

PORT COMMISSION MEETING – December 15, 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
Deputy Director – Pivarnik
Operations Manager – Radon
Auditor – Taylor
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 with the following additions under New Business:

- B. Point Hudson Binding Site Plan from the City
- C. Horses at the Airport
- D. Airport Kiosk
- E. Port Townsend Sails Lease

III. CONSENT AGENDA:

- A. Approval of Minutes – November 29, 2004
- B. Approval of Warrants:
 - #31363 through #31387 in the amount of \$29,002.65
 - #31388 through #31395 in the amount of \$35,990.16
 - #31396 through #31467 in the amount of \$63,206.40
- C. Resolution No. 434-04 – Authorizing Sale of Abandoned Vessels

Upon motion of Commissioner Sokol, the Consent Agenda was unanimously approved with the following correction to the Minutes of November 29, 2004. On page 3, paragraph 2, the second to the last sentence should read “Using tax revenues for operating expenses for these activities needlessly limits the Port District’s ability to participate in the political bottom line that creates jobs and enhances the local economy.”

IV. PUBLIC COMMENTS (NOT RELATED TO AGENDA): None

V. OLD BUSINESS:

- A. Point Hudson Marina Redevelopment Project Update

Based on comments and concerns by all parties, another conceptual design (#5) was produced, which incorporated the move of the ADA-accessible gangway, the addition of removable floats, the widening of some slips, accommodation of Fleet Marine’s operation in and around the lift pier, and adding a kayak float/storage area. There was general consensus by the Point Hudson Marina Advisory Committee in favor of this design. Outstanding issues are the placement of the pumpout facility, location of the removable floats, and modifications to the kayak float. Until the dredge plan is better understood, it is unknown whether more slips might be gained. Staff asked for the Commission’s approval to proceed with the 65% design phase, which would then allow beginning the permit process, though it was stressed that there might be additional modifications as a result. Staff said the Advisory Committee would be kept informed and would be involved again with dock design specifics. Commissioners expressed their appreciation for the Advisory Committee’s assistance.

Advisory Committee Member Tike Hillman agreed, adding that it was a great committee, generating a lot of good ideas and with general consent.

Commissioner Sokol moved to adopt Point Hudson Marina Design Concept #5 and direct Staff to forward it to Reid Middleton for further development. The motion carried by a unanimous vote.

VI. NEW BUSINESS:

A. Operations Report – Month of November 2004

Nightly guest totals were up just slightly over November 2003, and ahead by 300 for the year. There were 209 nights in the Port Townsend Yacht Club slip, year-to-date, which is average. They pay for one 50-foot slip year round and another 40-to-50 foot slip during the summer. There was a large increase in ramp fees paid, primarily due to Quilcene's reporting for the last quarter versus monthly. There have been early requests for 2005 tags, some of which might be Christmas presents. Waiting list numbers remain static. Storage, haulout and hoist operations were up compared to previous years; the total number of moves on the hoist operation is just under 1,800 through November. The lineal footage in storage is also up. A challenge will be the long-term storage yards, where some tenants are delinquent but there are several derelict vessel deposits. Point Hudson operations report nightly moorage up and RVs holding steady – more than double last year for the month. There are not many bookings before the end of the year, but many on New Year's Eve. Staff will begin to report nightly tie-downs at the airport.

B. Point Hudson Binding Site Plan from City

Mr. Crockett reviewed the concept discussed with the City to look at the Jackson Street side of Point Hudson marina as an independent area. Because of proposed development of the Northwest Maritime Center, desired changes to the Swan Hotel and The Landfall, and impacts to parking and traffic flow, there is a recognized need to engage these parties in a process such as a binding site plan. At a meeting tomorrow to discuss this matter further, he would recommend reporting back to the Commission after giving the matter further consideration. He recognized the Port Commission's desire to retain approval authority.

Ms. Winters pointed out that a sub-area planning process might be an alternative to a binding site plan. She would first like City and Port Staff to outline what needs to be accomplished and then find the simplest way to get there. One of the goals would be to have the three involved businesses meet with the Port and City and talk about projects and coordination of permitting, who would pay for a consultant, etc. A sub-area planning process would require amendments to the City Municipal Code and Comp Plan.

Commissioner Sokol pointed out that there is nothing in the City's letter to the Port that calls for the adoption of anything (except for resolving conflicts between individual plans, City code and shoreline policy) that would put the burden on the City. Despite reservations about entering into visioning, Commissioners said they see the benefit of a joint discussion and agree with Port Staff continuing to work on this. Ms. Winters reviewed that the City's intent is to identify within their Shoreline Master Plan things that require municipal code changes and then process them.

