate Past President – Giuseppe Alvarado, Port of Seattle, WA – Term Expiration 2024

Board of Directors

Position #1 Aaron Glidden, City of Homer, AK – Term Expiration 2025
Position #2 Jeremy Talbott – Port of Valdez, AK - Term Expiration 2024
Position #3 Mike Turkington, False Creek Harbour Authority, BC – Term Expiration 2024
Position #4 Mike Loy – Harbour Authority Association of BC – Term Expiration 2025
Position #5 TJ Quandt – Port of Olympia, WA – Term Expiration 2025
Position #6 James Weaver, Port of Bremerton, WA – Term Expiration 2025
Position #7 Janice Burk, Port of Astoria, OR – Term Expiration 2025
Position #8 Aja Burke, Port of Newport, OR – Term Expiration 2024
Position #9 Vacant – Term Expiration 2025
Position #10 Vacant - Term Expiration 2024

New Members:

Molo Marine Management

Molo is a cloud-based software used to simply manage all marine operations in one system.

Contact: Corinne White, S Acct. Executive

BoatSafe NW, LLC

BoatSafe NW, LLC provides standardized boating safety training for organizations and agencies whose staff operate motorboats to conduct their work. Our foundation course meets/exceeds standards set by the US Department of Interior as well as the Scientific Boating Safety Association and is a great way to ensure that your staff have the skills, they need to keep themselves and their crew mates safe while operating motorboats of all types up to 65' in length. This includes training to operate: workboats, landing crafts, tiller motor, single/twin engine and jet propulsion vessels.

Contact: Luke Robert, Training Director

Embarcadero Resort Hotel & Marina

We are a Hotel Resort and Marina located in Newport, Oregon with 238 slips accommodating vessels up to 45'. The slips in the marina are privately owned and the ones in the rental pool are managed by the Marina Manager and staff.

Contact: Nathan Paulson, Marina Manager

Note: For contact information, please refer to www.pccharbormasters.org, Membership directory.

MISSION STATEMENT

The Pacific Coast Congress of Harbormasters and Port Managers is an organization of commercial and recreational marina professionals promoting the development and growth of our industry and membership through communication, education and professional certification.

TUESDAY, October 11th

2:00pm - 4:00 pm **Board of Directors Meeting**

5:00pm - 7:00 pm **Welcome Reception and Conference Check-in**

WEDNESDAY, October 12th

8:00am **Conference Check-in**

8:30am **Call to Order: Mariam House**, PCC President, Port of Columbia County
Business Report
Introduction of PCC Board Members

9:00am **Training and Education Committee Report: Eric Olsson**, Chair, Training & Education Committee

9:10am **Barbara Schwantes Report: Cheryl Maynard**, PCC Executive Secretary

9:20am **Introduction of Sustaining Members: Scott Grindy**, San Francisco, CA

9:50am **Networking Opportunity** - Meet up with your colleagues to discuss marina issues, share stories and find solutions to your issues. Also, an opportunity to get to know your PCC Sustaining Members (vendors) whose support helps make these conferences possible and who offer a wealth of information on products and services to enhance facility productivity and address your operational and maintenance concerns.

10:35am **Call of the Ports** - Introduce yourself and your guests. Give your affiliation and the PCC committee(s) that you may serve. Tell us about yourself. What attracted you to a career as a marina professional? Highlight the issues that you consider are some of your biggest challenges, accomplishments and successes. This is an opportunity to let the PCC membership know you better and understand what makes you and your facility unique.

Facilitators: **Mike Turkington**, False Creek Harbour Authority, BC
Eric Olsson, Chair, T&E Committee

12:00pm **LUNCH**

1:00pm **Call of the Ports** - continued

1:45pm **PCC Past President's Reflections:** As PCC leadership changes hands it is most appropriate that our beloved outgoing president offer his assessment and thoughts on his tenure over these tumultuous years in office. Giuseppe Alvarado stepped up to lead PCC through some difficult times. Burdened

by Covid-19 constraints that eliminated in-person gatherings, his imaginative and innovative solutions literally kept the organization intact as he provided the tenacity and acumen to maintain momentum and to inspire us to stay connected. Not only did we survive but PCC emerged stronger and better. Giuseppe will also reflect on the qualities and skills he deems essential to thrive within a port corporate structure and what it takes to be an effective leader. Also, an opportunity for us to say, “thank you!”

