

PORT COMMISSION REGULAR BUSINESS MEETING – Wednesday, March 27, 2024

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 Petranek, Hasse, and Hanke
Executive Director Eron Berg
Director of Capital Projects and Port Engineer Matt Klontz
Harbormaster Kristian Ferrero
Port Recorder Joanna Sanders
Via Zoom: Attorney Seth Woolsen

I. CALL TO ORDER & PLEDGE OF ALLEGIANCE (Rec. 00:00:05)
Commissioner Hanke called the meeting to order at 5:30 p.m.

II. APPROVAL OF AGENDA (Rec. 00:00:30)

There was no Commission objection to a proposed modification of the agenda to move Waitlist Updates from Regular Business to First Reading. Addressed first on the agenda was the Boatyard Stormwater.

III. REGULAR BUSINESS (Rec. 00:02:17)

A. Boatyard Stormwater Project & Budget Update

Director of Capital Projects and Port Engineer Matt Klontz explained the receipt of an additional \$3.1 million in State legislative funding for the Boat Haven Stormwater Treatment system. An aggressive timeline is needed to get from conceptual design to advertising the bid process in September in order not to lose the \$2 million American Rescue Plan Act funding. He recommended a budget modification to show a greater expenditure for 2024.

The Commission requested additional information on the Kennedy Jenks contract for design and permitting (\$600,000). There was also a concern about the estimate for the engineering cost, as well as the overall project cost, and staging the yard for the disruption.

Unanimous approval of motion to authorize revision to the Boat Haven Stormwater project to reflect \$661,500 of IDD funding and \$5,088,500 of grant funding in year 2024.

IV. PUBLIC COMMENTS – GENERAL (Rec. 00:26:34)

K. Kennell provided written comment about the Quilcene marina restroom.

Chris Bakken of Sea Marine also provided written comment regarding Leah Kefgen and the lease renewal for Best Coast Canvas in the Armory Building.

V. CONSENT AGENDA (Rec. 00:27:55)

A. Approval of Workshop and Business Meeting Minutes from March 13, 2024

B. Approval & Ratification of Warrants

Electronic Debit in the amount of \$6,328.64

Warrant #068225 through #068227 and Electronic Payment in the total amount of \$138,430.10

Warrant #068228 through #068277 in the amount of \$220,798.69

The Consent Agenda was approved as corrected with several wording amendments to Commissioner Hasse's comments under Item X.

VI. SECOND READING - None

VII. FIRST READING (Rec. 00:29:10)

A. Waitlist Updates including amended Rates, updated assignment process, and elimination of the 52'+ list

Harbormaster Kristian Ferrero led a discussion of a proposed rule amendment as detailed in the staff memorandum. The amendments would increase waitlist fees and vary fees by

slip size. Certain sections are unused in the current practice. The Commission received a copy of the comments received from Boat Haven tenants in response to an email on the proposed amendment.

Commissioners discussed the change of the term “tenant” and using “licensee.” Staff agreed to add a definition section and update Title 1. There was discussion of lengthening the timeline for those on the waitlist to respond from five (5) days to two weeks as well as simultaneously notifying those in positions two and three, so that all would be required to respond within the same two weeks. There was interest in drafting language according to Jeff Kelety’s suggestion under 4.04.150 on slip transfers. In addition, there was concurrence with addressing long-term absences and exploring ideas for predictable moorage versus a credit system. Staff also addressed questions regarding business moorage.

Executive Director Eron Berg noted draft 2 would be emailed to the moorage group and then added to the next regular business meeting agenda. The Commission suggested including those tenants in the commercial basin and in limited access spots even though their slips are not affected by these rule changes.

VIII. STAFF COMMENTS (Rec. 01:14:45)

Executive Director Eron Berg reported giving a boatyard tour today to the Recompete project administrator. The ED900B forms are circulating to marine trade tenants as well as letters of commitment. The Port received clearance to order the 300-ton lift from EDA and Kendrick anticipates needing a full 12-months to build. Preparations are underway for the grand Point Hudson Marina opening. The contractor put in pavers and poured concrete for the ADA ramp and are a week away from opening the breakwater walkway. Divers are working on the underwater camera with a link by QR code to a live feed of the underwater creatures. Regarding the concern we are losing marina space, Matt Klontz is measuring the distance between linear dock and the new piling.

IX. COMMISSIONER COMMENTS (Rec. 01:20:00)

Commissioner Petranek reported on her Boatyard tour for the Port Townsend High School as part of their maritime academy. The Marina Café is hosting a fundraiser for Odin Smith to support him as a participant in the Race to Alaska. A Local 20/20 Transportation Forum is scheduled for April 19, and she is looking forward to the Short Farm meetings.

Commissioner Hasse reported on the following: her interest in attending and a potential Commission quorum at the Local 20/20 conference; Jefferson County Marine Resources Committee is looking for new director; Marine Science Center volunteers Chris Kelly and his wife are potential volunteer experts who could assist the Port in sea-level rise mapping; her recent NWMC tour led to possible MARAD grant opportunities at Point Hudson; and next week she would attend an all-day meeting of the Washington Historical Maritime Trust. She recognized the tragedy at the Port of Baltimore related to the falling of the Key bridge.

X. NEXT PUBLIC WORKSHOP & REGULAR BUSINESS MEETING (Rec. 01:29:30)

Wednesday, April 10, 2024 Commission Workshop at 9:30 a.m. & Commission Business Meeting at 1:00 p.m., via Zoom and in person at the Point Hudson Pavilion.

Meetings where a quorum of the Commission may attend are Wednesday, April 17, 2024 Short Farm Community Visioning Meeting at 5:30 p.m., and Thursday, April 18, Farm Steering Committee Meeting at 5:30 p.m. both at the Kivley Center.

Point Hudson Breakwater Reopening Event: April 24, 2024, 1:00-3:00 P.M.

XI. EXECUTIVE SESSION (Rec. 01:30:17)

At 7:03 p.m. the Commission recessed into Executive Session for 15 minutes for a discussion with legal counsel about current or potential litigation as allowed under RCW 42.30.110(1)(i) with no action requested.

At 7:21 p.m., the Commission came back into open session.

XII. ADJOURNMENT (Rec. 01:32:18): meeting adjourned at 7.22 p.m, there being no further business before the Commission.

ATTEST:

Pamela A. Petranek

Pamela A. Petranek, Secretary



Peter W. Hanke, President



Carol L. Hasse, Vice President