

PORT COMMISSION MEETING– June 10, 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 – McCarthy
Minutes – Nelson

I. CALL TO ORDER/PLEDGE OF ALLEGIANCE:

Commissioner Tucker called the meeting to order at 1:00 PM.

II. APPROVAL OF AGENDA:

Amendments to the Agenda include: **VI – First Reading, Item B – Monthly Moorage/Marine Trade In-water Work; VII – Potential Immediate Action – June 24, 2015 Commission Meeting Date Change; and, XII - Executive Session on Real Estate and Personnel, 25 minutes with no action.**

Commissioner Tucker moved to approve the Agenda as amended.

Commissioner Clinefelter seconded the motion.

Motion carried by unanimous vote.

III. CONSENT AGENDA (1:36):

- A. Approval of Meeting Minutes – May 27, 2015
Approval of Special Meeting Minutes – May 26, 2015
- B. Operations Reports – May 2015
- C. Approval of Warrants

Warrant #054626 through #054642 in the amount of \$94,667.35 for Payroll & Benefits
Electronic Payment in the amount of \$39,495.19 for Payroll & Benefits

Warrant #054643 in the amount of \$18,105.70 for Deposit Refund

Warrant #054644 through #054704 in the amount of \$101,069.61 for Accounts Payable

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) (1:46):

Linda Herzog invited commissioners and staff to the fifth annual Quilcene beach party on June 12. She explained the history behind the beach celebration.

She handed out before and after photos of the Quilcene beach. Volunteers cleaned up the beach, and the community paid out \$90 to a landscaping team to do the heavy work.

Lastly, Ms. Herzog asked for the Port's support of economic development in Quilcene and the south county.

Bertram Levy asked questions and for clarification on commission and staff expenses at the WPPA Spring Meeting in Spokane.

Connie Gallant, representing the Olympic Forest Coalition, which she explained is dedicated to the protection of forest and aquatic systems on the Peninsula. She discussed pollutants, which she said come from three shellfish companies located in the area. She discussed the effects of this pollution on marine and bird life. She requested the Commission use discretion on the use of Quilcene bay.

V. SECOND READING (Action Items):

A. Coast Seafoods Lease (11:25):

Mr. Pivarnik explained the Port worked with Coast for six months to consolidate their three leases into one 25-year lease. This included a detailed land survey, performed by Clark Survey. He explained there are no rate changes or increases to the size of leased property in this consolidated lease.

Commissioner Clinefelter asked to see the Hazardous Substances Warranty and Agreement, which was not included with the proposed lease as stated. He said he would like time to review this document before approving the lease, "considering the sensitive nature of this area".

(Ms. Nelson left to get copies of the agreement, as requested.)

Mr. Pivarnik explained this is the same agreement that has been included in all Port leases, and it is no different from any other.

Mr. Crockett suggested tabling this item until Ms. Nelson returns with the agreement.

VI. FIRST READING (Discussion Only):

A. Commercial Fish Buying and Loading Operations (15:30):

Mr. Crockett stated Commissioner Tucker requested this as an agenda item. He explained the Port has seen an increase in fish buying trucks, and it fluctuates year to year, depending on the fishing seasons/allotments. Mr. Crockett explained the fish buying trucks park at the head of the ramp to look over the catch, weigh, purchase and then load their trucks, which is time consuming and backs up launching of other boats waiting to get in the water. He stated he checked with RCO to see if the Port is allowed to charge a fee to commercial buyers and the answer was yes.

Commissioner Tucker explained his reasons for placing this on the agenda.

Mr. Crockett informed he would research what others charge commercial buyers who use their boat ramps.

B. Monthly Moorage / Marine Trades In-water Work (23:56)

Mr. Crockett reminded this was brought up at the last meeting. (He handed to the commission the current guest moorage policy along with a list showing current monthly guests and length of time they have been here.)

Mr. Crockett stated he discussed with Harbormaster Ruby, the issue posed at the last meeting of guest monthly boaters being asked to leave after the ninety day stay. She explained she had never asked a guest monthly tenant to leave after ninety days.

