

PORT COMMISSION SPECIAL MEETING – October 13, 2021

The Port of Port Townsend Commission met for a special meeting online via Zoom

Present: Commissioners Hanke, Petranek & Putney
Executive Director Berg
Deputy Director Toews
Port Engineer & Director of Capital Projects Love
Recorder Erickson

Guest: Jeannie McMacken, special consultant for the Quilcene Listening Project

I. CALL TO ORDER:

Commissioner Hanke opened the Workshop at 9:30 a.m.

II. AGENDA:

The purpose of this meeting is to present the feedback taken during the Quilcene Outreach Campaign this past Summer and hear public comments.

A. "Quilcene Listening Report"

Jeannie McMacken gave a presentation with an overview of the results of the surveys (in-person and online) taken in the summer of 2021 regarding the Port's Quilcene Marina facilities.

Commissioner Petranek thanked Ms. McMacken and the citizens who spoke up to answer the survey and said the Commission is open and willing to listen, collaborate and take action.

Commissioner Putney said he's tried to be as involved as he could be in Quilcene and agreed with most everything that came out in the survey—there are so many possibilities for such a great spot. Getting comments from the community is a really important step towards having the outcome be the best it can be for the community, especially with the thoughtful interaction that took place.

Commissioner Hanke said community and collaboration are what comes to mind as he listened to the responses to the survey. A lot of concerns heard at the Port are related to Port maintenance, and he felt the community will see major things happening in the future. He said it is important to have discussions about issues like keeping the bathroom open, when that results in it being vandalized; collaboration between the Port and County and community is important, because some issues brought to the Port are also county issues, for instance the Port owns access to the swimming beach, but the County owns the beach. The more dialogue, the better, in these cases.

Commissioner Putney said another example is the request for a 30 mph speed zone – this would be something the County can help with. He commented that our county is lucky to have government entities that work together on solutions; hopefully this will result in some issues being addressed and problems solved.

Commissioner Petranek said it is clear that there are community leaders in Quilcene and creating an ad hoc advisory committee to advise the Port as well as an on-site manager would be good ways to address some of these local issues. For economic development there are businesses and leaders in Quilcene who can help us with this: the North Hood Canal Chamber of Commerce, the School District, and County Commissioner for District 3. She felt that an advisory committee that we work with on a regular basis to help prioritize maintenance items would be an awesome platform and starting place.

Executive Director Berg thanked the citizens of Quilcene and District 3, saying the Port really appreciates hearing directly from them. Regarding the condition of Port properties in Quilcene, he said the Port has heard you, and hopes you've seen an increase in maintenance activity in 2021 and will continue to invest more in Port properties there. He said he got inspiration from the slide focused on community and partnership; the Port can't do it all alone, so is supportive of community groups taking that kind of inspiration and making some magic happen there. He thought the Port's mission should be to bring the facility up to standard and help the Quilcene community take ownership of the Marina in a day-to-day management way to make it into a place that is remarkably cool for everyone around to come and visit. He felt that it is fair to recognize that regardless of how we staff it, it would be a challenge for the Port to directly put that kind of management energy on the ground in Quilcene given the size of the facility. Right

now, it is staffed with one part-time Port employee, and it is difficult to imagine that even with one full-time employee it would fundamentally change the nature or the feel of the place. I'm excited about the potential of partnerships and new energy and hoping that there's room for people other than Port staff to do something there. He gave an example of such a transformation at Finnriver Farm & Cidery.

Commissioner Petranek used the example of Ladysmith on Vancouver Island where the community formed a nonprofit to do what Eron described using community volunteers with the Ladysmith & District Historical Society to promote awareness of Ladysmith archives, museum and industrial heritage site and to help preserve its heritage.

Commissioner Hanke said his uncle lives in Ladysmith and he finds a lot of inspiration there. The more we can get behind a community group and support them in their vision of the marina the better Quilcene marina will be.

B. Public Comments

Frank Redmon, who works for the school district and is member of the Quilcene yacht club, said he appreciates the work the Port has done to bring Quilcene voices out and help design the path forward, to keep us working together with the Port as mediator shaping the vision, making the Quilcene marina what it can be with all of us working together.

