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**Port of Port Townsend  
2<sup>nd</sup> Monthly Meeting Agenda  
Tuesday, November 26, 2019, 1:00 p.m.  
Port Commission Building  
333 Benedict Street  
Port Townsend, WA**

- I. Call to Order / Pledge of Allegiance
- II. Approval of Agenda
- III. Public Comments
- IV. Consent Agenda
  - A. Approval of Regular Business Meeting Minutes – November 13, 2019 ..... 1-6
  - B. Approval of Warrants
- V. Second Reading -- *none*
- VI. First Reading -- *none*
- VII. Regular Business
  - A. October Financials..... 7-10
  - B. 2020 Rates..... 11-22
- VIII. Staff Comments
- IX. Commissioner Comments
- X. Next Public Workshop / Regular Business Meeting:  
Wednesday, December 11, 2019. Workshop at 9:30 AM, Meeting at 1:00 PM  
Port Commission Building, 333 Benedict Street, Port Townsend, WA
- XI. Executive Session
  - A. Evaluating the Qualifications of Applicants for Public Employment RCW 42.30.110 (1)(G)
- XII. Adjournment

## PORT COMMISSION REGULAR BUSINESS MEETING – November 13, 2019

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

Present: Commissioners Hanke, Putney & Tucker  
Executive Director Pivarnik  
Deputy Director Toews  
Attorney Chmelik  
Port Recorder

Excused: Finance Director & Port Auditor Berg

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

Commissioner Putney called the meeting to order at 1:00 p.m.

### II. APPROVAL OF AGENDA (00:00:31):

Amendment to the agenda: remove item 5C, as staff is still working on that item; it will be resubmitted at a later time.

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

**Commissioner Hanke seconded the motion.**

**Motion carried by unanimous vote.**

### III. WELCOME NEW COMMISSIONER (00:00:51): Commissioners officially welcomed the newest commissioner elect, Pam Petranek.

### IV. PUBLIC COMMENTS (00:01:31):

None

### V. CONSENT AGENDA (00:01:45):

#### A. Approval of Special Business Meeting Minutes – October 23, 2019

Amendment to the October 23 meeting minutes: Under VII. Public Hearing on Draft 2020 Operating and Capital Budget the comment attributed to Commissioner Hanke needs to be changed. Minutes should reflect the following: "... that in the past there were times when no budget packet was presented, and he complemented staff for this year's budget. He stated that it shows accurately what the Port's needs are..."

#### B. Approval of Warrants

Warrant #061173 in the amount of \$103.43 is declared void for Accounts Payable

Warrant #061242 through #061254 in the amount of \$68,648.06 for Payroll & Benefits and Electronic Payment in the amount of \$108,671.24 for Payroll & Benefits.

Warrant #061255 through #061334 in the amount of \$129,275.02 for Accounts Payable.

#### ~~C. Maritime Center Parking Lot Letter Of Intent~~

**Commissioner Hanke moved to approve the Consent Agenda as amended.**

**Commissioner Tucker seconded the motion.**

**Motion carried by unanimous vote.**

VI. FIRST READING (00:03:21)

- A. Team Jefferson Economic Development Council (EDC) Contract Negotiations for 2020  
Deputy Director Toews reminded the commission that Team Jefferson has served as the County's Associated Development Organization (ADO) since 2012 and the Port has had recurrent contracts with them until January of this year. Port staff has been working with the EDC board over the past several months to discuss a new agreement, and how Team Jefferson could provide a concrete return on the Port's continued investment. Mr. Toews presented a draft contract for discussion only. He stated that staff wanted to provide an opportunity for Team Jefferson and the EDC to make a presentation to the commission and for a discussion as to how best to proceed. He then introduced Brian Kuh, Executive Director of EDC Team Jefferson.

Executive Director Kuh gave an overview of the EDC board, introduced a few members present, and referring to a handout, talked about key activities of the last year:

- Business expansion and improvement, direct assistance to businesses, community readiness and capacity-building activities like transportation and community hygiene facilities.
- Re-established partnership with the Emerald Coast Opportunity Zone to bring investment into the area.
- Establishment of a working relationship with Clallam EDC across county lines to bring online the North Olympic Legislative alliance in bringing priorities (a list of critical infrastructure, etc.) to the legislature.

Mr. Kuh then went over 2020 objectives, and appealed to the commission to re-establish Port funding, which currently represents 20% of their budget and that, if re-established, would allow the re-establishment of a Small Business Development Center (SBDC) office in Jefferson County; and an APTAC (Association of Procurement Technical Assistance Center) in Jefferson County.

Commissioner Putney asked if the city were contributing to the support of the EDC or if lodging tax were paying for the EDC rent. Mr. Kuh explained that City does indeed pay for the rent in their half of the building, and the EDC's portion of the rent is worth about \$10K/year.

Commissioner Hanke asked what portion of the EDC budget is supported by the county, taking out of that the money that comes from Washington State Associate Economic Development Organization (ADO). Mr. Kuh responded that the County contribution comprises about 20% of the EDC budget, not including the public infrastructure funds.

