

POR T COMMISSION MEETING – October 12, 2011

The Port of Port Townsend Commission met in regular session in the Commission Chambers, 375 Hudson St, Port Townsend, WA

Present: Commissioners –Thompson, Erickson, Collins
Executive Director – Crockett
Deputy Director – Pivarnik
Auditor - Taylor
Attorney Harris - Goodstein Law Group
Minutes - Nelson

I. CALL TO ORDER/PLEDGE OF ALLEGIANCE:

Commissioner Thompson called the meeting to order at 1:00 PM.

II. APPROVAL OF AGENDA:

Executive Director Crockett and Commissioner Thompson called for an Executive Session to discuss a legal issue and a personnel matter, pursuant to RCW 42.30.110 (i) (g), duration approximately 20 minutes, with no expected decisions.

Commissioner Collins moved to approve the Agenda as presented.

Commissioner Erickson seconded the motion.

Motion carried by unanimous vote.

III. CONSENT AGENDA (1:06):

- A. Approval of Minutes – September 28, 2011
- B. Resolution No. 566-11 – Authorizing Sale of Abandoned Vessel
- C. Operations Reports – September 2011

Commissioner Collins moved to approve the Consent Agenda as presented.

Commissioner Erickson seconded the motion.

Motion carried by unanimous vote.

IV. PUBLIC COMMENTS (Not related to agenda):

None

V. OLD BUSINESS:

A. 2012 Operating/Capital Budget (2:12):

Mr. Crockett explained the budget was discussed in the previous workshop. Discussion ensued on a few minor changes to be made to the draft budget. He reminded that the first Public Hearing on the 2012 Operating/Capital Budget would take place on October 26, 2011 at 6:30 PM during the Regular Commission meeting.

B. Landfall Site Letter of Intent (LOI) (4:35):

Mr. Crockett reminded of the Maritime Heritage Group's Letter of intent to build on the former Landfall site, with April 1, 2012 set for the construction phase development to begin. Recently the Port received a letter from Mr. Finnie and Mr. Hanke requesting an extension to the LOI. They request the original due diligence date of October 1, 2011 be extended six months to April 1, 2012, and an additional six month be granted for the construction phase date. Mr. Crockett recommends granting the extension, but beginning April 1, 2012, charging for the land lease, whether they are ready to build or not.

Present in the audience was Mr. Hanke, who explained the reasons for the extension request: One, being the economy, and two, the outcome of the POF.

Further discussion was held on these issues.

Commissioner Collins moved to extend the due diligence date on the LOI to April 1, 2012, at which time the Port will begin charging for the land lease, whether building has begun or not.

Commissioner Thompson seconded the motion.

Motion carried by unanimous vote.

VI. NEW BUSINESS:

A. Lease Assumption “Tailspin Tommy’s” 16:34):

Mr. Crockett announced that Tailspin Tommy's at the airport has been sold, requiring the change to the current lease.

Mr. Tom Wacker (in the audience), seller of Tailspin Tommy's, spoke of his appreciation of being a Port tenant for the past twenty-seven years and spoke a bit on the history of his business.

The new owner, Scott Erickson, was also in the audience and spoke about his vision.

Mr. Crockett recommends the Commission direct staff to prepare the Lease Assumption documents for the Executive Director's signature.

Commissioner Thompson moved to direct staff to execute the Lease Assumption documents for the Executive Director's signature of approval.
Commissioner Collins seconded the motion.
Motion carried by unanimous vote.

B. Approval of Warrants (25:32):

Commissioner Thompson read the warrants, as presented:
Warrant #047501 through #047530 in the amount of \$42,024.01 for Payroll
Warrant #047531 through #047539 in the amount of \$62,686.83 for Payroll Benefits
Warrant #047540 through #047609 in the amount of \$92,260.07 for Accounts Payable

Commissioner Thompson moved to approve the warrants as presented.

Commissioner Erickson seconded the motion.

Motion carried by unanimous vote.

VII. STAFF COMMENTS (26:20):

Mr. Pivarnik stated that the Travelift project is moving forward. He expects to have 75% of the drawings in by this Friday. The contractor is also going to present some ideas on long-term fixes to the marina.

Mr. Crockett informed of the Small Ports Conference coming up next week in Leavenworth, which staff and the Commission would be attending.

He reported that last week he received a call from Washington Public Ports Assoc. Executive Director, Eric Johnson, asking Mr. Crockett to fill the vacated seat on the Board for Enduris, as the representative of Washington ports. Enduris is the risk pool that represents half of Washington ports. Mr. Crockett spoke of the amount of time that he would be required to travel to Spokane each year (a 4-year term) which would take him away from his duties here at the Port and asked the Commission to consider this. Commissioner Collins shared Mr. Crockett's concern of time spent away. The other Commissioners concurred. Mr. Crockett will decline the appointment

VIII. PUBLIC COMMENTS (35:54):

Dave Griswold, Port Townsend Marine Trades Association, questioned the future of pleasure boating. He also spoke of the Port of Port Townsend being the cheapest place to have a boat hauled out, attracting business to the local marine trades. This brought about a discussion on the amount of billable feet received per month in the yard, the amount of time a boat spends in the yard, and other related issues.

IX. COMMISSIONER COMMENTS (51:13):

Commissioner Collins announced that the Joint Economic Strategy is still in the works. He added that Team Jefferson is thriving and informed of their first quarterly update meeting with the Port, the County and the City on October 20, 2011.

Commissioner Thompson informed that he attended the recent PRTPO meeting where they discussed the proposed Highway 19/20 corridor improvements to various intersections.

Commissioner Erickson expressed his wishes to bring back a designated office in the Administration building for the Commissioners.

X. NEXT MEETING: Next regular meeting and Public Hearing on the 2012 Operating/Capital Budget will be held Wednesday, October 26, 2011 at 6:30 PM, in the Port Commission Chambers, 375 Hudson St, Port Townsend.

XI EXECUTIVE SESSION:

The regular session recessed into Executive Session at 2:01 PM to discuss a legal issue and a personnel matter, pursuant to RCW 42.30.110 (i) (g), duration of approximately twenty minutes, with no decisions. (At 2:21 PM, Ms. Nelson checked outside and found no public waiting for the reconvening of meeting. At 2:23 PM she checked again.)

XII: ADJOURNMENT: The regular meeting reconvened and adjourned at 2:23 PM there being no further business to come before the Commission.

ATTEST:

David H. Thompson, President

John N. Collins, Secretary

Leif W. Erickson, Vice President