

PORT COMMISSION MEETING – February 11, 2004

The Port of Port Townsend Commission met in regular session at the Point Hudson Marina Room, Port Townsend, WA.

Present: Commissioners – Beck, Pirner and Sokol
Executive Director – Crockett
Auditor – Taylor
Facilities Manager – Pivarnik
Operations Manager – Radon
Attorney – Harris

I. CALL TO ORDER: The meeting was called to order at 1:00 PM.

II. APPROVAL OF AGENDA:

Upon motion of Commissioner Sokol, the Agenda was unanimously approved as amended as follows:

Items added:

- V. Old Business
 - A. Marine Resources Committee – Anchor Free Eelgrass Protection Zone
- VI. New Business
 - A. Point Hudson Boat Shop Storage
 - E. Liability Insurance for Permanent Moorage Tenants
 - F. Pygmy Kayak Lease
 - G. Kah Tai/Golf Course

Items deleted:

- V. Old Business
 - B. Point Hudson Planning with City of Port Townsend

III. CONSENT AGENDA:

- A. Approval of Minutes – January 28, 2004
- B. Approval of Warrants:
 - #29555 through #29556 in the amount of \$69,654.73
 - #29557 through #29582 in the amount of \$31,874.90
 - #29583 through #29590 in the amount of \$52,298.90
 - #29591 through #29645 in the amount of \$46,496.40

Upon motion of Commissioner Sokol, the Consent Agenda was unanimously approved.

IV. PUBLIC COMMENTS (not related to Agenda):

Ray Forsman, Fisherman:

Suggested the Port keep track of fish poundage coming across its docks. Some economists are able to extrapolate how many man-hours are coming into the Port from fishing. Fisherman do not have a lot of political power and need the assistance of public entities like the Port to consider what could be done to help local fisherman so that business is not lost to Canadian competition. Aside from holding moorage rates for commercial fisherman, he believes Port Management should regularly ask what assistance could be given. He gave examples of how importing fish and shellfish is putting local fisherman out of business and said political help in the form of letter writing, etc. would also go a long way. He claimed the fastest growing industry is repossessions and collections, which is a direct result of unemployment. Every job that is lost will affect the local economy. We need help keeping people employed.

V. OLD BUSINESS:

- A. Marine Resources Committee (MRC) – Anchor Free

Michelle McConnell of the MRC was present to request permission to post Eelgrass Protection Zone signs and provide brochures for distribution at Port facilities as well as to print the moorage office phone number and other contact

information on the sign. She then explained changes that would be made to the temporary signage, including the map used during a pilot project during last year's Wooden Boat Festival. Since Point Hudson and the Boat Haven are shown on the map, the intent of including the Port's phone number is so boaters will be directed into the marina. Sign locations would be next to the two moorage offices and possibly at the fuel dock in the Boat Haven.

Commissioners and Staff recommended that instead of using the term "free anchorage" to use "suggested anchoring area." There was also a suggestion to say, "for marina moorage, call the Port of Port Townsend." instead of "for additional moorage options." Staff also suggested that to increase the chances of reaching boaters before they anchor in the wrong spot, the Port could post on its website a digital file of the sign. There being no Commission objection, Staff agreed to work with the MRC on sign placement and posting information on the website. Ms. McConnell agreed to show the Port final artwork before signs are produced.

B. PUD Water Rights at Jefferson County International Airport

Mr. Crockett reminded the Commission of the request by the Public Utility District No. 1 (PUD) of several months ago to tap into their water right at the airport. Given the PUD's need for additional water service for the Port Hadlock Urban Growth Area (UGA) and Marrowstone Island, Staff recommends reopening discussions with the PUD about drilling a well parallel to the current well, allowing the PUD to pump 95 gallons a minute as opposed to 45 gallons a minute.

Commissioner Beck moved to direct Port Staff to coordinate with PUD Staff to work out the details of allowing the PUD to access the full amount of their water right. The motion carried by a unanimous vote.

