

PORT COMMISSION REGULAR BUSINESS MEETING – Wednesday, July 13, 2022

The Port of Port Townsend Commission met for a regular business session at the Point Hudson Pavilion Building, 355 Hudson Street, Port Townsend, and also online via Zoom.

Present: Commissioners Hasse and Hanke* with Petranek (excused)
Executive Director Berg
Director of Capital Projects & Port Engineer Klontz
Lease and Contracts Administrator Nelson
Operations Manager Sparks
Port Recorder Sanders

* Present On-Line Via Zoom

- I. CALL TO ORDER & PLEDGE OF ALLEGIANCE (Rec. 1 00:00:00)
Commissioner Hasse called the meeting to order at 1:00 p.m.
- II. APPROVAL OF AGENDA (Rec. 1 00:01:30)
Agenda was approved as written by unanimous consent.
- III. PUBLIC COMMENTS (Rec. 1 00:01:35)
David Goldman read written comment into the record regarding concerns and misunderstandings about the Lower Sims Gateway and Tree Management Project.
- IV. CONSENT AGENDA (Rec. 1 00:06:53)
 - A. Approval of Workshop & Regular Business Meeting Minutes from June 22, 2022.
 - B. Approval & Ratification of Warrants
Warrant #065420 - #065426 in the amount of \$25,887.39 and Electronic Payment in the amount of \$181,804.68 for Payroll & Benefits.
Warrant #065427 - #065514 in the amount of \$295,219.89
 - C. Lease Amendment No. 2 – Daniel J. Kulin and Lisa D. Vizzini, Port Townsend Rigging, Inc. d/b/a Port Townsend Rigging Services
 - D. Authorization of Legal Defense and Payment of Costs in a Proceeding Against a Port Employee**Commissioner Hanke moved to accept the Consent Agenda as written; motion passed unanimously.**
- V. SECOND READING ~ none
- VI. FIRST READING ~ none
- VII. REGULAR BUSINESS (Rec. 2, 00:07:30)
 - A. COMMISSION AUTHORIZATION TO AWARD BID AND EXECUTE CONTRACT FOR POINT HUDSON MARINA JETTY RESTORATION (Rec. 2, 00:01:07)
Director of Capital Projects and Port Engineer Klontz reported that in late June several marine construction firms submitted bids for the Point Hudson Breakwater Replacement project. Orion Marine Construction came in with the winning bid at \$10,256,106, less than the engineer's estimate which was \$14 million. On Tuesday of this week, the Port received Economic Development Administration (EDA) authorization to award the project. The work is scheduled to begin September 15 just after the completion of the Wooden Boat Festival. The order for the piling was placed by the contractor last week and should arrive in mid-October according to schedule. Port staff has asked for an increase of the wall thickness which will increase the project cost and extend the life of the jetty.
Commissioner comments were in favor of the bid award as well as having some financial flexibility for any needed change orders on the project. **Commissioner Hasse moved to approve the award bid to execute a contract for the Point Hudson Marina Jetty Restoration; approved by unanimous consent.**
- VIII. STAFF COMMENTS (Rec. 2, 00:12:00)
Executive Director Berg reported that a wherry storage area has been added at Boathaven using four parking spaces that were relatively unused. Toward the goal of local/easy access

to the water, there will still be an effort to create an additional “mast up” sailboat parking area. He and Operations Manager Sparks toured the Coyle Peninsula on *Clean Bay* the electric pumpout vessel. In addition, the *R Munson* might be retrofitted and employed as an additional pump out vessel through a contract with the Northwest School of Wooden Boatbuilding. The granting agency has given permission for this arrangement. Inflation has reached 10.1% and staff is looking at how this might affect the budget and future Port rates.

Draft Port Logo (15:00): Executive Director Berg presented the conceptual Port logo by Artist Marian Roh of the Schooner *Alcyone* coming home at sunset with four of its eight sails and lighthouse. He led a discussion and sought feedback on whether the Commission was ready to implement the new design on Port signs and business materials replacing the two designs in use currently. Commissioner Petranek wanted a Jefferson County backdrop including the Olympics which was difficult to represent. This is a return to the similar 1920s design with a lighthouse.