Commissioner Putney stated that although District 1, the City, was the main focus of businesses in the county, he wondered if there could be a broader focus from the EDC. Mr. Kuh reviewed what they are currently doing and agreed that more could be done.

Commissioner Tucker spoke about the years of work with the EDC and how over the years the return on Port's investment has gone down; he suggested the EDC be assigned tasks that are timely and measurable, to help the Port decide on the contract. Mr. Kuh asked for more details.

Commissioner Putney spoke about airport transportation, and hygiene facilities not getting done, and said he'd like quarterly progress reports on goals set.

Commissioner Hanke concurred with the other commissioners' comments, and stated that the Port is much more relevant and creates and promotes much of the economic development in

the county. It would be helpful to see a concrete report of what has been done for businesses in the county.

Mr. Kuh stated that confidentiality would require that the names of the businesses be redacted, but that they could provide a greater level of detail about what is being done.

Commissioners agreed that future problems would be better solved if all commissioners (County, City, Port) worked together, and that together we would get more done.

Commissioner Putney thanked Mr. Kuh for the presentation and said that staff will now work with Mr. Kuh to drill down a bit on the items discussed.

## VII. REGULAR BUSINESS (00:37:05)

### A. 2020 Rates (00:37:08)

Executive Director Pivarnik introduced the proposed new Port rates for discussion, stating the Port was not looking for approval at this time. He referred to a handout comparing 2019 and 2020 rates, including 3% across-the-board increase for all rates and fees charged, except for certain rates that were either behind schedule or needed to be rounded up to make them easier to collect. Point Hudson monthly rates went up in winter because of power costs, which are included in the rate.

Commissioner Tucker commented that Point Hudson might be a place to introduce metering as was discussed at Boat Haven, which might actually bring in more money, and patrons would see that they're being charged for what they're actually using.

Executive Director Pivarnik went over each Port area and the fees associated with them, including the reasoning behind some of the different rates, including a per-foot environmental fee that is more fair. Launch ramp fees were discussed, and the rate of sales over the years. Research shows many different costs for ramp fees throughout the region.

Commissioner Tucker felt that our raising the price of annual ramp passes caused the number sold to go down. He stated that the Port has a responsibility to provide access to everyone, and higher fees exclude some people. If we use the State Park fee as the gold standard, we could go to \$80; but this would need to be advertised well. He asked if it would be possible to try a lower rate for a year, and monitor the sales and revenue to see they improved. He mentioned that fishing season openings have changed, and this might also be affecting usage.

Commissioner Tucker agreed that allowing people to have access to the waterfront was important.

Executive Director Pivarnik said he hoped to hear back from the commissioners and the public on these rates before our next meeting.

### B. Adopt Resolutions to formalize the 2020 Operating and Capital Budget (01:06:38)

Executive Director Pivarnik reminded the commission that the only change to the budget was the \$5,500 for increased cost of employee benefits for insurance premiums, that they had previously approved; Resolution 709-19: 2020 Budget is just an affirmation of the verbal vote taken at our last meeting. He also presented Resolution 710-19 solidifying the 1% Tax Levy discussed at our last meeting, and Resolution 711-19 regarding the IDD Multi-year Levy.

i. Resolution 709-19: 2020 Budget (01:08:00)

No further discussion.

**Commissioner Tucker moved to approve Resolution 709-19: 2020 Budget**

**Commissioner Hanke seconded the motion.**

**Motion carried by unanimous vote.**

ii. Resolution 710-19: 2020 Budget Tax Levy (01:08:33)

No further discussion.

**Commissioner Hanke moved to approve Resolution 710-19: 2020 Budget Tax Levy**

**Commissioner Tucker seconded the motion.**

**Motion carried by unanimous vote.**

iii. Resolution 711-19: IDD Multi-year Levy (01:08:55)

Commissioner Putney commented that the outcome of this ballot measure was uncertain at the last commission meeting, and stated he was gratified that the citizens of Jefferson County have entrusted the Port with their tax dollars and acknowledged the responsibility the Port now has to spend it wisely.

Executive Director Pivarnik reminded the commission that the Port won't see any of these funds until June, 2020, as the tax won't be levied until April. The plan to levy 13¢ per \$1,000 value is approximately \$809,354 per year for the Port. Staff is working on another resolution to bring to a future meeting opening a new restricted account for IDD funds.

Commissioner Putney stated that the work that staff has done in recent months to get our net profitability up has made it a lot easier to tell people how trustworthy an investment the Port is.

Commissioner Tucker approved of the amount chosen to levy this year (13¢ / \$1,000 AV); the least amount to levy in a year and still get the full amount over the course of the Levy, making it a predictable tax going forward, with no surprising jumps.

Commissioner Hanke agreed and stated that these funds represent not only insurance and a cushion for maintaining the Port's infrastructure, but also opportunities throughout the county. It's exciting to see what we can do in terms of substantial economic development in the County.

**Commissioner Tucker moved to approve Resolution 711-19: IDD Multi-year Levy**

**Commissioner Hanke seconded the motion.**

**Motion carried by unanimous vote.**

C. The Artful Sailor - New Lease (01:13:48)

Mr. Toews introduced this lease with Ms. Alvarado DBA The Artful Sailor, who has been occupying about 600 ft<sup>2</sup> of office space in the NW corner of the Armory Building at Point Hudson. It is a new one-year lease agreement with four one-year options to renew. The proposed lease rate is reflective of current lease rates, and the lease content is consistent with all leases since adoption of the lease policy.

