

## PORT COMMISSION MEETING– May 28, 2014

The Port of Port Townsend Commission met in regular session at the Commission Building, 333 Benedict Street, Port Townsend, WA

Present: Commissioners – Tucker, Clinefelter and Hanke  
Executive Director – Crockett  
Deputy Director - Pivarnik  
Auditor – Khile  
Attorney - Lake  
Minutes – Nelson

### I. CALL TO ORDER/PLEDGE OF ALLEGIANCE:

Commissioner Tucker called the meeting to order at 5:30 PM.

### II. APPROVAL OF AGENDA:

Commissioner Tucker reviewed the rules for Public Comments taken during the Regular Commission meetings.

**Commissioner Clinefelter moved to approve the Agenda as presented.**

**Commissioner Hanke seconded the motion.**

**Motion carried by unanimous vote.**

### III. CONSENT AGENDA (1:45):

A. Approval of Public Workshop Minutes – May 12, 2014  
Approval of Meeting Minutes – May 12, 2014

B. Approval of Warrants

Warrant #052910 through #052926 in the amount of \$65,005.54 for Payroll and Benefits

Warrant #052927 through #052971 in the amount of \$74,120.10 for Accounts Payable

**Commissioner Clinefelter moved to approve the Consent Agenda as presented.**

**Commissioner Hanke seconded the motion.**

**Motion carried by unanimous vote.**

### IV. PUBLIC COMMENTS (Not related to agenda) (1:57):

Doug Lamy commented on the proposal to lease the former Landfall Restaurant site.

Bertram Levy reported he obtained estimates on a “card system” and a “punch system” for locks on the environmental centers. Commissioner Tucker responded that garbage will be discussed at the June 11 workshop.

### V. SECOND READING (Action Items):

A. Reid Middleton Stormwater Contract (7:15):

Mr. Crockett discussed the timeline for the stormwater construction project and stated bids should be out by October.

**Commissioner Tucker moved to approve the Reid Middleton contract for Boatyard and Stormwater System Design as presented.**

**Commissioner Clinefelter seconded the motion.**

**Motion carried by unanimous vote.**

B. Port Commission Meeting in Quilcene (10:07):

Mr. Crockett stated the Quilcene Community Center was not available on Wednesday, June 25 for the commission meeting, so staff has reserved it for Thursday, June 26. As requested, the meeting will start at 6:00 PM.

C. Lease Option for Landfall Restaurant Site (11:37):

Mr. Crockett reminded the commission that Russ Harding has requested a lease option that would give him twelve months to come back with a proposal and permits. He reported that besides commission approval, the Historical Preservation Committee (HPC) would need to approve the building and site design. Staff recommends approval of the lease.

Mr. Harding stated he plans to build a place “nothing more than what was there before”. He would like to build a place in an octagonal shape like the old Landfall Restaurant. This will be a chowder house. He added he has been a building contractor and will construct the new building. He would like to create a space on the site where local artisans can display their wares.

Mr. Crockett briefed the commission on the history of the Landfall site, post demolition of the old Landfall Restaurant. He also added that per the City’s shoreline regulations, there is only about 1200 square feet available in the Point Hudson area for restaurant space, so it will not be a large building.

**Commissioner Tucker moved to approve the lease option for the Landfall Restaurant Site to Russ Harding, as presented.**

**Commissioner Hanke seconded the motion.**

**Motion carried by unanimous vote.**

VI. FIRST READING (Discussion Only):

A. Daniel Scheall JCIA Hangar Lease Extension (22:44):

Mr. Crockett informed Mr. Scheall is an owner of an individual T-Hangar at the airport. The T-Hangar leases expire in 2016, however, Mr. Scheall is asking for a ten-year extension, as he is getting his affairs in order.

Mr. Pivarnik informed the commission that there is a wetland directly behind that area so there are no plans to build any other structure there.

B. Mariner's Memorial (25:50):

Mr. Crockett explained Bernie Arthur is donating waterfront property located between the Bayview Restaurant and the State Ferries to the Kiwanis Club for a Mariner's Memorial site. He is looking for political support only from the Port.

