

PORT COMMISSION MEETING – September 8, 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
Executive Director – Crockett
Auditor – Taylor
Deputy Director – Pivarnik
Operations Manager – Radon
Attorney – Winters

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 with the following addition and the reordering of the agenda to address two New Business Items ahead of Old Business:

- V. New Business
 - A. Pygmy Boats

III. CONSENT AGENDA:

- A. Approval of Minutes – August 25, 2004
- B. Approval of Warrants:
 - #30809 through #30835 in the amount of \$30,707.73
 - #30836 through #30844 in the amount of \$51,438.84
 - #30845 through #30905 in the amount of \$89,546.80
- C. Resolution No. 427-04 – Authorizing Application for IAC Grant Funding

Upon motion of Commissioner Sokol, the Consent Agenda was unanimously approved as revised to include Resolution No. 427-04 – Authorizing Application for IAC Grant Funding.

IV. PUBLIC COMMENTS (not related to Agenda): None

V. NEW BUSINESS:

- A. Pygmy Boats

Mr. Pivarnik reported on the many improvements by Pygmy Boats to the Point Hudson Pavilion building and the unanticipated expenses incurred.

Dave Grimmer of Pygmy Boats requested an option to extend the term of their 10-year lease for an additional ten years and asked for the Port's assistance in defraying unexpected costs of renovation in terms of a lower monthly lease payment. Mr. Pivarnik suggested that Staff research options and present a recommendation at the next meeting as to how the Port could spread out these unforeseen costs over the term of the lease. Staff recognized the many improvements made to the facility and mentioned the Port would be pouring a pad for handicapped parking near that facility in addition to the handicap ramp it has already installed.

- B. Ernie Baird Lease Extension

Mr. Pivarnik reviewed the need for Commission approval of a sublease to a new entity comprised of employees of Baird Boat Company. Mr. Baird currently leases the building to Baird Boat Company, which is dissolving and being replaced by this new entity. In addition, Mr. Baird is requesting a lease amendment to extend the lease by six (6) years, in order to accommodate a 25-year term for this new entity.

Ernie Baird said he believes this proposal would benefit the Port in that he would be passing the torch for managing this operation to energetic and enthusiastic individuals.

Mr. Crockett recommended Commission approval of this amendment and the issuance of the sublease. He recognized this as a natural progression of a business. Mr. Baird expressed his appreciation to the Port for giving him the place to earn his living for 25 years.

Commissioner Sokol moved to direct Port Staff to prepare and execute the requested sublease with Baird Boat Company and extend the current lease with Ernie Baird to 25-years. During discussion, Commissioner Pirner suggested Staff might come up with a formula that allows the Port to determine the value of the structure when granting such extensions. The motion carried by a unanimous vote.

Tom Foley and Walt Frisdell of Baird Boat Company introduced themselves and said they are busily forming a new company and will continue with the business of constructing fine boats.

VI. OLD BUSINESS:

A. Intergovernmental Meeting

The Port will host the next Intergovernmental Meeting on Thursday, September 16 from 9-11:30. Mr. Crockett reviewed that while the original guidelines allowed public comment, presentations at recent meetings have veered from the intended purpose of the meeting. Governments are authorized to bring as many as three topics that would be of mutual interest to the other governments. A draft agenda was presented, with “Water supply for Jefferson County” as the County’s suggested topic. The PUD proposed “Meeting current and projected future water demand.” The City also proposed the topic of water and clarification of City’s current status regarding water diversion and permitting with U.S. Forest Service, and Jefferson County’s long-term development plans with clarification of the County’s development projections and dependency on the availability of water to support those plans. The Port had also suggested water as a possible topic. The Commission concurred with the water topic and also supported the inclusion of Point Hudson redevelopment and the FAA-sponsored airport projects.

B. Point Hudson Marina Redevelopment Project Update

Mr. Pivarnik provided the Commission with consultant Reid Middleton’s projected timeline for the redevelopment work. Marina surveying is currently being done by Clark Land Surveying. Once this work is complete, Reid Middleton will begin their design. The consultant and Port Staff will have a kick-off meeting September 14 and a conceptual design would be started by October 6. The Port is planning a meeting around this same time with the Advisory Committee and Staff is in the process of sending letters notifying them of this schedule. The Commission and the committee will be asked to comment on up to four different layout schemes for the marina, after which the Commission would select one design.

C. Jefferson County International Airport Update

Mr. Crockett reviewed that the Port had selected Reid Middleton for the engineering and planning work. Mary Vargas and other FAA staff would like to attend the Port’s meeting with Reid Middleton to discuss the consultant’s detailed scope of work. This meeting is now scheduled for September 14th at the Airport lounge.

