

PORT COMMISSION REGULAR BUSINESS MEETING – Wednesday, August 12, 2026

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

Present: Commissioners Hanke, Hasse (Virtual) and Petranek
Executive Director Eron Berg
Deputy Director Eric Toews
Director of Finance and Administration Connie Anderson
Director of Capital Projects and Port Engineer Dave Nakagawara
Harbormaster Kristian Ferrero
Lease and Contracts Administrator Heron Scott
Capital Projects Administrator Natalie Toews
Port Recorder Joanna Sanders
Via Zoom: Attorney Seth Woolsen

I. CALL TO ORDER & PLEDGE OF ALLEGIANCE (Rec. 00:01:00)

Commissioner Petranek called the meeting to order at 1:10 p.m.

II. APPROVAL OF AGENDA (Rec. 00:01:00)

There were no changes.

III. SPECIAL PRESENTATION: REMBRANCE OF ROBERT SOKOL (Rec. 00:01:15)

Commissioner Petranek read a published obituary for Bob Sokol reflecting on his extensive public service, including 12 years as Port Commissioner.

Deputy Director Eric Toews recognized work anniversaries celebrated for Chad Tichgelaar ten years and Ty Taylor five years.

IV. PUBLIC COMMENTS – GENERAL (Rec. 00:07:45)

Cindy S. provided a written concern that people in the marina are required to pay for showers. The Port website does not reflect this.

V. CONSENT AGENDA (Rec. 00:08:35)

Attorney Seth Woolsen offered two options for Commissioner Hanke's recusal associated with the disclosure of his conflict associated with Item F.

A. Approval of Workshop and Business Meeting Minutes from June 10, 2026 and Special Meeting Minutes of June 8, 9, and 18, 2026

B. Approval & Ratification of Warrants

Electronic Debit in amount of \$17,773.22
Electronic Debit in amount of \$4.35
Electronic Debit in amount of \$16,762.53
Warrant #071781 in the amount of \$13.12
Warrant #072153-072180 in the amount of \$50,192.18
Warrant #072181 in the amount of \$26,870.21
Warrant #072182 in the amount of \$8,113.07
Warrant #072183 through #072186 and Electronic Payment in the total amount of \$161,633.24
Warrant #072187 through #072209 in the amount of \$36,118.88
Warrant #072210 through #072211 in the amount of \$706,500.00
Warrant #075145 in the amount of \$668.01 is void
Warrants #069595, #069813, and #069869 in the amounts of \$20.36, \$329.68, and \$10 respectively are declared void
Warrants #072212 and #072247 in the amount of \$41,460.58
Warrants #070860 in the amount of \$104.60
Warrants #072248 through #072254 and electronic payments in the total amount of \$292,236.09
Warrant #072255 through #072293 in the amount of \$292,501.32
Warrants #068955 and #072240 in the amount of \$72.16 and \$500 respectively are declared void.

Warrant #072294 in the amount of \$4,184.10
 Electronic Debit in the amount of \$492.75
 Warrant #072295 through #072298 in the amount of \$25,169.62
 Warrant #072299 in the amount of \$19,421.21
 Electronic Debit in the amount of \$695,162.37
 Warrant #072300 through #072343 in the amount of \$485,727.64
 Warrant #072344 through #072347 and Electronic Payments in the total amount of \$192,700.55
 Electronic debit in the amount of \$492.75
 Electronic debit in the amount of \$18,346.77
 Electronic debit in the amount of \$53,494.51
 Warrant #072348 through #072389 in the amount of \$268,470.68
 Warrant #072390 through #072421 in the amount of \$538,806.32
 Warrant #072321 in the amount of \$397.82 is void
 Warrant #072422 through #072428 and electronic payments in the total amount of \$304,238.67

- C. Resolution 882-26 - Authorizing Sale of Vessel Isabella (Crews)
- D. Authorization of Perpetual Boatworks, Boat Haven Land and Building Lease
- E. 2027 Amended Budget Schedule and Process

Unanimous approval of the Consent Agenda items A through E.

- F. Authorization of Puget Sound Express, Inc., d/b/a MV Puget Sound Express – Point Hudson Building Lease

There being no objection, a motion to approve the Consent Agenda Item F. was approved. Commissioner Hanke recused.

- VI. SECOND READING – None
- VII. FIRST READING – None

VIII. REGULAR BUSINESS (Rec. 00:12:10)

A. Harbormaster Report

Harbormaster Kristian Ferrero presented his report noting a downward trend following a successful spring across all lift operations. Point Hudson experienced 300 less nights than anticipated in both RV and moorage and Boat Haven moorage is also slipping with a larger number of cancellations.

B. June Year to Date 2026 Financials (Rec. 00:20:45)

Director of Finance and Administration Connie Anderson gave the staff presentation reviewing the details in her financial memo distributed today. Recognizing the downward trends compared to prior years, the Port remains in a good financial position. There was some discussion about other ways of addressing the \$30,000 in debit card fees that cannot be offset with a processing fee. She also fielded questions, including several about the targeted reserve balances. Responding to a question about the anticipated but not realized \$78,000 in fuel revenue due to the delay in opening, she reported the airport is still breaking even.

