

PORT COMMISSION SPECIAL MEETINGS (1st and 2nd Sessions) – January 31, 2018

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

Present: Commissioners – Tucker, Hanke and Putney
Executive Director Gibboney
Auditor Berg
Director of Operations & Business Development Englin
Director of Planning Toews
Attorney Lake
Minutes – Nelson

I. CALL TO ORDER/PLEDGE OF ALLEGIANCE:

Commissioner Tucker called the meeting to order at 8:00 a.m.

II. APPROVAL OF AGENDA:

Commissioner Tucker explained the reason for the two Special Meetings today. He proposed to take public comments after Approval of the Agenda (3 minutes/pp, with a maximum total time not to exceed twenty minutes).

Commissioner Putney moved to approve the Agenda as presented.

Commissioner Hanke seconded the motion.

Motion carried by unanimous vote.

The Commission discussed public comment period, meeting procedures and the two executive sessions.

PUBLIC COMMENTS (Not related to agenda):

Melinda Bryden thanked Commissioner Putney for revisiting the issue of timing of the south jetty project. She then asked the Commissioners to state that management negotiates leases and the Commissioners review and approve them only.

Bob Frank voiced his displeasure that the Commission recanted rules that were established at the last commission meeting.

III. REGULAR BUSINESS – Possible Action:

A. Point Hudson South Jetty Demolition & Replacement Bid – Restriction of Construction Window: Motion to Rescind the January 24, 2018 Vote (11:04):

Commissioner Putney discussed the motion passed at the last meeting that changed the (south jetty) bid process. He stated it was a rushed decision after hearing a comment from one member of the public at the end of a very long meeting. He added it is not normal to make a motion based on public comment and that the preferred method is for staff to present the item prior to any action.

Commissioners and staff discussed the four options that engineer Mott MacDonald considered in preparation of the 70% design cost estimate. Pros and cons were discussed on each option, including the timing of the two optional start dates and the possible \$500K cost increase with a September start date. Commissioner Hanke expressed his frustrations with the unknowns and, in his view, the overall lack of planning. Discussion ensued. Commissioner Tucker asked if there was a motion on the floor. Commissioner Putney expressed his desire to discuss the issue further prior to making that motion. Commissioner Tucker argued that.

(37:25)Commissioner Putney moved to rescind the January 24, 2018 Vote (eliminating the one-start date of September 15, 2018 and going back to the original two-start dates, July and September, in the bid documents) with the anticipation there will be discussion on the motion.

Commissioner Tucker seconded the motion.

Discussion continued on a one-start vs. two-start date.

Mr. Toews explained the purpose of the two bid options. He reminded the commission gave staff direction late last year to proceed with this route.

Discussion continued in depth.

Commissioner Tucker reminded there is a motion on the floor to Rescind the January 24, 2018 Motion.

Commissioner Hanke opposed the motion.

Motion carried with two votes for and one opposed.

IV. NEXT PUBLIC WORKSHOP / REGULAR MEETING:

Workshop: Wednesday, February 7, 2018, 1:00 pm

Workshop: Wednesday, February 14, 2018, 9:30 am

Regular Meeting: Wednesday, February 14, 2018, 1:00 pm

Port Commission Bldg., 333 Benedict Street, Port Townsend

Commissioner Tucker stated his desire to relook at the recently adopted meeting procedures. He would like to go back to the previous schedule of having two meetings a month. He believes there are “paralyzing” issues – the Northwest Maritime Center deal and lease negotiations. He will meet with staff to plan upcoming meetings.

Commissioner Hanke disagreed with Commissioner Tucker and does not believe the NWMC deal is paralyzing the Port. He believes the leasing issue is extremely important to work on, as well as the operating, business and capital plans. He believes these items take precedence over NWMC/Point Hudson plan.

Commissioner Putney agreed with Commissioner Hanke. He would like to see the commission give staff this quarter, direction on moving forward with the plans. He believes Point Hudson may have been a misplaced priority. He added the Point Hudson deal is important but there are critical issues that should come before.

Commissioner Tucker stated that he differs with those opinions. He added the NWMC deal drives our capital plan and business plan.

Commissioner Hanke believes the NWMC deal and the jetty are not linked. He stated the lack of boats in the yard is an issue that needs addressing.

Discussion continued on priorities. Meeting recessed at 10:14 am.

V. EXECUTIVE SESSION:

Pursuant to RCW 42.30.110 (c), the Executive Session began at 9:10 am , one hour duration, with possible action.

A. To discuss the minimum price at which real estate will be offered for sale or lease when public knowledge regarding such consideration would cause a likelihood of decreased price. However, final action selling or leasing public property shall be taken in a meeting open to the public.

VI. RECONVENE TO REGULAR SESSION:

A. Possible Action Resulting from Executive Session: Authorization for Staff to Contract for Financial Analysis:

The meeting reconvened at 10:10 am.

Commissioner Tucker moved to proceed with an Independent third party Financial Analysis of the offer made by the Northwest Maritime Center.

Commissioner Putney seconded the motion.

Commissioner Hanke opposed.

Motion carried with two votes for and one opposed.

The Special Meeting adjourned at 10:13 am.

At 10:13 am the 2nd Special Meeting began.

VII. EXECUTIVE SESSION:

A. To Review the Performance of a Public Employee, Pursuant to RCW 42.30.110(g):
The regular session recessed into Executive Session at 10:14 am to discuss the Performance of a Public Employee, pursuant to RCW 42.30.110 (g), duration of thirty-five minutes.

At 10:51 am, Attorney Lake announced a five-minute extension.

At 10:56 am, Attorney Lake announced a five-minute extension.

VIII. ADJOURN

The meeting reconvened and adjourned at 11:01 am there being no further business to come before the Commission.

ATTEST:

Stephen R. Tucker, President

William W. Putney, III, Secretary

Peter W. Hanke, Vice President