

PORT COMMISSION MEETING – July 14, 2004

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

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

Absent: Executive Director – Crockett

I. CALL TO ORDER:

The meeting was called to order at 1:00 PM. Staff recognized Commissioner Pirner's 70th birthday, which is today.

II. APPROVAL OF AGENDA:

Upon motion of Commissioner Sokol, the Agenda was unanimously approved as amended with the following additions to New Business:

C. Signage at Airport for Goodwin Aviation

III. CONSENT AGENDA:

- A. Approval of Minutes – June 23, 2004
- B. Approval of Warrants:
 - #30467 through #30495 in the amount of \$31,148.11
 - #30496 through #30506 in the amount of \$50,264.71
 - #30507 through #30580 in the amount of \$169,737.44
- C. Write-off Register

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

IV. PUBLIC COMMENTS (not related to Agenda):

Pete Gillis:

Having graduated from Port Townsend High School, he is interested in finding a living wage job in order to stay in Port Townsend. He sees himself as a potential Port tenant.

Gloria Bram:

As a member of the local DASH Board (Disability, Awareness, Surveillance & Health Promotion), there had been interest at her group's last meeting in the Port's plans for the Beach boardwalk. She offered DASH's assistance in acquiring information on disability access.

Linda Swisher:

This weekend, the airport would host the Annual JCIA Fly-in.

V. OLD BUSINESS:

A. RRM Report

Mr. Pivarnik announced that Port and City Staff would be meeting Monday to discuss the report on Point Hudson recently released by the City's consultant. Commissioner comments were solicited to aid this discussion.

Commissioner Sokol said his main objection to the report is the phrase "to provide the City with maximum control over the future use and improvement of Point Hudson." The report also speaks about the hard positions of the Port, which he does not understand. Rather than the City adapting their ordinances and plans based on a subarea plan for Point Hudson, the City's Comprehensive Plan, Shoreline Master Program, Urban Waterfront District, Special Urban Waterfront Overlay District, and Port Townsend Municipal Code (with zoning) should guide the Port's further planning. Ecology will make a ruling after the City completes

its Shoreline Master Plan for all the land within 200 feet of the shore, including uses in agreement with the State shoreline master program. Although the Comprehensive Plan states that Point Hudson is zoned for manufacturing, he sees it as more of a planned unit development with mixed uses and light industrial activities, possibly only lacking offices and a large transient accommodation. The Port's Comprehensive Scheme as adopted in December 2003 also does not mention manufacturing. He has also heard comments that the scheme is both too specific and not specific enough.

Mr. Harris reminded that the State legislature regulates the Port's authorities and responsibilities. The City's ability to regulate the development and use of the Port's land is not unlimited. The Port is presumed to have the authority to develop its own real estate and is trying to preserve existing uses. A discussion is needed about respect for each entity's functions and level of authority by regulations.

Commissioner Beck suggested that instead of more planning, he would like to know the City guidelines, so the Port can begin some of its work.

Commissioner Pirner reminded that the Port cannot expend funds for projects outside of its 20-year plan. He pointed out that the scheme represents the needs of the Jefferson County constituency, rather than the desires of political parties as was stated in a recent newspaper editorial. Districts 2 and 3's vision for Point Hudson tends to be quite different from District 1's (the City's). He reviewed the six goals the Port ranked at a 1994 Master Plan meeting with the City's consultant. Mr. Radon explained that the City had led that master plan process despite the Port's feeling that planning for Point Hudson would not be appropriate until the Port had operational control of Point Hudson.

Commissioner Sokol reviewed that the consultant's scope of work was intended to bring the City and Port together in a collaborative consensus process. It was beyond the scope of work to discuss uses or have a visioning session.

The Port has its subarea plan and goals for Point Hudson in the Comprehensive Scheme of 2003. In the many public sessions the Port has conducted since taking over operational control of Point Hudson, no one has mentioned manufacturing as a desired zone, which is still reflected in the City's Comp Plan. Although the City is pushing for a new Point Hudson master plan to be completed before the deadline of December 2005 for the City Shoreline Master Plan, this assumes the Port has the time and funding to enter into yet another planning process - this is not a valid assumption.

B. Demolition Ordinance

Mr. Pivarnik noted that the demolition ordinance is back on the City Council's agenda for July 19. He reminded the Commission that extensive work between the City and Port produced the proposal that the City code include a provision disallowing the demolition of any building at Point Hudson until a sub-area planning process is done. Although the Port considered this exemption a compromise on its part and an incentive by the City for the Port to enter into further planning, the City Council rejected this proposal. Staff's recommendation is for the Executive Director to attend this Council meeting and review some of the points made in the Port's May 26 letter.

Commissioner Sokol pointed out that neither of the recent demolitions at Point Hudson (shed next to sail loft and walkway between the Pavilion and Marina Room Building) would have been possible under the proposed demolition ordinance. The requirements for studying the economic impact and replacement plans would have been impractical if not impossible.

Commissioner Pirner moved to direct the Executive Director to attend the City Council meeting on July 19, 2004 and reiterate the main points in the Port's May 26, 2004 letter about the Demolition ordinance. The motion carried by a unanimous vote.

C. IAC – Port Hadlock Boat Ramp Update

Mr. Radon reported that he and Mr. Crockett had attended IAC's project review meeting, where they provided a briefing on the Port Hadlock boat ramp project.