Commissioner Clinefelter explained a situation brought to his attention by a boater.

Discussion ensued on reasons why a boater needs more than ninety days to complete an in-water project, and how these long projects can slow down the clearing of the waitlist process.

Mr. Crockett suggested that if anyone is asked to vacate after ninety days and have an issue with it, they are welcome to come and talk with him.

V. SECOND READING (continued):

A. Coast Seafoods Lease (34:00):

(Ms. Nelson returned with the agreement, commissioners reading over document.)

Commissioner Clinefelter pointed out the agreement was signed in 1993.

Mr. Crockett suggested the commission approve the lease, contingent on the signing of the Hazardous Substance Agreement.

Commissioner Clinefelter explained he would like more time to review and may have the need to discuss the agreement with counsel. He stated again the importance of a review of this document due to the environmentally sensitive area.

Commissioner Hanke moved to approve the Coast Seafoods lease as presented.

Commissioner Tucker seconded the motion.

Motion passed with two votes for; Commissioner Clinefelter opposed.

Mr. Crockett stated he would have the Port attorney look over the Port's hazardous material agreement and warranty format.

VII. POTENTIAL IMMEDIATE ACTION ITEMS:

A. June 24, 2015 Commission Meeting Date Change (40:07):

Mr. Crockett explained the City is hosting a Town Meeting on the Comp Plan the evening of June 24, 2015. He informed he sits on the City Comp Plan committee and Commissioner Tucker is involved with the County Comp Plan. Both he and Commissioner Tucker would be attending this meeting, therefore he requests rescheduling the regular meeting. After discussion, suggested date for meeting was Tuesday, June 23, 2015 at 5:30 PM.

Commissioner Hanke moved to place this item under Potential Immediate Action.

Commissioner Clinefelter seconded the motion.

Motion carried by unanimous vote.

Commissioner Tucker moved to approve the rescheduling of the June 24, 2015 regular meeting to June 23, 2015 at 5:30 PM.

Commissioner Hanke seconded the motion.

Motion carried by unanimous vote.

VIII. STAFF COMMENTS (42:52):

Mr. Pivarnik reported he has had a good response from interested contractors for the boat ramp RFP. Proposals are due June 19.

Mr. Crockett announced he would attend Jefferson Transit's Grand Opening at their new facility on Friday, and immediately will drive to Quilcene for the End of School Beach

Party. Tomorrow at 10 AM, he reported he would attend the Change of Command ceremony at Indian Island.

IX. PUBLIC COMMENTS (43:40):

Connie Gallant discussed the year Coast Seafoods signed the Hazardous Agreement and how they were just a “mom & pop organization” then and are now a large corporation. She asked the commissioners to consider this.

Linda Herzog stated she believes the size of Coast Seafoods operations has nothing to do with the Hazardous Materials Agreement issue. She said Coast also wants clean waters and suggested for anyone to look at the science.

George Yount thanked the commission for the earlier workshop, which he said was effective. He pointed out the Port’s mission of economic development incorporates the entire county, not just the marina.

X. COMMISSIONER COMMENTS (47:13):

Commissioner Clinefelter asked a question of today’s Executive Session.

XI. NEXT MEETING: Next regular meeting will be held *Tuesday, June 23, 2015* at 5:30 PM in the Port Commission Building, 333 Benedict St, Port Townsend.

XII. EXECUTIVE SESSION:

The regular session recessed into Executive Session, at 1:48 PM to discuss real estate and personnel, pursuant to RCW 42.30.110(c) and 42.30.140(b), duration of twenty-five minutes with no action.

XIII. RECONVENING AND ADJOURNMENT OF REGULAR MEETING:

The meeting reconvened and adjourned at 2:13 PM there being no further business to come before the Commission.

ATTEST:

Peter W. Hanke, Secretary

Stephen R. Tucker, President

Brad A. Clinefelter, Vice President