

## PORT COMMISSION REGULAR MEETING– September 27, 2017

The Port of Port Townsend Commission met in regular session at the Commission Building, 333 Benedict Street, Port Townsend, WA

Present: Commissioners – Hanke, Clinefelter and Tucker  
Executive Director Gibboney  
Auditor Berg  
Director of Planning Toews  
Communications Coordinator Matej  
Attorney Lake  
Minutes – Nelson (excused absence from meeting at 7:00 pm)

Excused: Director of Operations & Business Development Englin

### I. CALL TO ORDER/PLEDGE OF ALLEGIANCE:

Commissioner Hanke called the meeting to order at 5:30 p.m.

### II. APPROVAL OF AGENDA:

Ms. Gibboney deleted VII. Regular Business, Item C – Calendar-Commission Meeting Topics from the agenda and announced it would be presented at the next Commission meeting.

**Commissioner Tucker moved to approve the Agenda as amended.**

**Commissioner Clinefelter seconded the motion.**

**Motion carried by unanimous vote.**

### III. CONSENT AGENDA (0:57):

A. Approval of Public Workshop Minutes – September 13, 2017

Approval of Meeting Minutes – September 13, 2017

B. Approval of Warrants

Warrant #058185 through #058195 in the amount of \$15,705.10 for Payroll & Benefits

Electronic Payment in the amount of \$71,607.57 for Payroll & Benefits

Warrant #058196 through #058244 in the amount of \$272,476.26 for Accounts Payable

Electronic Debit in the amount of \$12,698.06 for WA State Dept. of Revenue Combined

Excise Tax Return for August 2017

**Commissioner Clinefelter moved to approve the Consent Agenda as presented.**

**Commissioner Tucker seconded the motion.**

**Motion carried by unanimous vote.**

### IV. PUBLIC COMMENTS (Not related to agenda):

### V. SECOND READING (Action Items):

### VI. FIRST READING (Discussion Only):

### VII. REGULAR BUSINESS:

A. Point Hudson Strategy “Realizing the Potential” (1:31):

Ms. Gibboney explained the upcoming presentation is for Commission and community input. She reminded the Port obtained the services of consulting firm Maul Foster Alongi for the Point Hudson planning process, with the help of a CERB grant. She stated the Commission directed staff to make this a community process, and to include the public, governmental entities and stakeholders. Ms. Gibboney added that a Public Open House on Point Hudson planning is scheduled (October 19, 5:00 pm) and there would be other opportunities for the Commission to hear from their constituents. She stated to the Commission that this information is not staff's recommendation, but it is staff presenting their thinking and looking for Commission input. She summed up that planning for Point Hudson is a "Framework for Stewardship".

Next, Ms. Gibboney presented Maul Foster Alongi consultants, Jim Darling and Michael Stringer. The Power Point presentation presented by Mr. Darling and Mr. Stringer listed steps, including: planning process, what has been learned from market assessment, spectrum of use alternatives & opportunities for collaboration and an introduction of framework for analysis & alternatives. They discussed the sustainability and potentials for Point Hudson's future. Further discussion ensued along with questions from the Commission.

Ms. Gibboney stated the cash flow analysis from Heartland would soon be presented to the commissioners. She also pointed out this is a long-term strategy for Point Hudson, which would include continued meetings with the NW Maritime Center (NWMC) and the City. She asked the Commission for a decision on whether they would like to explore the option to collaborate with the NWMC and the City. She explained this is an alignment and collaboration process, with interests and concerns from all parties.

Mr. Darling described the scope approach.

NWMC Director Jake Beattie discussed the Maritime Center's ideas on planning and the desire to work with the Port's goals.

Ms. Gibboney asked the question to the Commission again, do they want to proceed on exploring potential collaboration with the NWMC and City and if so, which Port Commissioner would they chose as the Commission representative in this process. She explained this Commissioner would attend the scheduled October 6 meeting with the NWMC and City.

After input from each Commissioner, they all agreed to move forward on the collaboration with the NWMC and chose Commissioner Tucker as the Commission rep.

Director Gibboney reported reps from NWMC are Executive Director Jake Beattie and a board member, from the City, Manager David Timmons and Mayor Deborah Stinson, and Port reps – Executive Director Gibboney and Commissioner Tucker.

Director Gibboney stated staff would bring back a schedule and timeline on decision points. At this time, she recommends the Commission receive comments from the public.

Comments were heard from:

Carol Hasse, 42-year resident of Point Hudson, long-time Point Hudson business owner (PT Sails) and has kept a boat moored in the marina.

Ted Shoulberg, 30-year Port Townsend resident.

Joe von Volkli, 15 year Port Townsend resident and “BUMS” business owner in the Boat Haven.

Jake Beattie, NWMC Executive Director.

Bob Downs, 5-year Port Townsend resident and marine trades worker at Point Hudson.

Gordon Neilson, long-time PT resident and retired business owner.

B. 2018 Operating Budget – 1<sup>st</sup> Draft:

Ms. Berg presented the draft 2018 Operating (and Capital Budget). Discussion ensued.

D. August 2017 Financials:

Ms. Berg presented August 2017 financials. Discussion ensued.

VIII. STAFF COMMENTS:

Ms. Matej informed that preparations are in process for the October 19 Point Hudson Open House. She stated results from the Point Hudson survey are available on the Port website.

Mr. Toews talked about the October 5 Airport Runway Open House at 5 pm. He stated he has a teleconference next week with Mott MacDonald in regards to the jetty design; staff anticipates 90% design by the end of the year.

IX. PUBLIC COMMENTS:

Gwendolyn Tracy expressed concerns about lease proposals and asked Commissioners to consider all aspects in the equation of lease rates.

Dave Griswold of PT Shipwrights Co-op expressed concerns in regards to lease rates and Potential loss of customers.

Gwendolyn Tracy asked the Commission if they would be willing to have a public workshop with the Port Townsend Marine Trades Association on lease rates and other issues. Commissioner Hanke replied it needs to happen sooner, rather than later.

X. COMMISSIONER COMMENTS:

Commissioner Tucker announced the Energy Lunch might be coming to an end. He stated he attended the Chamber lunch where Wave Broadband made a presentation.

Commissioner Clinefelter stated he has been in touch with the County in regards to the 40-acre parcel located off Highway 104 and Beaver Valley Road, which may have the potential for an agricultural hub.

XI. NEXT PUBLIC WORKSHOP & REGULAR MEETING:

Wednesday, October 11, 2017 at District 3 location: PORT LUDLOW FIRE & RESUCE STATION, 7650 OAK BAY ROAD, PORT LUDLOW, WA. Workshop at 9:30 am, meeting at 1:00 pm.

XII. EXECUTIVE SESSION:

XIII. ADJOURNMENT:

The meeting adjourned at 8:08 pm there being no further business to come before the Commission.

ATTEST:

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Stephen R. Tucker, Secretary

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Peter W. Hanke, President

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Brad A. Clinefelter, Vice President