V. NEW BUSINESS: (Continued)

C. Operations Report – Month of August 2004

Mr. Radon reported that despite a small drop-off in Boat Haven nightly guest activities, the Port is still up 100 vessels in guest moorage overall. Ramp fees continue to be strong. The wait list remains around 200, with about 60% of those desiring slips 40 ft. and larger. Yard and storage operations continue to be up. The

60- and 70-ton figures for August are very strong and the 300-ton is ahead of last year, with five boats compared to two last year. The lumberyard storage site is filling up. Year-to-date, overall nightly guest activities in Point Hudson were down 1,044 compared with last year's 1,250. RV transients were also down in August, but still well ahead of last year's numbers.

D. Lowest Hadlock Dinghy Festival

Laura Ferguson, one of the new owners of the Ajax Cafe, was present to review the tentative plans for the Lowest Hadlock Dinghy Festival. In partnership with the Northwest School of Wooden Boatbuilding the Sunday, September 26th festival is intended to celebrate the many activities in Lower Hadlock. Organizers recognized the need to address water safety concerns associated with on-the-water children's activities. They asked if the Port might close or be able to diminish use of the ramp for 3-4 hours in the afternoon. Port Staff expressed concern about safety of large crowds utilizing the old dock and requested that organizers provide a minimum of \$1 million in event coverage by being listed as an additional insured on either the school or restaurant's liability policy. Ms. Ferguson agreed to investigate liability coverage and a plan for monitoring a limited number of individuals on the dock. She would consult with Mr. Radon on what the Port believes is a safe number, adding that a couple of people would be monitoring water activities. The Port noted the need to post the notice about a week in advance and that posting at the top of the hill would need to be handled by the Ajax or the NWSWB. Staff said that if these requirements could be met, there would be no objection to the event. The Commission also had no objection.

VII. STAFF COMMENTS:

Ms. Winters:

She reported on the work to prepare a legal and factual background memorandum on the JCIA Uniform Development Code and Comprehensive Plan Amendment Packet, which will be sent to the County Planning Commission and Board of County Commissioners. She noted the Commission would also receive a copy of this packet. Mr. Crockett and the Commission spoke favorably of the report, which they thought could be sent on to the WPPA for use by other Port Districts.

Mr. Taylor:

The State Auditor is currently conducting its biannual audit, with an entrance conference scheduled for September 16 at 8:00 AM. Commissioner Sokol agreed to attend.

Mr. Radon:

After finishing a busy Labor Day weekend, Staff is now busy transitioning for this weekend's Wooden Boat Festival. The booth schedule would be maintained at the administrative office in the event information needs to be changed.

Mr. Pivarnik:

The Quincy Street Concert on the Dock is tonight. Unfortunately, it is raining.

Mr. Crockett:

Operation and Maintenance Staff did a walk-around Point Hudson this week looking for any safety concerns. All RVs and non-festival boats would vacate for the entire duration of Festival.

He attended a PRPTO Technical Advisory Committee meeting, at which there was a Department of Transportation briefing on the widening of State Road 3 from two to four lanes.

VIII. PUBLIC COMMENT: None

IX. COMMISSIONER COMMENTS:

Commissioner Pirner:

The September 2nd meeting at Mats Mats was positive, with residents requesting better maintenance of the ramp and building in that area.

He suggested that one of the State signs showing accommodations near Courtesy Ford should say that Point Hudson is open year round. Mr. Pivarnik said he had investigated this and found that the Port would need to be listed under Recreation rather than Accommodations and that to list campgrounds you must include tent camping. He will investigate whether the State now has a category for RVs.

Medical reasons have caused him to resign the Commission Presidency. He will, however, continue to serve as Secretary, Herb Beck as President and Bob Sokol is Vice President.

Commissioner Beck:

He provided highlights of the Salmon Enhancement Group's river restoration work efforts in Quilcene involving dike removal, addressing flooding problems and creating a more desirable fish habitat. Recognizing the boost Silver Salmon fishing gives the local economy, he suggested using the Port's website to promote recreational fishing as economic development.

He would have appreciated being notified of the recent airplane crash. Mr. Crockett recognized the concern and noted that Jim Manders of the *Peninsula Daily News* had notified the Port.

X. NEXT MEETING:

Wednesday, September 22, 2004 at 7:00 PM at the Tri-Area Community Center, Chimacum, WA.

XI. ADJOURNMENT:

The meeting was adjourned at 1:57 PM, there being no further business to come before the Commission.

ATTEST:

President

Secretary

Vice President