C. Lease Extension for Day Boat Co. (29:00):

Mr. Pivarnik briefed the history of the Day Boat Co, owned by Arren Day. It began as Freya Boatworks, with three owners. They were given a five-year lease to operate in temporary buildings and after those five years, they were to build a permanent building. During that time, two owners left the company and Mr. Day was unable to fund a building as the sole owner. He since has become a member of the Port Townsend Shipwrights Co-op. Mike Johnson, who has been renting temporary space from the Port in the J&S Building, has offered to purchase Arren Day's company assets. The current lease still has one year left, but Mr. Johnson would like to assume the lease with another five-year option, using the same temporary buildings.

Mr. Crockett explained some marine trade neighbors have concerns about extending the lease allowing the temporary buildings to remain.

Mr. Pivarnik informed the commission that Mr. Johnson would use one of the buildings for his machine shop and the other for fiberglass work.

D. April 2014 Financials (41:21):

Ms. Khile briefed the commission on the April 2014 financials.

Commissioner Tucker asked why there was such an increase in live-aboard revenues in the work yard and is this the direction we want to go? Mr. Crockett recommends discussing this policy at a future meeting.

Mr. Pivarnik believes the increase is due to heavier enforcement of the live-aboard rules. He added there is a six-month maximum stay for yard live-aboards.

Commissioner Clinefelter stated he believes as long as the live-aboards working on their boats in the yard follow the BMPs, it is good to have them here, as they are good for security.

Mr. Crockett added that the bigger issue is not the live-aboards; it is the boats that sit in the yard year after year, with no boat repairs happening.

VII. POTENTIAL IMMEDIATE ACTION ITEMS (with unanimous Commission approval):

VIII. STAFF COMMENTS (52:51):

Mr. Crockett spoke about the recent WA Airport Management Association Conference. Among items discussed was MOGAS, where Mr. Crockett would like to survey local pilots on this fuel issue, prior to WSDOT's study of state pilots. A recommendation to airports to republish their DNL's (noise level surveys) twice a year in the local papers was recommended. They also spoke about the \$73M in federal funds that were returned, unused by the airports awarded the money. There will be more government oversight on airport funding in the future.

Mr. Crockett informed that tomorrow evening he and Al Cairns would be attending a Clean Boating forum at the yacht club. Tomorrow morning at 9:00, he would attend a meeting at the NWMC with the Wooden Boat School, the Maritime Center and Port Townsend Marine Trades Association reps to discuss booth placement at the 2015 Seattle Boat Show.

IX. PUBLIC COMMENTS (1:02:14):

Bill Putney asked the commission to consider support of a Pilot's Welcome Center at the airport. He explained the pilot's association and a non-profit would raise money for the building and would like the Port to donate the land as an in-kind partnership.

Mr. Crockett suggested he might look at the Port's non-profit application for this request.

X. COMMISSIONER COMMENTS (1:09:49):

Commissioner Hanke commented on the informative WPPA Spring Meeting he attended. He also attended the Aviation Committee meeting there.

He then stated he would like to see “policies” put on each workshop agenda, for review. Commissioner Clinefelter discussed his concerns about planning for the capacity of the new concrete vault for Bio Char and possible future paving of the yard.

Mr. Crockett explained now that the Reid Middleton contract is approved, discussions on particulars could move forward.

Commissioner Tucker also attended the WPPA Spring Meeting and he learned of a new system for pumpouts that can be located at each boat slip for transient moorage. He also talked about the Port of Walla Walla incorporating the EDC into their district.

XI. NEXT MEETING: Next regular meeting will be held Wednesday, June 11, 2014 at 1:00 PM in the Port Commission Building, 333 Benedict St, Port Townsend.

XII. EXECUTIVE SESSION:  
None

XIII. ADJOURNMENT:  
The meeting adjourned at 6:46 PM there being no further business to come before the Commission.

ATTEST:

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Peter W. Hanke, Secretary

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Stephen R. Tucker, President

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Brad A. Clinefelter, Vice President