Introduction: Mariam House, PCC President, Port of Columbia County, OR

2:15pm **Seaworthy boat standards – avoiding boating headaches:** What makes a boat seaworthy and safe? What essential requirements should you demand before permitting a boat to be moored at your facility? Do you really want to invite a boat to your marina that may be destined to become derelict or even worse, present a fire or pollution threat? These are questions that Luke Robert (BoatSafeNW) will help you answer.

2:30pm **Session 1: Avoiding derelict vessel headaches and dealing with problem liveboards and floating home tenants -** The problem of derelict boats persist; exacerbated by Covid-19 stagnation, supply and logistics problems and now inflationary pressures impeding needed maintenance and introducing dramatic increases in operating costs. These same factors also contribute to boat owners failing to meet their financial obligations to moorage operators that can result in boats falling in disrepair and eventually becoming abandoned. In addition to creating financial woes for marina operators, these boats often present navigation and pollution hazards that can be disruptive and costly to marinas. Also contributing to marina concerns are situations that erode into eviction proceedings against problematic liveboards and floating home owners. How do you legally, effectively and safely deal with troublesome boat owners? This session will provide some insight to better define your authority and offer the necessary procedural steps to successfully engage in the eviction process. Tenant expulsion while deemed necessary, is rarely easy. We are pleased to have with us attorneys from Schwabe, Williams and Wyatt who will provide advice on the various options available for you to address delinquent accounts or if necessary, rid your marina of derelict boats or unsavory tenants. Kent Roberts has always offered a wealth of practical strategies in his congenial manner that can assist you in providing relief while avoiding costly and damaging legal miscues.

- 3:50pm **Networking Opportunity** - A quick break and a chance to talk with your PCC colleagues and our staunch and supportive vendor corps.
- 4:00pm **Session 2: Are you ready?** Don't let an unexpected event turn into an emergency nightmare beyond your response capabilities. What you do first may be more important than just waiting for the oft delayed response by professionals. Are you and your staff prepared to identify threats, eliminate them and if necessary, respond to the dangers and to safely offer relief? Your initial actions starting with a plan and a comprehensive training program can save lives and property and help to mitigate environmental and economic impacts of disruptive manmade and natural disasters. A first step is to do an assessment of the potential threats your facilities (and staff/tenants) are most prone to encounter and the types of emergency response resources and training (and drills) you should consider employing to counter them. Another important strategy is to know your local and regional responders and to gain an understanding of their capabilities and encourage a mutual response strategy and a familiarity with your facilities and resources. Get to know them and consider sponsoring a "hands-on" drill to establish a reliable communications network and an effective response partnership.
- 5:00pm **Exhibitor Reception and Member Get Together:** Grab this opportunity!! Our gracious Exhibitors welcome you to join them for hors d'oeuvres and refreshments. This is a chance to discuss issues and problems confronting your facilities and perhaps walk away with an innovative and cost-efficient solution. This is also an opportunity to acknowledge the efforts of our dedicated "vendor corps" for their support.

THURSDAY, October 13th

8:30am **Meeting Updates and Announcements**

- 8:45am **Session 3: Dredging...easing the burden** – This session sound familiar? It should since it's a topic that warrants periodic re-visiting to offer the latest insight and strategies for easing the time-consuming frustrations and financial pain often associated with obtaining dredging permits and the disruption of subsequent dredging operations. Maintaining the depth of waters within marinas is vital to protecting transiting vessels from damage and often raises concerns regarding the health and vitality of adjacent sea life and ecosystems. In addition to addressing your specific channel depth needs, another complication involves the safe disposal of dredge spoils. Aside from potential financial drain and the impacts on boating operations, a most

difficult aspect of a dredging project is the often-arduous permitting. The permitting process can be complex with the need to define and justify your dredging requirements as well as dealing safely and legally with the resultant dredge spoils. This session will explore all of these dredging parameters and share success stories that demonstrate cooperative efforts to expedite the process and minimize costs.