Patricia Jones thanked the Port for entering into this process, and for mentioning the Linger Longer Advisory Committee, and asked how the report would be shared. (Deputy Director Toews said the report along with the entirety of the raw results will be posted on the Port's website for people to access.) Ms. Jones said she agrees with partnership and collaboration and asked about the more formal committee process that Commissioner Petranek mentioned. She said she heard a "No" on the staffing and on doing it alone as a Port, but was hoping the positive tone set tonight about opportunities would continue throughout this process. Commissioner Hanke said it was not so much "no," as that getting things done in Quilcene is all about collaboration—the Port is not capable of doing all the things requested in the survey; but can work together with others to develop that property into a beautiful place.

Ray Canterbury, lives just south of the marina, said he appreciates the Port taking the time to get input from the community. He asked what the Port is doing down there—are they going to sell? Maintain? He said they'd like to settle on some of those issues and determine where to go from here as a community. He's seen a lot of work being done, and said dredging the marina entrance would be excellent, as they've been trying for many years to get this done. He said lots of people feel we should just maintain what we have, keep it a nice place to visit. He said more public meetings in Quilcene would be great. Commissioner Hanke agreed and said that the Port is on the path to making the marina nice—dredging, fixing the ramp (also a huge safety hazard) and providing fuel (not sure how all of this can be made to work economically). The Port Commission hopes to do an in-person meeting early in 2022. Commissioner Putney said that the Port has challenges in terms of staffing the marina 24/7, but that in Jefferson County there are so many really smart, caring people that perhaps a volunteer organization could really make a difference in Quilcene in collaboration with the Port. He also mentioned that the Port has a great maintenance team taking on a lot of tasks, and a community that alerts the Port to things that need work would help the Port slowly and gradually improve the operations down there to make it a place where people would like to go and hang out. He felt that there was a need for more meetings in and about Quilcene.

Commissioner Petranek felt that there is support for a formal Quilcene advisory committee.

Mark Knudsen, resident in Dabob Bay who visits the marina by car and boat, and a lifelong person in port business, said with community involvement and port economic development there is so much that could be done using what's there – Coast Seafoods, beach, yacht club, uplands. He said he is willing to lend his experience to any boards or committees.

Commissioner Putney said that although the meeting tonight is focused on the Herb Beck Marina, the Port has economic development responsibilities for the whole county and if someone in Quilcene sees an opportunity for economic development there, let the Port know that, because we're here to help but we need help from the community to take a hand in encouraging or fostering such activity.

Clayton White asked what Commissioner Petranek would like to do to see Linger Longer Advisory Committee formalized? We've been having meetings for quite some time, and this week, we've discussed every one of these issues. Commissioner Petranek said she would like to see this committee recognized as a formal group by the Port, that advises the Port and the Commission. She said she knew of the work the Linger Longer Committee has done and how

they have been an integral part in keeping this whole thing alive all along and right up to today and beyond. Executive Director Berg said a sanctioned or officially created committee stands between the community and the commission and works to develop proposals that come to the Commission. Another way forward is with an ad hoc committee or open forum; the commission could host a series of meetings that are open and those who are interested attend and keep going with the ideas that are brought forward at the meeting. He said that it isn't that the Port cannot staff the marina, but we couldn't do it as well as the people who are in Quilcene.

Clayton White said to be taken seriously he felt that the Linger Longer Advisory Committee needed to be formally designated and asked who did that? Commissioner Petranek asked if a motion were needed. Executive Director Berg said there were multiple ways of doing this, and one way would be to officially designate a committee at a future meeting, but that could possibly make it difficult to be creative like the example he gave earlier. Commissioner Putney knew of quite a few committees that worked with the commission, but none of them were established by proclamation and they were very successful and did valuable work that has become an integral part of the Port's policies.