**Commissioner Hanke moved to approve The Artful Sailor New Lease.**

**Commissioner Tucker seconded the motion.**

**Motion carried by unanimous vote.**

**D. Key City Fish Lease (01:17:09)**

Mr. Toews introduced this lease for Johnpaul Davies DBA Key City Fish, a long-time tenant at Boat Haven, for property at 325B Haines Place, Boat Haven. Key City Fish wants to expand their operations with plans for tenant improvements to the interior of the building to provide space for cold storage, and about 32 ft<sup>2</sup> on the exterior to install compressors. The Term is five (5) years, with two five-year options to renew.

There was a discussion regarding the removal of storage lockers inside the building, and whether other storage existed on Port property, if there is benefit in having storage facilities, and whether there would be any problems with the building use. Mr. Toews reassured the commission that the tenant improvement plans will be submitted to the Executive Director for approval before any work is done.

**Commissioner Hanke moved to approve the Key City Fish Lease.**

**Commissioner Tucker seconded the motion.**

**Motion carried by unanimous vote.**

**VIII. STAFF COMMENTS (01:23:53):**

Deputy Director Toews thanked Ms. Nelson for her diligent work on the leases.

Executive Director Pivarnik commented that staff is working on a draft Comprehensive Scheme of Harbor Improvements they hope to have to commissioners in the next few weeks, and stated the Port would like to have it codified in the first quarter of the new year. He mentioned a possible partnership between the Port and the Washington Trust for Historic Preservation regarding Point Hudson. He also mentioned the WPPA annual meeting next week in Tacoma, which some Port staff and commissioners are planning to attend.

**IX. COMMISSIONER COMMENTS (01:26:55):**

Commissioner Tucker commented that he was amazed and happy that the community chose to trust the Port enough to approve the IDD Levy.

Commissioner Hanke commented on the IDD Levy and how over the course of 20 years it is not a lot of money in terms of the size of the Port's budget and what we are responsible for. He mentioned that surplus assets in the Port is still a relevant discussion to have, and encouraged everyone to keep looking at assets that we might want to surplus, which would leverage our IDD funds more.

Commissioner Putney commented on a discussion had with other small ports at the annual Small Ports Conference in Leavenworth. He remarked on a possible transportation loop bringing folks in from the airport, which he feels is an under-utilized facility. A discussion ensued around how the Port of Bremerton is using a Port courtesy bus -- by reservation -- from port facilities to the city, and about having a study to see if this would work in our county.

**X. NEXT SPECIAL BUSINESS MEETING (01:38:57):**

Tuesday, November 26, 2019. Meeting at 1:00 p.m.

Port Commission Building, 333 Benedict Street, Port Townsend, WA

XI. ADJOURNMENT (01:39:27):

The meeting adjourned at 2:39 p.m. there being no further business to come before the Commission.

ATTEST:

\_\_\_\_\_  
William W. Putney III, President

\_\_\_\_\_  
Stephen R. Tucker, Secretary

\_\_\_\_\_  
Peter W. Hanke, Vice President

# PORT OF PORT TOWNSEND

## AGENDA COVER SHEET

MEETING DATE	November 26, 2019
AGENDA ITEM	<input type="checkbox"/> First Reading <input type="checkbox"/> Second Reading <input checked="" type="checkbox"/> Regular Business
AGENDA TITLE	VII. A. October 2019 Financials
STAFF LEAD	Jim Pivarnik, Executive Director
REQUESTED	<input checked="" type="checkbox"/> Information <input type="checkbox"/> Motion <input type="checkbox"/> Action <input checked="" type="checkbox"/> Discussion
ATTACHMENTS	A. October Financials



**Port of Port Townsend**  
**Summary of Operating & Non-Operating Revenues & Expenses**  
**2019 Activity with Comparison to Prior Year and Budget**

