

PORT COMMISSION MEETING – March 9, 2005

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 approved with the following additions:

V. Old Business:

C. Special Meeting for Revenue Refund Bonds Approval

III. CONSENT AGENDA:

A. Approval of Minutes – February 23, 2005

B. Approval of Warrants:

#31884 through #31908 in the amount of \$25,717.46

#31909 through #31913 in the amount of \$15,305.15

#31914 through #31971 in the amount of \$74,484.61

C. Write-off Register

Upon motion of Commissioner Pirner, the Consent Agenda was unanimously approved as written.

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

V. OLD BUSINESS:

A. Airport Project Update

Mr. Crockett reported on Staff's meeting with Landau Associates and Reid Middleton regarding the hangar/taxiway work at the airport. The Commission received a copy of a preferred layout, which provides all planes with simplified, direct access to the hangars and east-end take-off. With Commission approval, Reid Middleton could submit this layout to the FAA and Staff could begin work on the wetland delineation. There was additional discussion about the certain development costs (e.g., grading, engineering, electrical, fire flow, etc.) that would not be refundable by the FAA, but would need to be calculated and incorporated into the hangar development costs. Staff noted that the consultants are confident that a contract could be in place by the FAA grant expiration date of May 1, and that building construction could begin as early as June.

Commissioner Sokol moved to authorize Port Staff to work with Reid Middleton to submit the preferred C1 layout to the FAA. The motion carried by a unanimous vote.

B. Puget Sound Express Lease

Port Staff reviewed the work with Pete Hanke, Jr. to create a one-year lease with Puget Sound Express, with three one-year options. When asked about possibly waiving the deposit, Mr. Pivarnik said the Port could defer the second month's deposit until the commencement of the second year of the lease on April 1st. Mr. Hanke would therefore need to pay a month's rent and one month's deposit at the

beginning of the lease. Regarding alterations and improvements (for which Hanke has received City approval), Mr. Pivarnik asked that drawings be submitted to the Port so the change is documented.

Commissioner Sokol moved to authorize the Executive Director to execute a lease with Puget Sound Express. The motion carried by a unanimous vote.

C. Special Meeting for Revenue Refunding Bond Approval

Staff will be holding a conference call tomorrow at 10 AM to discuss whether or not to proceed with bond refunding and thereby possibly necessitating a brief special meeting at 5:00 PM on Wednesday of next week to approve the bond sale.

Commissioner Beck moved to schedule a Special Commission meeting on March 16 at 5:00 PM in the Port Administrative Offices for the purpose of approving the bond refunding. The motion carried by a unanimous vote.

VI. New Business

A. Operations Report –Month of February 2005

Mr. Radon reported that permanent moorage and nightly guest totals are up slightly over the same period last year. Activity in the shipyard is also up. He expects the new 75-ton lift to become the lift-of-choice for most jobs and usage numbers to become comparable across the three units. Combined numbers for February are up over last year. On advice of the Marine Travel lift representative, who was impressed with the lift activity here – the Port will adopt the industry standard method of tallying each contact with a boat as a move, including re-blocks. Using that system, the Port had nearly 1900 moves last year—probably a record on the west coast. Lineal feet, the basis for storage revenue numbers, is also up. Point Hudson Marina and RV Park have been busy.

Commissioner Pirner noted we are up over 20% for the combined haulouts. Commissioner Sokol pointed out the importance of Point Hudson RV revenues.

B. Land Use Planning & Economic Development Advisory Panel (LUPEDAP)

Mr. Crockett reviewed that next Wednesday (3/10) he would be attending the first meeting of a new Stakeholder Planning and Land Use Advisory Panel. He is not yet clear of the purpose or expected goals of this additional meeting and is somewhat skeptical about the group's ability/usefulness.

C. Integration of the Northwest Maritime Center (NWMC) and Wooden Boat Foundation (WBF)

Mr. Crockett reviewed the recent announcement about the integration of these organizations, with efficiency of management as the primary issue. Each organization would maintain their 501(c)3 status, the new, combined entity would remain as transparent as possible and have a larger board with Dave Robison as Executor Director.

Mr. Harris said that, from a legal standpoint, the “integration” referred to in their press release has no legal meaning. Although they intend to keep both organizations alive, a merger of the WBF into the NWMC as the successor corporation might require the Port to sign a lease with the NWMC as guarantor for those properties it currently has leased to the WBF. It was recognized that Dave Robison has said it would take some more time to figure out these leases and that it might be appropriate at some point to have him give a briefing to the Commission. While many questions about the future legal structure remain, the Commission states its desire to see both organizations be successful.

VII. Staff Comments:

Mr. Harris:

The Port would be filing a Motion to Intervene in the citizen lawsuit against the County on recent Comprehensive Plan amendments.

VIII. PUBLIC COMMENT: None

IX. COMMISSIONER COMMENTS:

Commissioner Pirner:

At the last Public Infrastructure Funding meeting, there was a recommendation that 50% of the tax fund go to the Tri-Area sewer.

X. NEXT MEETING:

Wednesday, March 16, 2005 at 5:00 PM Special Commission meeting at the Port Administrative Offices.

Wednesday, March 23, 2005 at 7:00 PM Regular Commission Meeting at the Tri-Area Community Center, Chimacum, Washington.

XI. EXECUTIVE SESSION: None

XII. ADJOURNMENT:

The meeting was adjourned at 1:46 PM, there being no further business to come before the Commission.

ATTEST:

President

Secretary

Vice President