C. 2027 Budget – Discuss 2027 Budget initiatives, issues, goals & assumptions (Rec. 00:57:00)

Director of Finance and Administration Connie Anderson reviewed the revenue forecast. Softening is expected to occur in revenue in the second half of 2027. The Port is expected to come in on budget because of a decrease in expenses (no part-time summer moorage help and an anticipated retirement in maintenance). Some discussion ensued about passing on utility rate increases and currently, electricity is the only item built in to cost recovery. The largest concern is the uncertainty of the global markets. There was some Commission interest in the potential vehicle purchases and a desire for the environmental specialist to have an electric versus diesel. Another suggestion was to increase marketing and collaboration with Main Street to encourage more transient moorage and connect with local events/activities.

D. First Draft of 2027 Proposed Rates and Fees (Rec. 01:26:00)

Director of Finance and Administration Connie Anderson and Harbormaster Ferrero led the discussion of new rates for active versus inactive commercial fishing vessels. The filling of the vacant slip makes up the difference in the decreased rate from June to September. A

Commissioner concern was to allow for flexibility in the seasons and for the different types of fishing occurring. Another topic discussed related to Union Wharf cruise ships visits of 40 versus the requested 57 and the potential for that lost revenue of \$42,000 to help with future dock repairs. Minimal fees are received when the ships anchor out and ferry passengers to shore. Other rate card changes include a haulout cancellation fee when within two weeks of the scheduled date, a new rate for underwing camping at JCIA, new garbage fee, and exploring fees for garbage service violations.

E. Draft Five-Year 2027-2031 Five-Year Capital Improvement Program (CIP) (Rec. 02:00:00)

Director of Capital Projects and Port Engineer Dave Nakagawara gave a detailed verbal report reviewing the scope, current status, and future phases of the priority projects listed on the CIP across all locations.

F. Economic Development (Rec. 02:34:00)

Commissioner Petranek reviewed the Port mission goals and objectives as outlined in the Port's strategic plan. She spoke highly about the recent Wenatchee WPPA Commissioner Seminar and recommended inviting Kris Johnson, CEO, Association of Washington Business, to an ICG meeting to speak and/or a Port meeting. Commissioner Hanke spoke about Boise, Idaho and their economic shift due to the development of the Micron AI campus.

IX. STAFF COMMENTS (Rec. 02:42:00)

Eron Berg reported on the delay in the removal of the salmon obstruction in Naylor Creek on the Short's farm due to unanticipated PUD electrical power conduit in the area. The Shoestring Circus at Point Hudson was a great success.

Eric Toews reported on a conversation with Jefferson County about the airport zoning restrictions in Overlay Area 3. Staff will submit proposed Jefferson County code amendments in time for their annual comprehensive plan review cycle, and it is hoped this will clarify the perimeter buffer.

Director of Finance and Administration Connie Anderson said she attended the pre-audit meeting on the financial accountability single audit to be completed by February. An audit kick off meeting invitation will be sent to the commission.

Harbormaster Kristian Ferrero announced the receipt of a grant to locate a spill response trailer at Quilcene.

Lease and Contracts Administrator Heron Scott reported on upcoming lease and license agreement authorizations. The Shoestring Circus sold out all shows and they wish to return for two weeks next year. They will share ticket data/demographics with the Port. Chums is renting the deck space to serve beer and wine. Benedict Spit is being used for Peninsula College mobile welding training.

Director of Capital Projects and Port Engineer Dave Nakagawara gave a roofing update as the construction timeline begins to intersect with the Wooden Boat Festival. Katie Scriver the Port's new capital project engineer will start on Monday.

X. COMMISSIONER COMMENTS (Rec. 02:45:00)

Commissioner Hasse expressed appreciation for the progress report. She hopes to return for Katherine Baril's celebration of life August 25. On September 20, John Cahill is attempting to hold a reunion of the hippie commune who sailed into Point Hudson on the Odyle built in the 70's that began the marine trades presence at Point Hudson. Moclips was another vessel from that era.

Commissioner Hanke congratulated Dave Nakagawara on his promotion. He reported on the success of Airport Days with 1,670 visitors and contributors.

Commissioner Petranek reported on the great presenters at the Wenatchee WPPA Commissioner Seminar on Communicating the Importance of Agriculture in Washington State. The next KPTZ *Working Waterfront* interview yesterday featured shipwright Doug Jones with Traditional Boatworks interviewed Robert D'Arcy on the boat Pacifica. Also interviewed was Chris Velasquez. Chris Bricker of KPTZ is also doing a documentary on Mariners Memorial. A Bellingham newspaper featured four ports Port Townsend, Everett, and Grays

Harbor as well as does the Port of Bellingham want to look like in the future. She attended an EDC Boart meeting.

XI. PUBLIC COMMENT (Rec. 02:58:15)

None

XII. EXECUTIVE SESSION (Rec. 02:58:42) - none

XIII. NEXT PUBLIC WORKSHOP & REGULAR BUSINESS MEETING (Rec. 02:58:48)

Thursday, August 20, 2026 Intergovernmental Collaborative Group Meeting at 5pm
Wednesday, September 9, 2026 Regular Workshop and Business meeting

XIV. ADJOURNMENT (Rec. 03:00:15)

At 4:13 p.m., the meeting adjourned there being no further business before the Commission.

ATTEST:



Carol L. Hasse, Secretary