9:50am **Session 4: Electric vehicles and necessary infrastructure needs -**

Every day I encounter more electric cars on the road and available projections (accelerated by world events) indicate the numbers will dramatically increase in the coming years. This isn't a projected "Jetson" future event, it's more like a reality that is happening now. Battery power is displacing ICE (internal combustion engines) in almost all operations. Yes, electric battery power will start displacing ICE on boats. So, are you ready or at least have a plan to safely accommodate these changes? Does your existing power grid and local distribution support these projected increases for electrical power? This session will offer discussions on the pace of this evolving technology and how this EV transition will impact your operations and test the adequacy of your current facilities to meet the potential increases in electrical loads and to accommodate charging demands.

10:50am **Networking Opportunity**

11:00am **Session 5: Are you stuck in the past? Assessing the effectiveness of your staff structure and workflow patterns -** Traditions are great, they add order to our lives and provide a proven familiar operational framework that permits easy evaluation and measures of success. Unfortunately, they can also stifle progress and may sustain static work patterns that can adversely affect your adaptation to change. Do your staff positions, individual workload/task descriptions and required employee skills reflect the most efficient and productive team approach to meeting demands of a fluctuating and challenging work environment? This session will explore a variety of staffing options amongst our PCC Harbormaster group. This will provide an opportunity to hear firsthand how even subtle workflow and staff restructuring can impact employee efficiency and motivation while enhancing productivity and output to meet the demands of an energized and diverse cliental. So, don't get stuck in the cultural doldrums, maybe it's time to institute a staff mix and revised work patterns that are more flexible and reactive to change.

12:00pm **LUNCH - "Table Topics"** - Lunch tables will have cards with important topics drawn from Call of the Ports presentations. Either join a lunch group to continue discussing these issues or sit at a table without a topic sign to relax before assembling for the tour.

1:30pm **Group Activity** - meet outside of main lobby of hotel.

5:00pm **Training & Education Committee Meeting** (hotel lobby) - Brief meeting to discuss any issues with conference and to refocus our T&E efforts on upcoming Spring 2023 conference.

6:00pm **Social Hour**

7:00pm **Banquet**
Award Presentations and Entertainment

FRIDAY, October 14th

7:30am **Breakfast Buffet**

8:30am **Reconvene Business Meeting and Closing Remarks: Mariam House, PCC**
President, Port of Columbia County

8:45am **Session 6: Workplace safety and facility security** - Sadly, this session is most timely and relevant. While the intent is to touch on many aspects of safety in the workplace there will be a focus on identifying threats and mitigating the risk of engagement among staff and cliental. This is about workplace violence. Every year almost two million American workers are victims of workplace violence with surveys indicating that the problem is getting worse. There seems to be a general decrease in interpersonal respect with more aggression fueled by video and social media postings. This trend is exacerbated by a proliferation of guns and drugs and by a surge of health warnings and political instability both globally and locally. In the maritime industry these threatening behaviors extend well beyond the immediate office or maintenance facilities with unexpected confrontations surfacing along the waterfronts and moorage docks. This session will introduce you to techniques for recognizing and reducing gateway behaviors and identifying indicators that can serve as a precursor to violent outbursts. This will help you to resolve minor conflicts before they escalate into harmful (physical and emotional) exchanges. You can no longer dismiss overly aggressive or threatening gestures as just rude behavior, you need to establish facility policies that clearly promote a zero tolerance in the office, in the boatyard

and on the docks. Important: Know when and how to seek mental health care and law enforcement assistance. This is a must attend session.

9:45am. **Closing comments**

10:00am **Conference adjourned**

Exhibit Opportunity