C. Horses at Airport

Mr. Pivarnik reported that another person is interested in renting the soon-to-be vacated airport house. The property currently has a barn and this potential tenant is proposing bearing the expense of constructing a security fence around one acre to contain a horse. The Commission suggested the lease agreement contain additional language regarding the tenant's liability for accident or injury associated with the horse. Staff agreed to proceed with negotiations and give the Commission an update, including the type of fencing, before finalizing the lease.

D. Airport Kiosk

Staff reviewed Steve Goodwin's proposal to build a public shelter for airport patrons next to the Spruce Goose that would become the property of the Port. On the back there would be a Goodwin Aviation sign. Goodwin is willing to incorporate the same green roofing the Port has talked about using when re-roofing the Wills House after the Aero Museum is built. Staff has also talked about building an informational kiosk, which might be able to be added to the shelter. There was Commission support for the concept and recommended that Staff continue to work out the details such as charging a \$35 annual sign fee.

E. Port Townsend Sails Lease

Mr. Pivarnik announced that negotiations have resulted in the tenant agreeing to the terms of the current lease. Given this tenant's longevity and good reputation in the community, Staff would recommend granting the requested five-year lease. Staff noted that the lease still provides for the tenant to relocate without compensation for the period needed to complete any needed structural repairs. Staff agreed to return to the Commission with a lease.

VII. STAFF COMMENTS:

Ms. Winter:

She reviewed the BOCC's Comp. Plan hearing proceedings, adding that the Deputy Prosecuting Attorney's clarification of the nuisance language was helpful. While these changes do not provide the airport with ideal protection, it is far better than where we started. She recognized this is an example of where persistence – time committed by the Commission, Executive and Deputy Directors and the Port Attorney – paid off. Staff agreed to share information about this experience with the WPPA. Since it is still possible for someone to appeal the decision, the Port Attorney would wait until after the appeal period to dismiss the lawsuit.

Mr. Radon:

He provided an update on Ecology permits. After a good quarterly sampling report the Port has received a new permit for the airport discharge and elimination system. Staff would continue to work to meet the new standards for its boatyard permit, which it hopes to have renewed in March or April 2005. Total suspended solids are a little high, but cleaning the vaults and catch basins should help. The numbers for oil, grease and heavy metals are well below the standards. A new requirement is the development of a storm water pollution prevention plan. He explained the various levels of monitoring and reporting depending on whether targets are met.

The Port is registered to attend the January 14-24 Seattle Boat Show.

Mr. Pivarnik:

Lease negotiations continue with the Wooden Boat Foundation. The incoming WBF President is Dave Grimmer and their Board would be undertaking a strategic planning session. They might attend the Port's January workshop.

Mr. Crockett:

Rosemary Sikes came to today's workshop to talk about plantings that are ongoing in the Kah Tai property within the 150-foot buffer along the water.

Work continues on the IAC grant for the Lower Hadlock boat ramp. The Port received the State's permission to utilize the Small Works Roster to solicit engineering firms since the project is under the \$200K limit.

Last Friday, he met with the new County Commissioners, David Sullivan and Phil Johnson, to discuss the authorities and properties of the Port District and raised the topic of possible cooperation on an industrial land bank at the airport. The Port hopes to maintain the good working relationship between the County and the Port.

VIII. PUBLIC COMMENT:

Linda Swisher:

She reviewed plans for a memorial led by the Jefferson County Pilots Assn. M&E Materials donated a large rock and PT Foundry would make a large "Forever Flying" plaque.

Keith Swisher:

The U.S. is losing airports at the rate of about one every two weeks. Several years ago, the Aircraft Owners and Pilots Association (AOPA) appointed Linda Swisher as the AOPA airport support volunteer. The success that the Port has had with this overlay would be reported.

IX. COMMISSIONER COMMENTS:

Commissioner Beck:

He attended a WPPA session sponsored by the U.S. Department of Agriculture. The Port might support local economic development by encouraging the creation of a commercial kitchen where local products could be packaged for sale.

X. EXECUTIVE SESSION:

At 2:16 PM, the Commission recessed into Executive Session for 30 minutes to discuss a real estate issue, with no expected decision.

XI. NEXT MEETING:

Wednesday, December 29, 2004 at 9:00 AM at the Port of Port Townsend Administrative Office at 333 Benedict Street, Port Townsend, WA.

XII. ADJOURNMENT:

The meeting was adjourned at 2:46 PM, there being no further business to come before the Commission.

ATTEST:

President

Secretary

Vice President