	YTD Oct 2018	YTD Oct 2019	Variance to prior year - 2018 v 2019	notes	YTD Budget 2019	Variance to Budget YTD
<b>REVENUES</b>						
Boat Haven Moorage	1,576,611	1,617,170	40,559		1,614,896	2,274
Yard Operations	1,415,554	1,613,512	197,959		1,538,490	75,022
Boat Haven Properties	551,419	589,488	38,069		536,960	52,528
Pt. Hudson Marina, RV & Prop	1,262,700	1,291,652	28,952		1,287,999	3,653
Quilcene	135,657	141,838	6,181		138,795	3,043
Ramps	41,236	49,196	7,960		46,200	2,996
JCIA	112,253	125,464	13,211		116,006	9,458
<b>Total Operating Revenues</b>	<b>5,095,430</b>	<b>5,428,320</b>	<b>332,890</b>		<b>5,279,346</b>	<b>148,974</b>
<b>OPERATING EXPENSES</b>						
Salaries & Wages	1,824,335	1,696,128	(128,207)	a	1,774,359	(78,231)
Payroll Taxes	183,399	187,264	3,865		194,080	(6,816)
Employee Benefits	624,020	578,634	(45,386)	b	581,172	(2,538)
Uniform Expense	3,514	6,467	2,953		7,051	(584)
Contract Services	238,805	210,440	(28,365)		233,892	(23,452)
Consulting Services	57,365	49,769	(7,596)		111,000	(61,231)
Legal & Auditing	183,701	117,424	(66,277)	c	83,330	34,094
Insurance	237,198	276,150	38,952		236,867	39,283
Facilities & Operations	418,319	466,700	48,381	d	398,951	67,749
Utilities	447,066	455,405	8,339		462,240	(6,835)
Marketing	49,377	50,085	708	e	45,181	4,904
Economic Development	30,000	-	(30,000)		15,000	(15,000)
Travel & Training	21,664	25,539	3,874	f	23,913	1,626
Cost of Goods - Fuel	9,559	12,424	2,865	g	10,461	1,963
Community Relations	-	35	35		-	35
<b>Total Operating Expenses</b>	<b>4,328,323</b>	<b>4,132,465</b>	<b>(195,858)</b>		<b>4,177,497</b>	<b>(45,032)</b>
<b>Income from Operations w/o Depr</b>	<b>767,107</b>	<b>1,295,856</b>	<b>528,748</b>		<b>1,101,850</b>	<b>194,006</b>
<b>Non-Operating Revenue</b>						
Capital Contributions/Grants	113,713	335,481	221,767	h	3,328,028	(2,992,547)
Interest	51,222	42,932	(8,290)	i	25,200	17,732
Property & other taxes	893,440	1,014,589	121,149		985,575	29,014
Misc Non-Operating Revenue	57,159	253,001	195,842	j	26,740	226,261
<b>Total Non-Operating Revenues</b>	<b>1,115,534</b>	<b>1,646,003</b>	<b>530,469</b>		<b>4,365,543</b>	<b>(2,719,540)</b>
<b>Non-Operating Expenses</b>						
Bond Interest	256,428	150,294	(106,134)		143,544	6,750
Bond Mgmt, Issuance & Misc Exp	1,458	500	(958)		1,175	(675)
Election Expense	-	-	-		-	-
<b>Total Non-Operating Expenses</b>	<b>257,886</b>	<b>150,794</b>	<b>(107,092)</b>		<b>144,719</b>	<b>6,075</b>
<b>Net Non-Operating Income (Expense)</b>	<b>857,648</b>	<b>1,495,209</b>	<b>637,561</b>		<b>4,220,824</b>	<b>(2,725,615)</b>
<b>Net Income (Loss)</b>	<b>1,624,756</b>	<b>2,791,065</b>	<b>1,166,309</b>		<b>5,322,674</b>	<b>(2,531,609)</b>

**Notes:**

- (a) There have been several changes in staffing since 2018 that contribute to the year to year variance. Such changes have been noted and discussed throughout the year at Commission meetings. Also, part of the variance includes ~\$50,000 in sick and vacation payouts at termination in 2018.*
- (b) The 2018-2019 variance in benefits paid is partly due to changes and timing of those changes in staffing, but primarily is a timing issue that will catch up by year end.*
- (c) Whereas this is below 2018, it is higher than budget due to invoices for legal services related to Seattle Maritime Academy litigation regarding the John Cobb derelict vessel. A settlement payment was received in July that offset the YTD SMA legal fees (~\$47,000).*
- (d) The primary reason for the variance to prior year is due to the ~\$52,000 increase in Bad Debt write-offs.*
- (e) Marketing costs are on par with 2018 YTD, though ahead of budget by almost \$5,000.*
- (f) Variance to prior year, 2019 is higher due to Hazwoper training for staff (\$4,181).*
- (g) Variance between 2018-2019 and YTD budget to actual is from changing from accrual based (reporting the cost of fuel SOLD), versus cash based (reporting the cost of fuel PURCHASED).*
- (h) YTD Capital Contributions/Grants are less than YTD budget because it was anticipated the Port would be in construction phase of the JCIA Runway Rehab project at this point when the budget was adopted last year.*
- (i) Interest income is higher than budgeted because more cash has been retained since the JCIA Runway Rehab construction hasn't commenced. Conversely, it is slightly less than YTD 2018 since the ARRA Bond Rebate won't be received until December 1.*
- (j) Increases to Miscellaneous Non-Operating Revenue for the \$100,000 paid for the purchase of a surplus building by New Day Fisheries; these monies have been placed in the Port Wide Capital Reserve. In addition, there was an increase of approximately \$132,000 for the portion of the SMA legal settlement (totaling \$212,000) that wasn't used to pay down the outstanding accounts receivable for the Cobb vessel.*

