

PORT COMMISSION MEETING – June 22, 2005

The Port of Port Townsend Commission met in regular session at the Tri-Area Community Center, Chimacum WA.

Present: Commissioners – Beck, Pirner and Sokol
Executive Director – Crockett
Operations Manager - Radon
Attorney – Harris

Absent: Deputy Director – Pivarnik
Auditor - Taylor

I. CALL TO ORDER:

The meeting was called to order at 7:00 PM.

II. APPROVAL OF AGENDA:

Upon motion of Commissioner Sokol, the Agenda was unanimously approved with the following additions:

III: Consent Agenda

C. JCIA Fly-In Agreement with Experimental Aircraft Association (EAA)

III. CONSENT AGENDA:

A. Approval of Minutes – June 8, 2005

B. Approval of Warrants:

#32485 through #32510 in the amount of \$31,458.34

#32511 through #32513 in the amount of \$14,166.96

#32514 through #32579 in the amount of \$149,698.54

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

IV. PUBLIC COMMENTS (NOT RELATED TO AGENDA):

V. OLD BUSINESS:

A. Point Hudson Hospital Building

Mr. Crockett reminded the Commission of their authorization to spend within the \$300,000 envelope, as sub-contract work is completed, giving updates at each Commission meeting. The asbestos contract is just over \$32K. Asbestos contractor is setting up this week and will begin asbestos removal next week. Work may run into 4th of July holiday, however job will not impede traffic. Should be pretty much self-contained. Maintenance staff will be installing a sign explaining building renovation by Port of Port Townsend, along with historical information. Commissioner Sokol suggested to include on sign, "Project funded in part by Point Hudson RVs". He added that no funding of this rehabilitation project is coming from Boat Haven moorage fees.

B. Point Hudson Marina Rehabilitation Update

Mr. Crockett reported that new drawings from Reid Middleton have been received showing 65% of design. This drawing is similar to Concept 5, which was previously approved by Commission. Mr. Crockett is planning to schedule one more meeting with the Point Hudson Advisory Committee to get their approval / comments. Reid Middleton originally had a high cost at \$5.2 mil so in this drawing they've removed the gangway by the current restroom. Suggest that we may possibly relocate ADA gangway currently by Puget Sound Express store. Once Advisory group gives approval, drawing will be turned over to Reid Middleton. Permits from Army Corps of Engineers have been received for dredging, allowing deep water disposal of the clean sediment off of Protection

Island. Due to delays from the Corps, etc., plans are to work on basic infrastructure over the winter, such as decisions on pedestals, lighting, etc., with the actual physical removal work to begin approximately October of '06, when the Point Hudson Marina can be closed for 5-6 months for construction. Commissioner Sokol asked if esplanade work can begin. Mr. Crockett said that would be phased in after marina work, although possibly esplanade work could possibly begin on Jackson Street side.

C. JCIA Construction Bids Update

Mr. Crockett reported that bid packets are being sent out. Sue Nelson reported that to date, 11 contractors have paid for and been sent Drawing/Spec packages for Taxiway Construction and Hangar Development. Mr. Crockett stated that the pre-bid meeting is being held tomorrow at 10:30 AM at the airport for interested contractors. Bids must be received by Port Administration office no later than 1:00 PM on June 30, 2005. Estimated date to begin moving earth is early August at the latest. We are scheduled for pre-application approval with the County. Because we are using Federal money, a NEPA is required. Al Scalf, Director of Community Development with the County, recommends for the Port to adopt the NEPA as the SEPA and send a cover letter to the County asking to adopt the NEPA as the SEPA. Once adopted, there will be a one week public comment period. Commissioner Pirner asked where dirt will be disposed of. Mr. Crockett explained that will be up to the contractor.

Mr. Crockett added that this meeting will recess into Executive Session, subject matter: real estate, with no decisions to be made.

VI. NEW BUSINESS (Continued):

None

VII. STAFF COMMENTS:

Ken Radon:

Reported that the Yard is moving along quite well. Doug Lockhart is requesting more jack stands. One of our shipyard patrons, Mike Hogan, just put one of his long-term projects in the water, which generated good revenue for the Port. Point Hudson continues to do well with reservations. At the Quilcene Marina, lights are being installed this week and the cleaning up of the facility has begun for the July 4th holiday.

Larry Crockett:

Steve Van Pelt, from Maintenance department, is retiring July 15, 2005, after six years of service. An ad is being run in the paper for this open position.

The Port recently received a copy of a letter sent by Dave Timmons to US Customs and Border Protection in Washington D.C., supporting the previous letter sent by Port Commissioners in regards to the need of a full-time U.S. Customs agent in Port Townsend. This letter, like the Ports, was copied to Senators Murray and Cantwell, Representative Dicks and the County.

VIII. PUBLIC COMMENTS:

Clair Candler:

Asked if we would be using steel pilings in Point Hudson Marina. He had heard of corrosion problems with these. Mr Crockett replied with a yes and the pilings would be galvanized steel. Mr. Radon reported that they may even have a black epoxy coating inside the pile.

IX. COMMISSIONER COMMENTS:

Commissioner Pirner:

Commented on the letter to the Port from the Northwest School of Wooden Boat Building, advising of the problems that have forced them to abandon plans with

the public boat ramp. This was due to the decision made by the Washington State Growth Management board on the proposed zoning for the UGA. The school decided they must retain this land for future expansion. The Port was planning on purchasing the easement. Mr. Crockett added that the IAC money the Port was granted cannot be used and has been turned back to the IAC office in Olympia.

Commissioner Pirner reported that he will be on vacation from June 23 – July 11.

Commissioner Sokol:

It has been brought to his attention that the City was bothered by the removal of the recycle bins in the Boatyard. He asked Jefferson Transit if they would consider locating them at the Park & Ride. Transit had considered this already, but the Transit board didn't think this was the image that Transit would like to project. Commissioner Pirner suggested they be located in the parking lot near the County offices of the Health Department and Community Development offices. Mr. Crockett suggested another location could be the fairgrounds, and Commissioner Sokol added his suggestion of locating them on Hastings and Howard Streets, where the animal shelter was located previously.

Commissioner Sokol asked if we had talked with anyone about dust control in the Boat yard when the Indians bring their canoes in during the last weekend of July for the Paddle-In. Mr. Crockett reported that Terry McQuillen had come in today. She's planning on meeting with Dave Timmons to make them aware of the canoes landing in the vicinity of the Larry Scott trail. Ms. McQuillen agreed to arranging for four port-a-potties to be brought in to this area.

Commissioner Beck:

Commented that the Quilcene Post Office only has 620-some post office boxes and there is a need there for at least 1100. This is a good example of where goods and services need to meet the needs of the growing population in our county. Mr. Crockett added that Mr. Bob Geisler of Safeway reported at the last Chamber meeting that since the Safeway store was recently remodeled, they are seeing an average of 80,000 customers walk through their doors each week.

X. NEXT MEETING:

Wednesday, July 13, 2005 at 1:00 PM at the Quilcene Yacht Club, 1511 Linger Longer Road in Quilcene, Washington with the workshop beginning at 9:30 AM.

XI. EXECUTIVE SESSION:

At 7:32 PM, the Commission recessed into Executive Session with the Executive Director on a real estate issue, with no decisions to be made.

ADJOURNMENT:

The meeting was adjourned at 7:51 PM, there being no further business to come before the Commission.

ATTEST:

President

Secretary

Vice President