

PORT COMMISSION WORKSHOP MEETING – Wednesday, July 12, 2023

The Port of Port Townsend Commission met in workshop session at the Point Hudson Pavilion Building, 355 Hudson Street, Port Townsend, and also online via Zoom.

Present: Commissioners Petranek and Hasse with Commissioner Hanke excused.
Executive Director Eron Berg
Deputy Director Eric Toews
Director of Capital Projects and Port Engineer Matt Klontz
Capital Projects Engineer Dave Nakagawara
Operations Manager Chris Sparks
Harbormaster Kristian Ferrero
Port Recorder Joanna Sanders

I. CALL TO ORDER (Rec. 00:01:37)

Commissioner Petranek called the meeting to order at 9:34 a.m.

II. WEST BOATYARD EXPANSION ALTERNATIVES (Rec. 00:05:00)

Director of Capital Projects and Port Engineer Matt Klontz distributed handouts and drawings reflecting a partial expansion in Option 2 and a full expansion in Option 4 (a wetland expansion and estuary).

Deputy Director Eric Toews spoke to the goal of completing a CERB feasibility study to expand the yard to increase capacity and usability. He reviewed the work ahead to understand the critical areas limitations and wetland delineation in light of Sackett v. EPA. Wetlands previously under federal authority would now be either U.S. Army Corps of Engineers or the City as lead agency and may be more stringent than federal regulations. Another option was eliminated by the stakeholder group that involved filling the larger wetland, was complex involving multiple jurisdictions in rerouting the trail, and would have resulted in a lower return on investment for the Port. A related challenge is where to site the stormwater infrastructure. He described widening the road to maintenance and the subarea to the maintenance facility for the placement of derelict vessels until demolition. The work would involve re-ballasting the lumberyard and local permitting.

Executive Director Eron Berg asked for Commission input on Option 2 if funding is available. A stakeholder concern on an expansion was from neighboring property owners. He noted the Puget Sound to the Pacific Partnership with the City of Port Angeles as lead agency secured RAISE planning grant dollars for Larry Scott Trail connector trail work to the Park and Ride (10% predesign and cost estimating).

Commissioners: Discussion and questions related to the property boundary and evaluation of the cost versus opportunity. There was support for expansion via Option 2 if funding were available with the potential to move toward Option 4.

III. WPPA COMMISSIONER SEMINAR JULY 24-26 AGENDA DISCUSSION ITEM (01:00:41)

Commissioners: In preparation for the WPPA session by Ports of successes and challenges over the last year, Commissioner Petranek solicited input and recorded responses. Successes noted were the triple bottom line, Point Hudson's north jetty replacement, support and alignment of community/commission/staff on organizational structure, Short Farm acquisition and how the project came forward, voter approval of the IDD and leveraging the funding for transformation, public and leadership trusting staff to do the work, and perseverance. Noted challenges were sea level rise, the intimidating costs of capital projects, and keeping up morale as well as continued community, public and Commission moving in the same direction.

IV. WPPA, GOVERNANCE AND MANAGEMENT GUIDE –CHAPTER 5 CHAPTER 5 PORT OPERATIONS (Rec. 1:21:40)

Commissioners: Commissioner Hasse led a discussion of Chapter 5. Noteworthy were the following: the distinction between lines of business and traditional government activities, ways to measure Port performance, and structuring of moorage rates. A suggestion for this year's budget document was to include a clearer way to see our return on investment for multiple locations.

Executive Director Eron Berg explained our Port's comparative performance, noting there are also activities where we lose money (public trail, restrooms, etc.) that tax revenues support. He recognized airport public engagement is desired and said a new masterplan is due to begin in 2024. Regarding rates, he referenced the multiple factors involved in how we set rates.

- V. ADJOURNMENT (Rec. 01:42:50): The meeting adjourned at 11:14 a.m., there being no further business before the Commission.

ATTEST:



Peter W. Hanke, Secretary



Pamela A. Petranek, President



Carol L. Hasse, Vice President