**Port of Port Townsend  
YTD Cashflow report**

	<u>YTD October 2019</u>
	notes
<b>Net Income</b>	<b>2,791,065</b>
<b>Net Change in Accruals from Balance Sheet*</b>	<b><u>129,623</u></b>
<b>Less: Capital Expenses:</b>	
JCIA Runway Replacement project	(382,263)
BH Breakwater Repair 2019	(9,511)
WorkYard Resurfacing 2019	(3,307)
PH South Jetty 2019-2020	(35,844)
PH 375 Hudson St. - Air Quality Imprvmnts 2019	(17,033)
BH Net Float Reconstruction	(15,750)
BH Prop - 810 Haines Street	(4,861)
BH Prop - 2900 WA Bldg Repair 2019	(3,824)
Improvements	(151,204)
Equipment replacement	a (122,947)
<b>Total Capital Expenses</b>	<b><u>(746,544)</u></b>
<b>Less: Principal Payments on Debt:</b>	
Point Hudson - 2015 LTGO Refunding Bond	-
PTBH Marina - 2010 LTGO Bond	(450,000)
<b>Total Principal Payments</b>	<b><u>(450,000)</u></b>
<b>Increase (Decrease) in Cash Y-T-D</b>	<b>1,724,144</b>
<b>Beginning Cash at 1/1/2019</b>	<b>1,632,311</b>
<b>Ending Cash at 10/31/2019</b>	<b><u><u>3,356,455</u></u></b>

*\*These are current assets and current liabilities.*

**Notes:**

- (a) Purchase of the following equipment & vehicles:  
    Vactor truck from City of Port Townsend (\$10,432)  
    Maintenance trucks (\$24,161 & \$2,500)  
    BH Restroom Fob Locking system (\$16,192)  
    (2) replacement tires for 300 ton Travelift (\$23,762)  
    BH Ramp Pay Station Kiosk & install (\$14,050)  
    Genie lift (\$21,000)  
    Blocking (\$10,851)

# PORT OF PORT TOWNSEND

## AGENDA COVER SHEET

MEETING DATE	November 26, 2019
AGENDA ITEM	<input type="checkbox"/> First Reading <input type="checkbox"/> Second Reading <input checked="" type="checkbox"/> Regular Business
AGENDA TITLE	VII. B. 2020 Rates
STAFF LEAD	Jim Pivarnik, Executive Director
REQUESTED	<input type="checkbox"/> Information <input type="checkbox"/> Motion <input checked="" type="checkbox"/> Action <input checked="" type="checkbox"/> Discussion
ATTACHMENTS	A. Proposed Rate Sheets

## 2020 Rate Schedule

### BOAT HAVEN

360.385.6211

*Service Rates - Effective January 1, 2020*

*2020 rates approved by Port Commission on 11/13/2019*

*Moorage rate is based on overall length or slip length, whichever is greater*

#### YEAR-ROUND NIGHTLY MOORAGE

Vessels Under 18' Wide	\$ 1.35 ft/nt
Over Wide Vessels (18' +)	\$ 1.85 ft/nt

#### TEMPORARY TIE-UP

	\$ 10.00
(Up to 4 hours)	\$ 20.00 over 35'

#### PERMANENT MOORAGE

25'	\$ 225.57 /mo*
27'	\$ 249.93 /mo*
30'	\$ 282.49 /mo*
35'	\$ 345.21 /mo*
40'	\$ 395.38 /mo*
45'	\$ 470.66 /mo*
50'	\$ 523.49 /mo*
Linear Rate Under 25'	\$ 9.02 ft/mo*
Linear rate 51'+	\$ 11.28 ft/mo*

#### ACTIVE COMMERCIAL FISHING

Up to 70'	\$ 7.44 ft/mo*
71'+	\$ 8.47 ft/mo*
Limited Access	\$ 7.36 ft/mo*
Undesirable	\$ 6.38 ft/mo*
Business/Ltd Access - Same as permanent rate, per ft/mo*	
Overwide Vessels - Vessel length + 50% of beam	
(18' + wide) x Established Rate*	

#### FEES

Liveaboard Fee	\$ 80.15 /month*
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#### ELECTRICAL FEES

Nightly Electric	\$ 6.00
Nightly Electric over 55'	\$ 12.00
Electric Connect Fee	\$ 30.00
Metered Electric/Base Fee	\$ 11.00 /mo + KWHs used
Electric Charges @	\$ 0.1007 per KWH
(subject to change with utility increases)	
Non-metered Electrical	\$ 1.55 ft/mo

\*12.84% WA State Leasehold Excise Tax assessed in addition to Port charges for stays of 30 days or more. If stay does exceed 30 days, the Leasehold Tax will be added to the first 29 days.

## 2020 Rate Schedule

### BOAT HAVEN

CONTINUED

360.385.6211

**Service Rates - Effective January 1, 2020**

*2020 rates approved by Port Commission on 11/13/2019*

*Moorage rate is based on overall length or slip length, whichever is greater*

#### WINTER GUEST MONTHLY, based on availability

##### **October 1 – April 30 :**

25'	\$ 260.94 /month*
27'	\$ 288.43 /month*
30'	\$ 326.15 /month*
35'	\$ 396.23 /month*
40'	\$ 455.82 /month*
45'	\$ 540.08 /month*
50'	\$ 626.69 /month*
Linear Rate Under 25'	\$ 10.43 ft/mo*
Linear Rate 51'+	\$ 13.53 ft/mo*

#### SUMMER GUEST MONTHLY, based on availability

##### **May 1 – September 30:**

25'	\$ 317.87 /month*
27'	\$ 350.19 /month*
30'	\$ 396.12 /month*
35'	\$ 483.37 /month*
40'	\$ 552.55 /month*
45'	\$ 658.83 /month*
50'	\$ 732.56 /month*
Linear Rate Under 25'	\$ 12.71 ft/mo*
Linear Rate 51'+	\$ 16.36 ft/mo*

\*12.84% WA State Leasehold Excise Tax assessed in addition to Port charges for stays of 30 days or more.  
If stay does exceed 30 days, the Leasehold Tax will be added to the first 29 days.