The IAC suggested that the Port might first apply for planning and acquisition funding to address parking and traffic flow problems in the same area before seeking ramp development and construction funds. For the next project evaluation presentation in September, they recommended the Port collaborate with the Northwest School of Wooden Boatbuilding (NWSWBB) and propose the development of a site plan, possibly involving the acquisition of land for a parking lot. The Commission was supportive of Staff's plan to meet with the NWSWBB to discuss such a proposal.

VI. NEW BUSINESS:

A. Operations Report – Month of June 2004

Mr. Radon noted that reserved permanent moorage is up for the month as well as the year. Nightly guest activities are also running slightly ahead. Year to date, Boat Haven had 1,590 nightly guests, 150 ahead of last year. These numbers remain closely tied to hoist activities. Ramp pass sales are also up. Haulout numbers are still running ahead for the month in the 60/70-ton and 300-ton lifts. Lineal feet revenue was up roughly 1,400 feet ahead of June of last year. Point Hudson guest moorage is slightly ahead of last year – 646 nightly guests versus 524 for the same period June 2003. Year to date guest figures are tracking similar to last year, but he noted that the year began with guest moorage down significantly from the previous year. RV transients continue to be strong (116% of last year for the month) and reservations are strong.

Commissioner Pirner noted that in mid-June, the Port hit 82% occupancy in the Boat Haven and 55% in the shipyard.

B. Wireless Internet Service

Mr. Pivarnik noted in the past, several organizations had wanted exclusivity agreements for this utility in the marina and RV parks. A new company, S2S Wireless, expressed willingness to provide service without such an agreement. They have proposed installing equipment and antennae on the roof of the marina room at Point Hudson and the Boat Haven's shower building and asked the Port to supply the minimal electricity needs. Connection will be offered by the day, week or month. They would also offer the Port free system access, as well as free access for visitors with wireless cards to the Port website and an additional 50 websites of the Port's choosing (NOAA weather or PT Guide, etc). All transactions will be done on-line directly with the customer.

Commissioner Sokol moved to authorize the Executive Director to continue negotiations with S2S Wireless with the objective of obtaining wireless service for RVs and marina tenants. The motion carried by a unanimous vote.

C. Signage at the Airport for Goodwin Aviation

Mr. Pivarnik reviewed Steve Goodwin's request to place a sign for his air charter service on the tenant's signboard. While such ad placement has previously been reserved for airport tenants, exceptions have been made for similar service providers in exchange for a \$100/year fee.

Commissioner Pirner moved to approve placement of signage at JCIA, for a fee, for Goodwin Aviation. The motion carried by a unanimous vote.

VII. STAFF COMMENTS:

Mr. Taylor:

Airport fuel sales are up 6,500 gallons (+ 23%, YTD). While the June price was up to \$2.99 a gallon, it is now \$2.82 a gallon and will drop another 10 cents a gallon for the Fly-In.

The Port just replaced the network file server on the Port's computer network and the overall technology brought up from 1999 to 2004 levels.

The first staff budget workshop was held this week. By the August Commission workshop, Staff will have more budget information.

Jean French in the Accounting Department will be on Family Medical Leave for approximately 6-8 weeks starting roughly August 5.

Mr. Radon:

Last week, the Port moved on to Reid Middleton to negotiate engineering work at Point Hudson. On Tuesday, June 20th Staff will meet with them to begin negotiations for engineering services on the Point Hudson marina redevelopment project. Commissioner Pirner expressed interest in also attending this meeting.

Mr. Pivarnik:

Link Mkwanzani resigned his custodian position today and has been recognized for his excellent work for the Port.

Blue Heron Construction has begun the reconstruction of the Point Hudson Pavilion building for Pygmy Kayak.

The first Port-sponsored Concerts on the Dock event would be tonight from 6-8:00 at the Quincy Street Dock.

VIII. PUBLIC COMMENT:

Gloria Bram:

She asked where at the airport the EDC mixer would be held. Commissioners indicated it would be in the area next to the Spruce Goose. She also pointed out a misplaced “handicapped restroom” sign near the Marina Room.

Pete Gillis:

Mr. Radon responded to questions from Pete about temporary tie up areas at the Port.

IX. COMMISSIONER COMMENTS:

Commissioner Sokol:

Today, there were more planes in the tie down area at the airport than he has seen in a long time. The Port also received another letter of interest in hangars. Mr. Pivarnik noted that the FAA is reviewing the Port’s request for qualifications before allowing it to begin searching for an engineering firm.

Before the next meeting, there is another WPPA committee meeting, which he and Commissioner Pirner would attend. He and Mr. Crockett attended the WPPA environmental seminar, at which a hot topic was moving and importing dirt. In visiting Raymond, they saw evidence of an urban renewal project, including a Santa Maria Shipbuilding sign in their Port.

Commissioner Beck:

He is planning to attend a BOCC meeting in Quilcene tomorrow.

Commissioner Pirner:

He agrees with the Port’s decision at its special meeting to replace consultant Moffett Nichols with Reid Middleton.

X. NEXT MEETING:

Wednesday, July 28, 2004 at 7:00 PM at the Tri-Area Community Center, Chimacum, WA.

XI. ADJOURNMENT:

The meeting was adjourned at 2:21 PM, there being no further business to come before the Commission.

ATTEST:

President

Secretary

Vice President