C. Point Whitney Ramp and Dock

Mr. Crockett reported on Port Staff's recent visit with Washington State Department of Fish and Wildlife Staff at Point Whitney to discuss options for the Port operating this boat ramp. Even though the dock is in need of repair and ADA modification, Staff feels that it is worth pursuing a Port launch ramp facility in lower South County. Fish and Wildlife expressed a willingness to partner with the Port on IAC grant applications and are also willing to do some cleaning of the ramp. It was noted that Fish and Wildlife is already in the process of requesting an IAC grant to widen and extend the existing ramp. While the first phase (possibly by this summer) could involve Port maintenance staff repairing the fishing pier portion, with IAC funding, phase two might involve work on the gangway and floating section.

Commissioners agreed this would be a good opportunity and confirmed with Staff that the Port could charge a fee at this site just as other launch sites.

Commissioner Beck moved to direct Port Staff to continue to pursue with Washington Fish and Wildlife the options for a Port launch ramp at Point Whitney. The motion carried by a unanimous vote.

D. Irondale Park and Boat Ramp

Mr. Crockett provided a brief history about this site and discussions with former County Commissioners concerning a possible partnership on a property purchase to create a low impact park with interpretive signage and a boat ramp. The County has since purchased a portion of this property and is involved in a master plan process, a draft of which was given to the Commission documenting two alternatives (Alt. A: low impact park development, and Alt. B: low impact park development and a boat ramp). At a recent Parks Advisory Board meeting, he communicated that a boat ramp at this site would be an opportunity for the County and the Port to cooperate in an activity that both protects the environment and provide recreation to a larger portion of the county residents. The consultant's recommendation for Alternative A seemed cavalier and provided little analysis of the potential to introduce new boat ramp technologies. Given the expense of maintaining the Lower Hadlock ramp, he recommended that the Commission direct him to send a letter to the BOCC expressing a willingness to partner with

the County and seek grant opportunities to further explore the possibilities for siting a boat ramp at the Irondale location. He does not believe it is prudent to eliminate any options as a potential boat ramp site.

Commissioners agreed there is a need to explore alternatives to the Lower Hadlock boat ramp.

Commissioner Sokol moved to direct Port Staff to express to the County Commissioner's the Port's interest in partnering to explore the boat ramp alternative. The motion carried by a unanimous vote.

VI. NEW BUSINESS:

A. Point Hudson Boat Shop Storage

Mr. Pivarnik reviewed the request by the Point Hudson Boat Shop to store a boat in the parking lot adjacent to their shop in Point Hudson. Although the Port's policy has been not to allow outside storage for aesthetic purposes, Port Staff recommends the Commission approve this request to address a temporary storage need. The understanding is that the parking lot would need to be clear by the Wooden Boat Festival. The space would be leased for \$40-45 dollars per month.

Commissioner Sokol moved that on a test basis, the Port lease space to the Point Hudson Boat Shop, subject to aesthetic and other considerations, for boat storage next to the Armory Building. The motion carried by a unanimous vote.

B. Operations Report – Month of January 2004

Mr. Radon reported that reserve moorage for the month was consistent with 2003. While monthly guest totals were down slightly, nightly guests were up. Ramp fees are significantly ahead of last year. Haulouts in the 60/70 were only 24 compared to 30 in 2003. The number of boats in the work yard is up slightly, as is the overall lineal foot of storage. At Point Hudson, marina transient moorage is down and RV transients are up significantly.

C. Port Townsend Yacht Club Lease Letter of Understanding

Mr. Pivarnik reviewed that in recent conversations with the Yacht Club, it came to the Port's attention that both entities are insuring the building. Since the Yacht Club's lease does not state who owns the building and since the understanding is that the Yacht Club owns the building, Staff is proposing there be an addendum to the lease to clear ownership and maintenance responsibility. It would essentially become a land lease.

Commissioner Sokol noted that in speaking with the Yacht Club last evening, there was concurrence with the Port's understanding.

Commissioner Sokol moved to direct Staff to work with Mr. Harris on a lease amendment with the Port Townsend Yacht Club. The motion carried by a unanimous vote.

D. Comprehensive Scheme of Harbor Improvements -- Scope of Work Modification

Mr. Crockett noted that another bill was received from Reid Middleton in the amount of \$3,660 for additional work needed to respond to Environment Impact Statement (EIS) comments, which was beyond the EIS scope of work.