## 2020 Rate Schedule

# JEFFERSON COUNTY INTERNATIONAL AIRPORT

360.385.6211

Service Rates - Effective January 1, 2019

2020 Rates approved by Port Commission 11/13/2019

Prevailing Ground Lease Rate	\$	0.59	sq ft/year*
Daily Tie-down	\$	6.00	
Monthly Grass Tie-down	\$	42.00	*
Annual Grass (must pay in advance)	\$	435.00	*
Monthly Paved Tie-down	\$	58.00	*
Monthly Hangar	\$	191.52	*
Commercial Landing Fee	\$	0.31	/1000 # of max loaded gross weight
<b><u>VEHICLE PARKING</u></b>			
Weekly (7 days)	\$	12.00	(rate includes WA State Sales Tax)
Monthly	\$	32.00	(rate includes Leasehold Tax)
Annual	\$	206.00	

\*12.84% WA State Leasehold Excise Tax assessed in addition to Port charges for stays of 30 days or more. If stay exceeds 30 days, the Leasehold Tax will be added to the first 29 days.

## 2020 Rate Schedule

### MISCELLANEOUS RATES & FEES

Service Rates – Effective January 1, 2020

2020 Rates approved by Port Commission on 11/13/2019

Mini Storage Units	\$ 1.05 sq ft/mo*
Port Labor Rate	\$ 67.00 hr/per person
Overtime Labor Rate	\$ 100.00 hr/per person
Docking Fee	\$ 1.85 ft/day
Commercial Vessel Pass. Fee	\$ 1.05 per person
Relocate Vessel by Hand	\$ 77.00
Relocate Vessel w/ Port Skiff	\$ 155.00
Emergency Pumps	\$ 130.00
Bail Skiff Fee	\$ 52.00
Bilge Water	\$ 0.77 per gallon

#### LAUNCH RAMP

Daily Launch Pass	\$ 15.00
<i>(Daily Launch pass includes 1 day of boat trailer parking)</i>	
Annual Pass (Jan.-Dec.)	\$ 100.00 per year
<i>(free with DAV determination)</i>	

#### Commercial Truck Fee

Daily	\$ 200.00 **
Monthly	\$ 600.00 **
Annual (Jan.-Dec.)	\$ 1,500.00 **

	1 <sup>st</sup> Offense	2 <sup>nd</sup> Offense	3 <sup>rd</sup> Offense
Best Management Practices Violation Fees	\$ 200.00	\$ 500.00	\$ 1,000.00
Chain-up Fee	\$ 150.00	\$ 250.00	\$ 400.00
Impound Fee	\$ 200.00	\$ 300.00	\$ 500.00
Non-payment of Parking Fees	\$ 30.00	\$ 100.00	and beyond

	Sign-up	Renewal
Wait List Fee	\$ 100.00	\$ 50.00

Leave of Absence	\$ 100.00
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Illegal Garbage Dump Fee	\$ 350.00
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Late Charge	\$ 10.00 minimum or 1.5%
NSF Check Charge	\$ 50.00 per occurrence

Fax	first page:	\$ 3.00	\$ 1.50 ea. add'l page
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Notary Service	\$ 12.00
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\*12.84% WA State Leasehold Excise Tax assessed in addition to Port charges for stays of 30 days or more. If stay exceeds 30 days, the Leasehold Tax will be added to the first 29 days.

\*\*Subject to 9% WA State Sales Tax



## 2020 Rate Schedule

# MISCELLANEOUS RATES & FEES CONTINUED

Service Rates – Effective January 1, 2020

2020 Rates approved by Port Commission on 11/13/2019

<u>PORT HADLOCK DOCK-DINGHY/SKIFF TIE-UP</u>	<u>monthly</u>	<u>annually</u>
Dock	\$ 26.00	\$ 150.00
Beach	\$ 21.00	\$ 93.00

### WORK FLOAT MOORAGE/LIFT PIER ACCESS *(Reserve with Yard Office)*

Daily Rate, includes Top Side Access	\$ 2.15	ft/day, \$50 min
Lift Pier Access/Top Side Usage	\$ 27.00	one hour
	\$ 50.00	per extra hour

### OTHER FEES

Lease Assignment Review & Approval	\$ 275.00
Use License preparation fee	\$ 100.00
Use License (varies by location, space & duration)	
Miscellaneous Storage (with agreement)	\$0.25/sq ft

### GOODS & AMENITIES

Laundry Soap	\$ 1.00
Dryer Sheets	\$ 1.00
Showers	\$ 0.25 per 90 seconds (0.50/3 minutes)
Laundry	\$ 2.75 Washer / \$2.00 Dryer

