



# 49<sup>th</sup> Annual Spring Conference

Red Lion Hotel, Eureka, California

April 11 - 14, 2023



Hosted by: The City of Eureka

## 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 Vacant, OR – Term Expiration 2024

Position #9 Alvin L. Sonza, Port of San Francisco, CA - Term Expiration 2025

Position #10 Chris Tibbe, San Mateo County Harbor District, CA - Term Expiration 2024

## New Members:

### San Mateo County Harbor District

San Mateo County Harbor District is a California Special District which manages a commercial harbor and a marina in San Mateo County. San Mateo County Harbor District is governed by a five member, publicly elected board of commissioners. The commercial harbor serves the greater coast side communities and the many visitors who arrive to utilize the pathways, hiking trails and access to a plethora of access to surf, and other human powered small craft opportunities.

The commercial harbor of Pillar Point has an active commercial fishing fleet, fish buying and landing services as well as a small fraction of recreational boaters. The San Mateo County Harbor district is in a unique position of having both a San Francisco Bay side marina and the Oceanside commercial harbor.

**Contact:** Chris Tibbe, Harbormaster

### Otak CPM

Otak CPM provides comprehensive project management services while acting as the owner's advocate to ensure the successful completion of projects. We revolutionized the field of owner's representation by providing a team-based model of experts who work on behalf of our clients. Our comprehensive project management services include project, construction, program, risk, capital bond, and cost management, as well as conflict mitigation. Regardless of the size or scope of the project, we help our clients realize their vision on time and budget.

**Contact:** Brian Hardebeck, Senior Project Manager

### Clean Earth Rovers

Clean Earth Rovers is solving coastal pollution by deploying "Roombas" for marinas, ports, and harbors. Our technology is meant to help marinas and other coastal businesses operate more sustainably and at a higher efficiency. Our device collects trash, dead fish, marine debris, and oil from the surface of our coastal waters. They do this autonomously, while you and your team focus on your customers and their needs, not the trash plaguing your marina. Our device collects up to 100 lbs. of trash per trip. Not only does it collect trash, but it also monitors the quality of your water. This provides you with live data alerts about the health and safety of your waters; ensuring you and your customers are always informed about bacteria or toxic pollutant presence.

**Contact:** Michael Arens,

Note: For contact information, please refer to [www.pccharbormasters.org](http://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, April 11**

1:00pm - 4:00 pm **Board of Directors Meeting**

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

**WEDNESDAY, April 12**

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

8:30am **Call to Order: Miriam House**, PCC President, Port of Columbia County  
Business Report  
Introduction of PCC Board Members  
Board of Directors Election Information  
Welcome remarks: Miles Slattery, City of Eureka, City Manager, CA

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 Marina, 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.

10:05am **U.S. Coast Guard:** Humboldt Bay Coast Guard will give an overview of their operations and discuss how marina operators and harbor masters can assist in keep our waterways safe and pollution-free. They will also offer some engaging accounts of their response and rescue efforts and the events that have unfolded with recent earthquakes and flooding. A most timely opportunity for us to say "thanks."

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 (Turk) Turkington**, False Creek Harbour Authority, BC  
**Eric Olsson**, Chair, T&E Committee

12:00pm **LUNCH - EV Boats are here!** We will be including a short overview of what you can expect in the coming years as electric boats (and other vehicles) hit your docks. This abbreviated lunchtime session with dramatic videos will help you determine if you are indeed ready or at least have a plan to accommodate significant changes in your tenant needs. In short, this session will help answer whether your existing power grid and local power distribution will meet this demand. Sam Seder of Navier Boat, an electric hydrofoil boat company, can assist in addressing these concerns and offering advice on ways to minimize the impact of these evolving customer needs.

Presenter: **Sam Seder**, Navier Boat

Facilitator: **Scott Grindy**, San Francisco Marina

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

1:45pm **Port in the Spotlight:** This session offers marina and port managers and industry professionals an opportunity to engage us with a detailed overview of their facilities, their professional journey and how they have adapted over the years to run successful operations. We are most fortunate to have Chris Tibbe talk about the facilities he has managed and how he has progressed through the years to find success and satisfying professional growth. Chris will touch on how he has adapted to change, his ability to astutely deal with tenants and staff and to reflect on the professional and personal attributes that are essential for a healthy, productive and fulfilling career.

Presenter: **Chris Tibbe**, Harbormaster Pillar Point, Half Moon Bay, CA

Introduction: **Scott Grindy**, San Francisco Marina, CA

2:15pm **Session 1: Dockside Markets: What's the point?** Why go to the trouble of creating dockside markets? They serve as a hub for local fishermen to sell their catch and harvests directly to consumers, raising visibility of your harbor in the process. Find out why it might be worth it for you to boost activity on your docks and support the fishing communities you serve. In this lively session learn about the do's and don'ts, pit falls and pluses of developing this alternative income source from two harbors actively offering dockside markets.

Presenters: **Jamie Doyle**, Oregon Sea Grant

**Cari Chan**, Dockside Market Bellingham, WA

**Molly Bold**, Westport Marina, WA

**Jenna Keeton**, Washington Sea Grant

Facilitator: **Eric Olsson**, Chair, T&E Committee

3:10pm **Session 2: Getting the public and customers back onto the docks**

What does it take to make your facility a tourist mecca and what festivals and other attractions work? Is it really worth it? The pros and cons of inviting the public to your docks: promote your facility and increased revenues v. security, liability, garbage and damage...and possibly a sudden increase in homeless encampments finding their way to your docks. This session will wring out the various benefits and pitfalls of expanding your operations to include greater public and transient access.

