

PORT COMMISSION MEETING– May 27, 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
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:

**Commissioner Tucker moved to approve the Agenda as presented.
Commissioner Clinefelter seconded the motion.
Motion carried by unanimous vote.**

III. CONSENT AGENDA:

A. Approval of Meeting Minutes – May 11, 2015
Approval of Special Meeting Minutes – May 19, 2015
B. Approval of Warrants
Warrant #054578 through #054590 in the amount of \$52,057.09 for Payroll & Benefits
Electronic Payment in the amount of \$19,907.47 for Payroll & Benefits
Warrant #054591 through #054625 in the amount of \$44,160.48 for Accounts Payable
Electronic Debit in the amount of \$7,722.01 for Washington State Department of
Revenue Combined Excise Tax Return for April 2015
**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):

V. SECOND READING (Action Items):

VI. FIRST READING (Discussion Only):

A. Bob Cunningham (1:15):

Mr. Pivarnik discussed Mr. Cunningham's desire to place a steel building on Port property located in the yard, which would require a new land lease. He pointed out the location on an aerial photo and explained it would have a very limited impact on yard operations. He then introduced Bob Cunningham.

Mr. Cunningham explained it is a pre-engineered steel building, 70'x120' and 60' tall. It would contain concrete flooring and reinforced to accommodate the Travelift.

Further discussion ensued on details of the site and building.

Mr. Pivarnik requested the commission's consent to move forward in negotiating a lease with Mr. Cunningham, which when finalized, would be presented to the commission for final approval.

The commissioners agreed for Mr. Pivarnik to move forward in lease negotiations with Mr. Cunningham.

B. Townsend Bay Termination Agreement (11:15):

Mr. Crockett explained that Mr. Toews reviewed the draft agreement with Townsend Bay's attorney and it would be affective upon closing of the sale (to the Shipwrights Co-op). He explained there is a \$500 fee added in for Port staff time used in closing of lease.

Mr. Pivarnik noted in the agreement, section 3-A releases Townsend Bay from everything except for hazardous substances, if any are discovered on the property in the future.

Mr. Crockett stated September 1, 2015 is the expected closing date of the sale. He added the agreement would be on the next meeting agenda for commission approval.

VII. POTENTIAL IMMEDIATE ACTION ITEMS):

VIII. STAFF COMMENTS (14:59):

Mr. Pivarnik informed staff held a successful pre-bid meeting for the boat ramp project, which included seven participants. He added bids are due June 19, 2015 at 1:00 PM, with bid opening at 1:10 PM.

Mr. Crockett explained RCO grant money won't be disbursed until this legislative session has adjourned.

Mr. Crockett discussed a “pre-pricing” teleconference on the bond sale yesterday. He stated the bonds sold today. The original estimate was \$347K over ten years but the bond sale yielded \$451K over ten years.

He then informed he would attend the Port’s meeting with marine trades on BMP rules, where ideas on policy enforcement will be discussed. He added there would most likely be more than one meeting on this issue with marine trades.

Last, Mr. Crockett informed he would attend the NODC meeting in Sequim on Thursday.

IX. PUBLIC COMMENTS (20:32):

George Yount thanked staff for the information on the bond. He also gave his thanks for the opportunity to attend the commission retreat held in Port Ludlow. He added he thought it was a good retreat and expressed his thanks to moderator, David Goldsmith.

X. COMMISSIONER COMMENTS (21:23):

Commissioner Hanke expressed his thoughts on the WPPA Spring Meeting. He said the real estate session was a good one.

He also commented on Fort Worden stating that he believes the Port should enter into more discussions with the Parks on various issues.

Commissioner Clinefelter had questions on the transient moorage policy and how it is managed. He had concerns with the amount of time allowed to stay in a slip, which sometimes does not allow a boater enough time to have work completed on their boat.

Mr. Crockett suggested the guest moorage policy is reviewed at the next commission workshop.

Commissioner Clinefelter then asked the status of the former Landfall Restaurant site.

Mr. Crockett explained the current leaseholder’s contract expires the end of this month and staff is currently speaking with another interested party.

Commissioner Tucker stated he enjoyed the WPPA Spring Meeting, and always learns a lot at each one of their conferences.

He then discussed the Jefferson Energy Lunch meetings and reported that PUD is now interested in collaborating on the Electric Vehicle charging station project.

XI. NEXT MEETING & WORKSHOP: Next regular meeting will be held Wednesday, June 10, 2015 at 1:00 PM, Public Workshop at 9:30 AM, in the Port Commission Building, 333 Benedict St, Port Townsend.

XII. EXECUTIVE SESSION:

XIII. ADJOURNMENT:

The meeting adjourned at 6:04 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