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\*\*Subject to 9% WA State Sales Tax

## 2020 Rate Schedule

### QUILCENE

360.765.3131 or 360.385.6211

**Service Rates - Effective January 1, 2020**

*2020 rates approved by Port Commission on 11/13/2019*

<b>NIGHTLY MOORAGE</b>	\$ 0.85 ft/nt
<b>TEMPORARY TIE-UP</b>	\$ 6.00
Over 35'	\$ 12.00

#### **PERMANENT MOORAGE**

Up to 24 ft.	\$ 6.91 ft/mo*
25-29 ft.	\$ 7.45 ft/mo*
30-35 ft.	\$ 7.97 ft/mo*
36-45 ft.	\$ 8.52 ft/mo*
46-50 ft.	\$ 9.58 ft/mo*
Limited Access – Up to 18'	\$ 4.79 ft/mo*

<b>LIVEABOARD FEE</b>	\$ 80.15 /mo*
<b>RESERVATION FEE</b>	\$ 11.00 /mo*

#### **ELECTRICAL FEES**

Nightly Electric	\$ 6.00
Nightly Electric over 55'	\$ 12.00
Connect Fee	\$ 30.00
Base Electric Fee	\$ 11.00 /mo
Metered Electric @	\$0.1007 per KWH
<i>(subject to change with utility rate increase)</i>	

#### **LAUNCH RAMP**

Launch ramp fee	\$ 12.00 per day**
<i>(Daily Launch pass includes 1 day of boat trailer parking)</i>	
Annual Ramp Pass (Jan.-Dec)	\$ 100.00 per year**

**\*\*Free with verified DVA determination**

#### **STORAGE**

Empty Boat Trailer (1 day included w/launch fee)	\$ 6.00 per day
	\$ 30.00 per wk
	\$ 55.00 per mo

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If stay does exceed 30 days, the Leasehold Tax will be added to the first 29 days.

## 2020 Rate Schedule

### POINT HUDSON

360.385.2828

**Service Rates - Effective January 1, 2020**

*2020 rates approved by Port Commission on 11/13/2019*

Moorage rate is based on overall length or slip length, whichever is greater.

#### **YEAR-ROUND NIGHTLY MOORAGE**

Vessels under 18' in width	\$ 1.35 ft/nt
Overwide Vessels (18'+)	\$ 1.85 ft/nt

#### **TEMPORARY TIE-UP** (up to 4 hrs)

\$ 10.00
\$ 20.00 over 35'

#### **WINTER MONTHLY MOORAGE** (October 1 – April 30)

25'	\$ 260.94 /month*
27'	\$ 288.43 /month*
30'	\$ 326.15 /month*
35'	\$ 396.23 /month*
40'	\$ 455.82 /month*
45'	\$ 540.08 /month*
50'	\$ 626.69 /month*
Linear Rate Under 25'	\$ 10.43 ft/mo*
Linear Rate 51'+	\$ 13.53 ft/mo*

#### **LIMITED ACCESS MOORAGE**

\$ 7.54 ft/mo*
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#### **UNDESIRABLE MOORAGE**

\$ 6.38
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#### **BUSINESS MOORAGE** same as PTBH Permanent Rate, per ft/mo\*

#### **KAYAK OR ROWING SHELL STORAGE**

\$ 30.00 /month
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#### **DORY ON DOCK**

\$ 64.00 /month
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#### **FEES**

Reservation Fee	\$ 11.00 per reservation
Live-aboard Fee	\$ 80.15 /month

#### **ELECTRICAL FEES**

Nightly Electric	\$ 6.00
Nightly Electric over 55'	\$ 12.00
Electric Connect Fee	\$ 30.00
Electric Base Fee	\$ 11.00 per mo + KWHs Used
Electric Charges @ (subject to change w/utility rate increases)	\$ 0.1007 per KWH
Non-metered Electrical	\$ 1.55 ft/mo
Commercial Passenger Fee	\$ 1.05 /person, per trip

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## 2020 Rate Schedule

### POINT HUDSON

CONTINUED

360.385.2828

**Service Rates - Effective January 1, 2020**

*2020 rates approved by Port Commission on 11/13/2019*

Moorage rate is based on overall length or slip length, whichever is greater.

#### **RV PARK - SUMMER** (May 1 – September 30)

Nightly – Premium Waterfront	\$ 63.00 /night
Nightly - Hookup	\$ 52.00 /night

#### **RV PARK – WINTER** (October 1 – April 30)

Nightly – Premium Waterfront	\$ 52.00 /night
Nightly - Hookup	\$ 45.00 /night

#### **RV PARK – BACK ROW (Year-round)**

\$ 45.00 per night

#### **RV PARK – DRY CAMP (Year-round)**

\$ 32.00 per night

#### **RV PARK – WINTER GUEST MONTHLY**

Oct-Jun, back row only	\$ 550.00 /month*
Nov-Apr, front row	\$ 625.00 /month*

#### **RV Space - Extra Vehicle**

\$ 6.00 /night

#### **RV Holding Tank – Dump Fee**

\$ 12.00

#### **EVENT PARKING** "Back 40 Lot":

Daily:	\$ 6.00 /day
Weekly:	\$ 30.00
Monthly	\$ 55.50 *

#### **"Landfall Site Parking"** (across from NW Maritime Center):

Daily (Apr 1–Sept 30):	\$ 10.00 /day
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## 2020 Rate Schedule