Presenters: **Chris Tibbe**, Harbormaster Pillar Point, Half Moon Bay, CA

Washington Sea Grant

Facilitator: **Eric Olsson**, Chair, T&E Committee

4:00pm **Networking Opportunity** - A quick break and a chance to talk with your PCC colleagues and our staunch and supportive vendor corps.

4:10pm **Session 3: Harbor/Marina Security:** A safe marina goes well beyond just providing adequate lighting and locked gates. As a harbormaster or marina facility manager you are charged literally with keeping everything safe and secure... that includes not only the physical plant and moorage slips and vessels but also your staff, tenants and the visiting public...in addition to ensuring that adequate protections are in place for maintaining a sound fiscal structure to maximize investment and meet revenues projections and budgetary constraints. And, don't forget about the environment. It is your job (and that of your staff) to ensure that your marina policies, practices and training are in concert with local, state and federal regulations and that you provide prudent and competent leadership and guidance to establish and support necessary safeguards.

Presenters: **David Chritten**, MicroBiz Security Company

**Scott Grindy**, San Francisco Marina, CA

Facilitator: **T.J. Quandt**, Port of Olympia, WA

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, April 13**

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

8:45am **Session 4: Moorage Rate Adjustments -** How, when, how much and how often? Our PCC email exchanges constantly revisit this issue. Many marinas are revenue driven and their very existence is predicated on paying their way as tax-derived municipal budget support or other offsets evaporate. What is the fair market value of your slips and how is this determined and can you stay competitive? Are there established formulas that can be applied to make rational decisions or is it simply making rate adjustments based on need. These are continuing questions that will be explored during what will be a captivating and welcome session.

Presenters: Panel Discussion (awaiting Speaker confirmation)

Facilitator: **James Weaver**, Port of Bremerton, WA

9:45am **Session 5: Project Management...a structured way to proceed -** there's a folder on your desk marked "important." It contains a rather complicated project that your director deems important and has tasked you with ensuring its completion on time and under budget. What do you do? How do you effectively coordinate the planning, funding, engineering, contracting and other components of this project? This session will provide guidance and aids to help you to wade through all the uncertainties to bring the project home.

Presenter: **Nathan Duval**, Director of Capital Facilities, City of Valdez, AK

Facilitator: **Jeremy Talbott**, Port of Valdez, AK

10:45am **Networking Opportunity**

11:00am **Session 6: Humboldt Bay Wind Project - impacting the community and the nation.** This strategic and immense wind energy project will not only produce needed power but will also have far-reaching benefits to the port, the community and the nation as it sets a dramatic example of how innovative partnerships can succeed in strengthening the regional economy while promoting the development and viability of clean renewable energy. The Federal government has announced ambitious goals of deploying over 30 gigawatts of offshore wind generation that would nearly match the world's current offshore capacity. The Port of Humboldt Bay has secured sufficient state funding to design and permit a 180 acre marine terminal to service offshore wind production in support of this extraordinary renewable energy project. This session will describe the rationale for the port's commitment to this project and detail the anticipated benefits and the impacts on the marine environment, fishing and other marine industries in the area.

Presenters **Rob Holmlund**, Director of Development, Humboldt Bay, CA

**Shane Phillips**, Senior Engineer, Moffatt & Nichol, Seattle, WA

Facilitator: **Aaron Glidden**, City of Homer, AK

- 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 port tour.
- 1:30pm **Host Port Activities** - 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 Fall 2023 conference.
- 6:00pm **Social Hour**
- 7:00pm **Banquet**  
Award Presentations and Entertainment

### *FRIDAY, April 14*

- 7:30am **Breakfast Buffet**
- 8:15am **Reconvene, Closing Remarks**
- 8:30am **Session 7: Disaster strikes...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 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 your local responders and consider sponsoring a "hands-on" drill to establish a reliable communications network and an effective response partnership.

Presenters: Local Emergency Responders and Harbormaster Panel

Facilitator: **Eric Olsson**, Chair, T&E Committee

### **CA Tsunami Preparedness and Maritime Response Information**

Tsunamis are one of the most devastating natural disasters, with the potential to cause significant damage to coastal areas including marinas/harbors, and ports. Recent events, such as the Tonga Volcanic Eruption, caused a tsunami that resulted in about \$10 million in damage to California's maritime and coastal communities. This event highlighted the need to further educate boat owners, liveaboards, and harbor officials of their tsunami risk and what they can do to reduce potential impacts during future tsunami incidents.

In this session, the California Geological Survey (CGS) and the California Governor's Office of Emergency Services (Cal OES) present tsunami preparedness, mitigation, and response information specific to recreational and commercial boaters and port/harbor/marina officials. The presentation includes updated scientific methods, toolbox/resources to prepare boaters for tsunami response, decision support tools for decision-makers during tsunami emergency response, and risk communication guidance. In addition, the California Tsunami Program

offers harbor improvement assessments that can help one understand their harbor's tsunami risk and be used to apply for hazard mitigation funding.

Presenter: **Nick Graehl**, Engineering Geologist, CA Geographical Survey

Facilitator: **Eric Olsson**, Chair, T&E Committee

10:00am **Closing comments**

10:15am Conference **adjourned**...Heading home.... Next stop...Valdez, Alaska