

PORT COMMISSION MEETING– March 25, 2015

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 – Goodstein
Minutes – Nelson

I. CALL TO ORDER/PLEDGE OF ALLEGIANCE:

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

II. APPROVAL OF AGENDA:

Additional agenda item proposed: **VI-First Reading, Item D: New Day Fisheries Lease.**

Commissioner Tucker moved to approve the Agenda as amended.

Commissioner Clinefelter seconded the motion.

Motion carried by unanimous vote.

III. CONSENT AGENDA:

A. Approval of Meeting Minutes – March 11, 2015
Approval of Public Workshop Minutes – March 11, 2015

B. Approval of Warrants

Warrant #054290 through #054301 in the amount of \$62,943.88 for Payroll & Benefits

Warrant #054302 through #054340 in the amount of \$46,892.17 for Accounts Payable

Electronic Debit to Union Bank in the amount of \$3,738.28 for WA State Dept. of

Revenue Combined Excise Tax Return for February 2015

Electronic Debit to Union Bank in the amount of \$16,585.00 for Payroll Taxes

Electronic Debit to Kitsap Bank in the amount of \$975.00 for Deferred Comp

Commissioner Tucker 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) (1:21):

Ron Hayes posed a question on waitlist figures.

V. SECOND READING (Action Items):

A. Engineer Applications (5:00):

Mr. Crockett reported that two applications were received - both from well-qualified applicants. Interviews will be conducted next week and selection to follow soon after.

VI. FIRST READING (Discussion Only):

A. Baird Boat Co. – Additional Ground Lease (8:00):

Mr. Pivarnik reported staff has been working with Baird Boat Co. and Haven Boatworks about adding a small area of land to their current lease. He explained that Ernie Baird is the holder of the lease and Haven subleases from him. Haven is proposing to build a new building on an additional 20' more of land. They have been working on the building permit process and are asking for commission approval to lease this additional space.

Commissioner Hanke moved this item for Immediate Action (VII, Item A.)

Commissioner Tucker asked further questions.

Mr. Pivarnik asked Ernie Baird if he would like to comment.

Mr. Baird thanked the commission and staff for their cooperation over the years. He explained that Haven had purchased Shoreline Marine Diesel and this new building will allow them to bring all their operations to one site. He added this would free up the old Shoreline Marine building for another tenant. Mr. Baird explained he plans to pick up permits on Monday and that the contractor is “ready to roll”.

Commissioner Clinefelter seconded the motion on the table to move this for immediate action.

Motion carried by unanimous decision.

Commissioner Tucker moved to approve the land addition to the Baird Boat Lease as presented.

Commissioner Hanke seconded the motion.

Motion carried by unanimous vote.

Mr. Baird then pointed out that the fabric covered shed used for sand blasting, which is adjacent to his lease, may be a problem. He explained those who sandblast there follow OSHA rules, but OSHA rules do not address how the sand blasting affects neighbors of this operation. He added Haven employees are adversely affected by the noise and if operations increase, he would pursue mitigation to resolve this matter.

B. EV (Electronic Vehicle) Tourism Discussion (19:53):

Mr. Pivarnik reminded he and Commissioner Tucker have been attending Jefferson Energy Lunch meetings. The Port has been asked to help bring EV Tourism to our city. This would require no Port funding, and Mr. Pivarnik explained Port staff would research available funding, including grant writing and possible funding from electronic vehicle manufacturers. He asked the commission if they wish Port staff to work on finding ways to bring more charging stations here.

Commissioner Tucker added the outcome of EV Tourism is “energy (created) economic development” and that he is looking for commission consensus before pursuing this.

Further discussion amongst the commission and staff included whether the Port can charge for use of these charging stations (yes); how much staff time would be involved (approximately 150 hours in a six-month period); that these are “fast charge” stations – charging cars in half an hour as compared to five hours; that these require 3-phase power; and, how many stations would the Port be looking to install (2).

C. North Olympic Development Council (NODC) (27:32):

Mr. Crockett explained the PDD and RC&D both dissolved, and as a result, the NODC was formed. He briefly discussed a strategic planning retreat he attended last week, where they are working on a mission statement. He added he would attend the NODC meeting tomorrow where they will review the retreat results.

D. New Day Fisheries Lease (28:49):

Mr. Pivarnik informed that New Day Fisheries has been on a month-to-month lease for over a year. Staff drafted a lease that Scott Kimmel is ready to sign pending commission approval. This lease includes a license agreement for use of the pier, and a ten-year with a ten-year option building and land lease.

VII. POTENTIAL IMMEDIATE ACTION ITEMS):

A. Baird Boat Co. – Additional Ground Lease
(See First Reading, Item A)

VIII. STAFF COMMENTS (21:15):

Mr. Crockett discussed RCO’s response on commercial use of the boat ramp.

He also informed of a meeting he had on the IDC with City Manager Timmons and Team Jefferson Director Quinn. He added there is an additional business expressing interest in the IDC besides Pete Langley.

Last, Mr. Crockett stated he is attending the FAA conference in Seattle April 6-8 and would be absent from the April 8 Commission meeting. He suggests rescheduling the public workshop. Staff would like David Goldsmith to give a briefing at the workshop prior to the next retreat and Mr. Goldsmith is out of town until mid-April.

IX. PUBLIC COMMENTS:

X. COMMISSIONER COMMENTS (43:26):

Commissioner Hanke asked to remember Diane Schostak of Olympic Peninsula Tourism who recently passed away.

XI. NEXT MEETING/WORKSHOP: Next regular meeting will be held Wednesday, April 8, 2015 at 1:00 PM in the Port Commission Building, 333 Benedict St, Port Townsend. Public Workshop date TBD.

XII. EXECUTIVE SESSION:

XIII. ADJOURNMENT:

The meeting adjourned at 6:14 PM there being no further business to come before the Commission.

ATTEST:

Stephen R. Tucker, President

Peter W. Hanke, Secretary

Brad A. Clinefelter, Vice President