

## **PORT COMMISSION MEETING – July 27, 2005**

The Port of Port Townsend Commission met in regular session at the Tri-Area Community Center in Chimacum, 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 7:00 PM.

### II. APPROVAL OF AGENDA

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

VI. New Business:

C. Building Lease at Jefferson County International Airport to Washington Engineering and Grant Steel Building Systems

### III. CONSENT AGENDA

A. Approval of Minutes – 7/13/05

Approval of Special Meeting Minutes – 7/18/05

B. Approval of Warrants

#32693 through #32719 in the amount of \$34,215.29

#32720 through #32723 in the amount of \$16,702.00

#32724 through #32774 in the amount of \$140,075.17

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

### IV. PUBLIC COMMENTS (Not related to agenda)

Several attendees in the audience immediately and adamantly spoke up about the “eviction” of the portable hangars. They stated the cost would be \$6,000 apiece and they could not possibly move within 30 days. They argued several points and had an attorney present that represented five of the tenants. Extensive comments and discussion took place for 31 minutes and it was suggested that two representatives of the group would meet with the Port to find reasonable solutions everyone could accept. Three points were raised by the group: compensation for cost of moving the hangars, time constraints for the move, and acceptable relocation for the hangars. The Port attorney will be consulting with the group’s attorney about legalities, and concerned parties felt these matters would all be resolved satisfactorily.

Gary Rossow stood and introduced himself as a candidate for Port Commissioner, District 2. He indicated an article about himself appeared in The Leader on this date.

### V. OLD BUSINESS

A. JCIA Taxiway / Hangar Update

The permitting process has begun for paving of the taxiways at JCIA. Public Works has it now. The remainder of process should be complete in the next 30 days. Mr. Crockett explained the grant money awarded by WSDOT – Aviation Division for the project (\$19,650) plus \$43,735 for maintenance cleaning of stormwater ditches.

Mr. Pivarnik also updated attendees on EES (Evaluation of Existing System) and said the engineer who did the analysis indicated the system needs upgrading for future development. Washington Engineering is in the process of designing a new system and the Port should have the quote and design in about 10 days, and within 60 days have the new system in place. Cost will be approximately \$45,000. Development fees will pay back the Port for the cost.

B. Point Hudson Hospital Building Update

Mr. Crockett has copies at the office of architectural blueprints showing the inside of the hospital building renovations. Asbestos cleanup is complete and awaiting inspection. Port is beginning its search for a contractor for inside construction. Additional details of the renovations were discussed by Mr. Crockett and Mr. Pivarnik.

VI. NEW BUSINESS

A. Freyja Boat Works Lease

Two of the three owners of Freyja Boat Works were present. The Port encountered a glitch with offering a lease to them because the preferred site is owned by the City (part of RR right-of-way). The Port is trying to find a spot for the business. One option is to leave the building where it is for a year until they re-organize some space. The Port is working in good faith to work with Freyja to get them an agreement. Brian Wentzel of Freyja responded that they are negotiating now for the satellite shelter next to the hazardous waste dump and PT Rigging. If they acquire it they would like to move their current building next to that structure.

B. Legislative Topics

Mr. Crockett has received a letter regarding an August 26 meeting of WPPA at SeaTac for committee chairs, to develop a legislative agenda for Olympia for 2006. Mr. Crockett welcomes input from Commission members.

C. JCIA Building Lease to Washington Engineering and Grant Steel Building Systems

Washington Engineering has asked the Port if they can utilize the existing building (“Wills House”) front office vacancy for their temporary construction office rather than bringing a construction trailer onsite. Term would be under a year. Mr. Pivarnik feels it is a good use of an existing asset.

VII. STAFF COMMENTS

Atty. Winters and Mr. Crockett indicated the need for Executive Session. There could be a decision made. Atty. Winters asked if everyone had the schedule of hearings of SMP meetings and forums, and stated she would be attending and keep the Commission updated at each meeting.

Mr. Taylor discussed another grant he is applying for (about \$8,700) for the archive building. The money would be for early 2006. He reminded everyone that budget discussions are beginning soon.

Mr. Crockett commented on Minutes dating back to 1924 and the need to preserve them in another form for long-term.

Mr. Radon described Operations as doing well, with summer season in full swing. He updated all on the Mats Mats project; there is one more set of low tides to accomplish the project this calendar year, in the middle of August. He said he and the contractor are only awaiting Corps of Engineers approval.

There was general discussion of the “pilot house” portion of the NW Maritime Center.

VIII. PUBLIC COMMENTS

Linda Swisher discussed the memorial rock at the airport. The large plaque is almost finished and will be set in. A small fence or some landscaping may be necessary around the rock to prevent children from climbing on the memorial.

Gary Rossow inquired about Customs/Border response for Port Townsend coverage. Mr. Crockett indicated their response suggests Port Townsend will have the same fulltime service as in previous years (8am-4: 30pm M-F).

Mr. Rossow suggested legislative change should be brought about to assist port authorities in getting past some of the delays they encounter. Discussion followed.

George Yount discussed signage at Pt. Hudson as a liaison for Admiralty Audubon.

IX. COMMISSIONER COMMENTS

**Commissioner Pirner** inquired about noise abatement schedule at the boat yard, in response to recent complaints. Discussion indicated the source of the noise has been identified and dealt with, and discussions continue with the tenant. Discussion followed regarding agreements and MOU, and the effect on *all* marine trades if a couple of businesses don't abide by them.

**Commissioner Sokol** remarked on August 3 candidate night, noting David King (tenant of Port) would be addressing Port issues. Mr. Crockett said Mr. King's intent is to discuss the Boat Haven expansion.

**Commissioner Beck** mentioned Industrial Land Bank issues. Discussion that followed indicated it is possible the Port could play a role in analysis and contribution in the future, with Mr. Crockett discussing "deliverables for the money". Atty. Winters indicated the Port's position on the matter has been misrepresented in local media.

X. NEXT MEETING: Wednesday, August 10, 2005 at 1:00 PM, Point Hudson Marina Room with a workshop proceeding, at 9:30 AM.

XI. EXECUTIVE SESSION (if needed)

The Commission recessed at 8:50PM in order to move to Executive Session.

XII. REGULAR SESSION (Reconvened):

The regular meeting reconvened at 9:30 PM. Motion by Commissioner Sokol to have Port Attorney write letter to reject the protest letter from Bruch & Bruch Construction and to move forward with a construction contract with Seton Construction. **Motion carried by unanimous vote.**

XIII. ADJOURNMENT

The regular meeting was adjourned at 9:35 PM.

Recorder: D. Kilburn

ATTEST:

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Secretary

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President

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Vice President