Patricia Jones asked about grant proposals for Quilcene. Deputy Director Toews said there were grants available that could help fund projects in Quilcene, but before chasing after grant funding, it would be best to consult the community further to assure alignment. Commissioner Hanke said that the purpose of the study is the key, if the purpose is to inform the Port about what needs improving, then we need to know what does Quilcene as a community want to do with these properties? How can we as a Port come alongside the community and help them get to something other than just a marina? The Port would like to work with a community committee to make that vision become a reality.

Clayton White asked if the Port would like more details on how to get projects done? Commissioner Hanke said the goal is to take something that isn't working and find an approach that will work to make it better, bringing people into the facility, making it magic. Executive Director Berg gave the boat yard as an example; the Port owned the physical infrastructure, but the magic of the boatyard was the marine trades people who made that happen; the Port can only take credit for enabling the space where it occurred. Last year in the Intergovernmental Collaborative Committee, the plan that was ultimately created was with working committees made up of experts in their areas, this is different than the type of committee that sits between the Commission and the Community. He didn't see a need for a committee that functions between the small port staff/commission and the community – we need local experts in Quilcene on this facility and that area with the vision who are able to take the baton and run a bit.

It was noted that there were questions being posed on the Q&A section of the video conferencing software. What follows are the questions posed and answers given both written and spoken verbally during the meeting.

Q: Frank and Sharon Redmon: Would it be possible to have a "live in" manager—someone who lives on their boat in the marina—serve in the manager role, similar to an apartment building superintendent?

A: Executive Director Berg: Yes, that is possible and a "marina host liveaboard" is allowed in our rules.

Q: Patricia Jones: What are plans for grant proposals for Quilcene?

A: Deputy Director Toews: One opportunity that is worth considering is through the US Dept. of Commerce Economic Development Administration grant that is supportive of tourist and recreational uses in rural communities. Since they like the funds to be spent quickly after award, and permitting windows and lead time are so long for water/marina work, the Port would focus on upland projects for this grant. For marina improvements, the best agency to apply to is the Washington State Recreation and Conservation Office (RCO); the next cycle for that is 2023, with grant application submitted in spring, grants typically are awarded in summer, and grant agreements signed in autumn. Since this is some time out, it gives us time to ensure alignment with what the community wants to see there, and make sure that we're all pulling in the same direction as we apply for that.

Q: Anonymous Attendee: Are live-aboards allowed in the marina?

A: Executive Director Berg: No, they are not allowed at any port facility that isn't staffed with security and full-time marina hours coverage.

Q: Anonymous Attendee: Currently, DOH has decertified a large area of tidelands due to the marina and boat traffic. Can this negative aspect of the ownership be corrected and let's hope there is no enlargement of the polluted area.

A: Executive Director Berg: I don't know -- this is a good question to keep in mind as we work through the plan for the future.

Q: Joel Kawahara: I am thinking about how NOSC and JLT organize volunteer work parties. These work parties are on State lands, usually WDFW or DNR land. The issue of liability is solved somehow. I'd suggest using that model to use volunteer workers at the Marina.

A: Executive Director Berg: Great idea! Yes, the Port can host volunteer work parties and address the same liability issues as our friends in state government.

Q: Joel Kawahara: Secondly, the Feds have the Federal Advisory Committee Act that guides the recognition of advisors and allows the Feds to take input from advisory committees and use it in decision making. The Port might want to look at some sort of formal reg to make advisory official.

A: Executive Director Berg: The Port has (and has had) both formal and informal committees. There are no limits on the Port Commission's ability to establish an advisory committee.

Q: Patricia Jones: Is the chat saved in the minutes?

A: Commissioner Putney: It's an official Port Commission meeting and is being recorded; that recording will be available on the Port website.

Recorder Erickson: it will be a part of the minutes, too.

Q: Anonymous Attendee: How much potable water is available for users?

A: Executive Director Berg: The Port is doing background work now with PUD and consultant to understand water rights and usage, so we will be able to answer that in the near future.

Q: If the Port has other priorities for grant funds (PT), then can citizens with Port support make proposals? An economic development council, so we do not keep getting shunted down the list?

A: Commissioner Putney: as an Economic Development agency if citizens in Quilcene / south county have ideas and desires, let us help make them come true.