# UNION WHARF & CITY DOCK, EVENT FACILITIES, GOODS & GUEST SERVICES

360-385-2828 or 360-385-6211

Service Rates – Effective January 1, 2020

2020 Rates approved by Port Commission on 11/13/2019

### NIGHTLY MOORAGE (3 night maximum stay)

Vessels up to 35'	\$ 30.00 /night
Vessels 35'-79'	\$ 40.00 /night
Vessels over 80'*	\$ 1.85 ft/nt

*\*Union Wharf only, advanced notice required*

### TEMPORARY TIE-UP (up to 4 hours)

up to 4 hours	\$ 5.00
up to 4 hours - over 35'	\$ 10.00

### COMMERCIAL PASSENGER FEES

<i>(payable monthly during season)</i>	\$ 1.05 per person
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### EVENT FACILITIES RENTAL – UNION WHARF & CITY DOCK

Daily Rental Fee	\$ 310.00 /day
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### EVENT FACILITIES -POINT HUDSON MARINA ROOM

Daily Rental Fee - Individual (8 am – 11 pm)	\$ 155.00 /day
Daily Rental Fee – Group (8 am – 11 pm)	\$ 55.00 /day
Hourly Rental Fee (2 hr min.)	\$ 26.00 /hour
Damage & Cleaning Deposit (refundable)	\$ 50.00

## 2020 Rate Schedule

### YARD RATES

360.385.6211

Service Rates - Effective January 1, 2020

2020 rates approved by Port Commission on 11/13/2019

#### **70/75 TON LIFTS**

31' or less	\$ 9.27	per ft. **
32'-41'	\$ 10.30	per ft. **
42'-51'	\$ 11.33	per ft. **
52'-61'	\$ 12.36	per ft. **
62'+	\$ 14.42	per ft. **
Minimum Hoist	\$ 215.00	*
Off-Port Blocking <i>(subject to Tarp Fee)</i>	\$ 2.25	ft/mo*, **
One-way Haul Out	75% RT or Min. Hoist**	
One-way Launch	50% RT or Min. Hoist**	
Re-block Fee	75% RT or Min. Hoist**	
Inspections	Roundtrip Rate**	
Hang Overnight	Roundtrip Rate	
Wash Down	\$ 2.25	per ft/30 mins
Environmental Fee	75 ft haul/mo or Min. \$20	
Delay of Lift	\$ 67.00	per half hour
Labor Rate	\$ 67.00	per person/hour **
Overtime Rate & Call-in Labor Rate	\$ 100.00	per person per hour**

#### **300 TON TRAVEL LIFT**

70' or less	\$ 18.40	per ft**
71'-89'	\$ 19.80	per ft**
90' or over	\$ 24.47	per ft**
Minimum Hoist	\$ 824.00	*
Off-Port Blocking <i>(subject to Tarp Fee)</i>	\$ 3.00	ft./month*, **
Trimaran hulls	150% RT or minimum**	
One-way Haul Out/Reblock	75% RT or minimum**	
Inspections	Roundtrip Rate**	
Hang Overnight	Roundtrip Rate	
Wash Down	\$ 3.25	ft/hr
Environmental Fee	.75 ft haul/mo or Min. \$20	
Delay of Lift	\$ 67.00	per half hour
Labor Rate	\$ 67.00	person /hour**
Overtime Rate & Call-in Labor Rate	\$ 100.00	person /hour**

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\*\*Subject to 9% WA State Sales Tax



## 2020 Rate Schedule

### YARD RATES

CONTINUED

360.385.6211

Service Rates - Effective January 1, 2020

2020 rates approved by Port Commission on 11/13/2019

#### WORKYARD STORAGE

Daily	\$	0.77	ft/day
Monthly	\$	0.62	ft/day*
<b>Seasonal Workyard (Oct 1, 2019-Mar 31, 2020)</b>			
1 month minimum prepayed	\$	0.50	ft/day*
Non-working Long-term (3-month minimum, No power)	\$	8.24	ft/mo*
Non-working Long-term (6-month minimum, No power)	\$	6.70	ft/mo*
Trailer Vessel (storage only)	\$	6.70	ft/mo*
<b>Electrical Rate:</b>	\$	1.50	/ day
(applicable year-round)	\$	30.00	/ month + L.E. Tax

#### SHIPYARD STORAGE

Daily	\$	1.18	ft/day**
Monthly	\$	0.95	ft/day*
Misc. Storage	\$	0.88	sq ft/mo*
Mast Storage	\$	0.77	sq ft/mo*

#### ELECTRIC

Metered Electric	\$	5.00	per day + KWH
KWH (subject to utility increases)	\$	0.1007	

#### TARP FEES (for Off Port Property)

20 x 20	\$	26.00
20 x 30	\$	36.00
20 x 40	\$	46.00
26 x 40	\$	62.00
30 x 40	\$	72.00
30 x 60	\$	103.00
40 x 60	\$	140.00

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