

PORT COMMISSION MEETING – August 10, 2005

The Port of Port Townsend Commission met in regular session at the Point Hudson Marina Room in Port Townsend, WA.

Present: Commissioners – Beck, Pirner and Sokol
Deputy Director – Pivarnik
Operations Manager – Radon
Auditor – Taylor
Attorney – Harris
Absent: Executive Director - Crockett

I. CALL TO ORDER

The meeting was called to order at 1:03 PM.

II. APPROVAL OF AGENDA

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

VI. New Business:

- B. UW Seismic Box Project
- C. Quincy Street Dock – Potential Grant

III. CONSENT AGENDA

- A. Approval of Minutes – 7/27/05
- B. Approval of Warrants
 - #32775 through #32802 in the amount of \$30,677.84
 - #32803 through #32809 in the amount of \$39,031.37
 - #32810 through #32869 in the amount of \$90,736.06

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

IV. PUBLIC COMMENTS (Not related to agenda)

Mr. Pivarnik introduced Scott Kimmel from Port Townsend, who spoke to the Commission on the commercial fishing industry on the Boat Haven waterfront. His business employs 18 workers and is doing well. He reported on live shellfish product being the big commodity, and he gave a report on how much they are shipping to the restaurant industry and seafood markets. They deal with spot prawns, crab, and other seafood. His business is due for a new lease term, which prompted the discussion, so the cost of re-locating was also discussed.

V. OLD BUSINESS

A. Bond Underwriter Selection Process

Mr. Taylor reports considerable interest for underwriting services since the Revenue Bond refunding this past March. Four firms were interviewed last week and it was recommended to stay with Dave Trageser and Banc of America Securities for the near future. The Commissioners concurred with staff recommendations.

Commissioner Sokol made a motion to retain Banc of America Securities as the Port's Bond Underwriter. The motion passed unanimously.

At this point the Commissioners discussed the need to amend the schedule for the August 24 meeting to include a 5:00PM workshop.

Commissioner Sokol made a motion to add the workshop to the agenda for August 24, 2005. The motion passed unanimously.

B. Shoreline Master Program (SMP) Update

Mr. Pivarnik reports the City Planning Commission, met last week to discuss the Shoreline Master Program for Point Hudson; the next meeting this week will deal with the Boat Haven. In addition to the SMP, the restaurant issue was discussed and a maximum 3,500 ft. was agreed upon with an 11,000 sq. ft. cap in Point Hudson. That decision passed Planning Commission unanimously and now moves to City Council. Mr. Pivarnik reports the SMP is moving forward and the process seems to be working.

C. Jefferson County International Airport Taxiway/Hangar Update

Mr. Pivarnik met with portable hangar tenants to resolve some of the group's issues. A mutual agreement was reached with 5 of the owners; they chose their new sites, things are moving forward more smoothly. FAA is being notified of the change to the airport plan/layout. There is one owner with whom the Port is still trying to reach agreement.

The taxiway project will receive a concurrence finding from the FAA for the Port's response to an appeal on the award of the project contract. Mr. Pivarnik said he expects dirt to start moving from the project in the next three to four weeks. WSDOT is working very well with the Port to identify access roads for the project.

Seton Construction has two approved dump sites for the dirt to be removed from the airport property.

Mr. Pivarnik states there is a timeline that needs to be met because the contractor cannot pave when temperatures are below 45 degrees.

D. Intergovernmental Meeting Topics

The next meeting is slated for September 13, 2005. The Commission is developing topics and will likely have more to add at the next regular meeting on August 24. UGA, Point Hudson and Airport Growth are possible topics, along with Tri-Area Water issues. Marine Trades update is also a possible topic.

VI. NEW BUSINESS

A. Operations Report – Month of July 2005

Mr. Radon reviewed the numbers for July, 2005. He states the month of July looked strong, and the Port is up just over 100 guest nights from last year. He expects a spike in ramp fees paid for August with salmon season opening. Yard operations for July were not as strong as July 2004, but the year-to-date figures show an increase in re-blocks and inspections. Year-to-date totals therefore show an increase over 2004 totals. It is holding close to the record year figures of last year. At Point Hudson, both RVs and transient marina moorage were operating at 100% and 104% capacity respectively for the month of July, and above 100% cumulative for the YTD.

B. UW Seismic Box Project

Mr. Pivarnik described the placement of a UW seismic measurement box to study readings from the movement of the subduction plate under the region. He recommended the Commissioners allow the UW scientists to allow placement of the box on Port property. The box is about the size of a suitcase.

Commissioner Pirner made a motion to allow placement of the box for an initial period lasting five months. The motion passed unanimously.

C. Quincy Street Dock – Potential Grant

Commissioner Beck at this time described the Quincy Street Dock Project, which involves grant money and a partnership with the City to renovate the old ferry dock site for various uses. Dave Peterson with the City of Port Townsend addressed the Commission on the project, which could allow for various types of vessels to dock there. He met with Dave Timmons and there seems to be a high level of interest in renovating the dock. Historic preservation and use of historic transportation facilities are two categories in the available grant. The Port and the City will work together to examine the possible approaches to renovation and use of the dock.

Commissioner Beck made a motion that the Port work in cooperation with the City to investigate and pursue grant money for future renovation of the dock. The motion passed unanimously.

VII. STAFF COMMENTS

Mr. Taylor indicated the Records Retention Grant Application involved a bit more work than anticipated, but has now been completed. The Port is seeking \$8,700. The workshop on the 24th will be a dinner workshop.

Mr. Radon said he has been working on boatyard permit renewal, due in September. The only change involves vacuum sander specifics.

Mr. Pivarnik remarked on the progress of permits for Point Hudson Marina reconstruction. He indicated the need for Executive Session, with no decision to be made.

VIII. PUBLIC COMMENTS

Clair Candler made a brief comment on the heated debate over the JCIA T-Hangars, which took place at the last meeting.

Daphne Kilburn informed the Commissioners that the Department of Emergency Management (Jefferson County) will test the AHAB system in the Boat Haven in conjunction with a statewide test on September 14 at 10:45AM. The DEM will handle the press release for the test.

IX. COMMISSIONER COMMENTS

Commissioner Sokol remarked on EDC Bylaw changes. September 16 is the annual election of board members/officers. The Commissioners need to consider how the EDC bylaws affect the Port.

Commissioner Beck mentioned the Linger Longer swimming area has been very popular, with all ages frequently making use of the area.

X. NEXT MEETING: Wednesday, August 24, 2005, 7:00 PM at the Tri-Area Community Center in Chimacum, WA with a dinner workshop preceding, at 5:00 PM.

XI. EXECUTIVE SESSION (if needed)

The Commission recessed at 2:11 PM in order to move to Executive Session.

XII. ADJOURNMENT

The regular meeting was adjourned at 2:30 PM.

Recorder: D. Kilburn

ATTEST:

Secretary

President

Vice President