Commissioner Sokol moved to authorize a change in the scope of work with consultant Reid Middleton and issue a payment for \$3,660. The motion carried by a unanimous vote.

E. Liability Insurance for Permanent Moorage Tenants

Mr. Crockett reviewed that more and more marinas are requiring at least liability insurance to cover damages to adjacent boats or marina facilities. He recommended the Port consider whether to make this a requirement of permanent moorage tenants. It was noted that this is not a basis for reducing the Port's coverage, although it might help reduce the Port's liability insurance premium.

Commissioner Sokol noted that in raising this issue at the Port Townsend Yacht

Club meeting, the feedback was that the Port should require at least liability coverage.

Commissioner Beck moved that Port Staff explore the requirement that moorage tenants carry liability insurance. The motion carried by a unanimous vote.

F. Pygmy Kayak Lease

Mr. Pivarnik reviewed that Port Staff has been working with Pygmy Kayak on a possible lease arrangement for the Pavilion to begin April 1. The expectation is that in exchange for a ten-year lease starting at \$950/mo. plus tax and CPI and Port Policy increases), they would be putting about \$35K in capital improvements. Having received a draft of the lease, the Commission gave its support for Staff proceeding. The lease would be brought back to the Commission at the next meeting.

G. Kah Tai/Golf Course

Recognizing the recent newspaper articles on the suggestion that a new performing arts center should be built on the PT Golf Course, Mr. Crockett said several golfers had approached Port Staff about their concerns. He solicited the Commission's input on the concept of trading with the City all the Kah Tai property for the 53 acres of public golf course, including structures and water rights. The Port could then provide a ten-year lease for continued operation of the property as a golf course.

Other Commissioners concurred with Commissioner Sokol that this might be a good opportunity to get into the golf course business, as many Ports are.

Commissioner Pirner moved to direct the Executive Director to write a letter to the City of Port Townsend opening negotiations on a potential property swap of the Kah Tai and golf course properties. The motion carried by a unanimous vote.

VII. STAFF COMMENTS:

Mr. Radon:

The winner of the 300-ton haulout from the Seattle Boat Show, Nick Bartlett, has called to confirm his intention to use his free haulout. All of those who filled out sign-up sheets would receive a Port thank you.

The Port would participate in the March 3-7 NMTA boat show in Everett. There would not be an in-water component this year due to a lack of interest.

Mr. Pivarnik:

The Fishing Hole was out of the water last week for structural repairs from storm damage.

Point Hudson restaurant businesses have not indicated whether they would be making electrical repairs. A reminder letter would be sent tomorrow of the 30 day deadline to complete these repairs.

Mr. Crockett:

The Port received notification that it has been awarded \$53,367 from the Community Investment Fund for infrastructure improvements proposed at Point Hudson (water and sewer repairs and road resurfacing). This funding is good until January 1, 2006.

An Intergovernmental Meeting would be held Friday, February 13.

The Gardiner boat ramp would be cleaned in preparation for this weekend's Salmon Derby.

VIII. PUBLIC COMMENT:

Keith Swisher:

He and Linda would be attending the Northwest Aviation Tradeshow February 21-22 in Puyallup.

Gloria Bram:

She feels the idea of a property trade with the City is a good idea.

IX. COMMISSIONER COMMENTS:

Commissioner Sokol:

He expressed appreciation for the opportunity to speak at last night's Port Townsend Yacht Club meeting.

Last Friday, he attended the meeting of the EDC as the Port's representative.

Commissioner Beck:

He shared items of interest from a recent meeting of the Peninsula Regional Transportation Planning Organization meeting: possible road improvements to Highway 101, draft unified plan for the work program, State Road 19 roadside beautification project ideas, State Road 3 road widening study, and a Hood Canal bridge closure update.

Commissioner Pirner:

He is extremely satisfied with the progress made at today's meeting.

X. NEXT MEETING:

Wednesday, February 25, 2004 at 7:00 PM at the Tri-Area Community Center, Chimacum, WA.

XI. ADJOURNMENT:

The meeting was adjourned at 2:36 PM, there being no further business to come before the Commission.

ATTEST:

President

Secretary

Vice President