Commissioners: There was overall support of the artwork and discussion about its complex design. It is a good representation of a local boat and our Port even if not a gaff-rig fishing schooner with all sails up. It was noted that the sails as represented are accurate for the angle and winds in that location. There was an eagerness to see the more simplified renditions to be used as the logo. Staff responded that some signage would represent the full color artwork, however implementation would involve a spectrum of versions including a black and white logo as well as a line drawing possibly without the lighthouse. There was Commission and staff consensus around the public suggestion to ensure inclusion of the language “serving Jefferson County.”

Licensing for Gray Whale Skeleton on Union Wharf (Gunther): (00:23:46) Berg gave a presentation on the cleaning and reconstruction of the whale carcass proposed for educational display by the Port Townsend Marine Science Center (PTMSC). With Commission support, the Port would license this use for mutual community benefit with no fee other than an initial cost of \$3,000-5,000 for the spot lighting and security cameras. It would occupy one third of the space under the covered area and be seven feet high at the lowest point with the ability to walk under the 10-foot-high fluke. A railing with interpretive signage would surround the structure. National Oceanic and Atmospheric Association (NOAA) owns and has permitted the structure.

Commissioners were supportive of the project given the increase in whale and seal activity in the area. Concerns related to the project were budget, weather exposure, and the planned structural design for the large exhibit, including long-term maintenance. Berg confirmed the Port would not have responsibility for the exhibit. Maintenance would fall to the PTMSC. The arrangement envisioned is a no-fee educational license, renewable annually. In the future, there could also be a partnership on a water intake system. No City permitting is needed for the placement, but City Historic Design Review would be needed for the railing.

Commissioner Hanke moved to authorize the Executive Director to enter into a license agreement with the Port Townsend Marine Science Center for the Gunther Exhibit at Union Wharf; unanimously approved. (00:33:00)

Director of Capital Projects Klontz reported that several weeks ago, the engineer who will assist with the Quilcene Marina dredging project design met to assess the facilities. Yesterday they met to discuss the underwater survey, so progress is underway on the preliminary design. An Open House would be held Saturday, August 6 at the Port Townsend Community Center to provide an update on the Sims Gateway Boatyard Expansion project. Stakeholder group input will be presented on the range of options from “no action” to “poplar removal.” (00:34:37)

Lease and Contracts Administrator Nelson announced commitments of the two remaining water view offices at Point Hudson. Marine Resources Consultants is exercising their only two-year lease option for the Armory Building. US Coast

Guard is planning to negotiate a new lease and discussions continue with Sea Marine. The Washington Department of Fish and Wildlife is interested in making a proposal on renting the Cupola Annex. A meeting with Dave Ward was held to discuss amending the NW Hangars airport 2, 7, and 8 lease, and entering into a new lease for hangar construction at Site 2. A meeting with LGB Development is scheduled next week to discuss a new lease for Sites 1 and 3 and formally terminate the expired lease at Sites 1 and 3. (00:37:20)

IX. COMMISSIONER COMMENTS (Rec. 2, 00:39:34)

Commissioner Hanke spoke about the good fortune and excellent functioning of the current Port team.

Commissioner Hasse concurred with the reorganization, team work, and realizing a vision of a harmonious work place. Diane Nelson (mother of Sue Nelson) was recognized for her generous donation of a piano to bring music into the Pavilion Building.

X. Next Public Workshop & Regular Business Meeting (Rec. 2, 00:50:22): Wednesday, August 10, 2022 Workshop at 9:30 a.m. & Meeting at 1:00 p.m., at Pavilion Building & via Zoom. The Wednesday, July 27, 2022 meeting is cancelled.

XI. EXECUTIVE SESSION (Rec. 2, 00:51:00) ~ none

XII. ADJOURNMENT: meeting adjourned at 1:43 p.m., there being no further business before the Commission.


ATTEST:



Peter W. Hanke, Secretary



Pamela A. Petranek, President



Carol L. Hasse, Vice President