Executive Director Berg & Commissioner Putney: Citizens cannot apply for grants, but we have a list of projects all over the county and what we look for is best fit – Quilcene will be highly competitive in a lot of grants, and with the community backing the grants makes it more likely we'll get the grant. That is the value of not just using Port funds to achieve a project but leveraging those funds as matching funds for a grant to get the best bang for our buck. Port money is best spent on maintenance, engineering, design, grant applications. If there is someone from the community who can help with grant applications, we'd love to work with you.

Talia Munn said she appreciated all the work that the Linger Longer Advisory Committee does, but she'd had a hard time getting ahold of them, so she said that if the Port chose to use an official advisory committee, to make sure it is representative of a larger group.

Q: How do I get on the Linger Longer list?

A: Patricia Jones: Call Anne Ricker, 360 774 0465, happy to hear from you.

Q: Anne Ricker is with Patricia Jones, due to a lack of WiFi access here in Quilcene... One thing the Port could help with.

A: Executive Director Berg: fiber expansion and internet access / better WiFi is something the PUD is working on. For some things, the PUD and County ought to be at the table with the Port and the community to discuss issues for things to occur on Port property, and I know they would be glad to be there.

Commissioner Putney is an active participant on the Broadband Action Team, and he knows that the PUD is planning to extend fiber all the way down the Linger Longer Road to the marina.

Q: Perhaps step one is to get a full-time person on site, as Pam mentioned.

A: Commissioner Petranek: one action item we could pursue quickly is a campground host type position at the marina in Quilcene either on land or on a boat.

Q: Is the marina able to provide septic pump-out for the host if they are living in a boat in the marina?

A: Commissioner Putney said that in the past the Port has had a study to do a sewer system in Quilcene and ultimately the project wasn't feasible, but there is precedent for the Port sponsoring for such studies.

Kit Kitteredge: With the amount of taxes the Quilcene community pays for the Port and with the \$700,000 over budget that was mentioned in the last meeting, some of that could be spent to address the items that came to light in the survey. There is the will of the Quilcene community to help, but what is needed is the funds and for the Port to choose action this year.

Commissioner Hanke: We don't want to over burden the process and not get anything done; there is a lot we can do now, and we will be spending maintenance dollars in fixing up the marina – get down to community, collaboration, and communication. Making sure that when we move forward with an advisory committee that it does speak for the whole community. We are making progress, and the dialogue started tonight needs to continue, with the first step is to come up with a group of people to rep and a purpose with where we're going to go with that and start moving forward.

Executive Director Berg: would like to hear from stakeholders who would like to participate on such a committee. My email is eron@portofpt.com.

Commissioner Hanke said his number is 360-301-2033 and he said he'd always answer and happy to hear from you.

Commissioner Petranek said her email is pam@portofpt.com and she welcomes your input and welcomes talking to you at any time.

Commissioner Putney said he's bill@portofpt.com for 79 more days and after that stop him and talk to him any time.

Kit Kitteredge: let Talia know we're open to any convo and wanting to have full community conversation and is hopeful once again.

Sharon Redmon: would like to have some action taken tonight – a motion for action on getting some security in the marina. Executive Director Berg: cannot have Commission take action in a special meeting, but for a host at Quilcene the staff can move ahead on that right away. What we imagine is something like the camp host at Point Hudson, a marina host at Quilcene, and we'll get the process started (description of what we want the person to do, in trade for what we're going to provide), post an ad for the position by end of October, and make a selection from those who are interested.


Carol Hasse: thanks to the Port for putting this together and to all the residents of Quilcene who spoke up about their beloved place. I'm excited to help the vision you have for your community come to fruition with your fellow Port commissioners and am grateful for your willingness to step up and help get things done.

Clayton White: if you could post the meeting on Facebook on "I've heard of Quilcene" you'd reach a lot of people.

III. ADJOURNMENT:

The Special Meeting adjourned at 7:49 p.m.

ATTEST:



William W. Putney III, Secretary



Pamela A. Petranek, Vice President



Peter W. Hanke, President