

PORT COMMISSION MEETING – September 14, 2005

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

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

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

F. Aero Museum Lease Amendment No. 1

VI. New Business

B. US Senate Finance Committee – Proposed Bond Changes

C. Audubon Society Posters

Commission President Beck indicated a need for Commission and Attorney, only, executive session following regular meeting agenda.

III. CONSENT AGENDA

A. Approval of Minutes – 8/24/05

B. Approval of Warrants

#32944 through #32972 in the amount of \$33,246.55

#32973 through #32981 in the amount of \$74,111.89

#32982 through #33046 in the amount of \$151,517.03

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

IV. PUBLIC COMMENTS (Not related to agenda)

Gloria Bram asked the Commission for clarification on the number of slips to be created under the concept design for Point Hudson Marina. Clarification was made by Commissioner Pirner with discussion by Mr. Pivarnik and Mr. Crockett, explaining linear feet and widening of slips along with ability to re-arrange moorage based on number of boats and sizes of boats seeking tie-up.

Bill Berson, a JCIA tenant, brought up the subject of annual discounted rates for tie-down at JCIA. His point was that we could have more tie-down tenants if we offered a slightly lower rate if paid on an annual basis. He also suggested a winter rate. Mr. Crockett responded it is a good time to consider this proposal as the Port is in the middle of budget considerations. Commissioner Beck said the topic would be considered.

Gary Rossow commented on his willingness to help Port staff look further into Port Hadlock boat ramp options, rather than leaving it a “dead issue” as stated in the August 24, 2005 Commission minutes. Discussion followed.

V. OLD BUSINESS

A. Restaurant Size at Point Hudson

Mr. Crockett updated the Commission on the City Council and Planning Commission’s position on restaurant size at Point Hudson, which will allow for the expansion of the Landfall. After the Landfall and the Maritime Center’s coffee shop facility there will be no further restaurants on that side of the marina facility.

Consistency in wording was explained. He noted the Historic Preservation Committee is seeking more time to comment on this matter (until Sept. 19). He also indicated the Shoreline Master Program (SMP) would have precedence over other regulations.

B. Jefferson County International Airport Update

Mr. Pivarnik reported that in the permitting process, the Corps of Engineers has indicated they will require an individual permit because the project touches on a stormwater drainage area now classified as a “Jurisdictional Wetland”. Commissioner Sokol responded that the area is a “bio-swail”, an environmentally friendly stormwater area, and discussion followed regarding changes needed to get the permitting and to move forward. Mr. Radon pointed out the problems of being pushed into winter months and the rainy season with these delays, with mud and having grass areas torn up at that time. In the discussion Mr. Taylor inquired about financing, and the bond timelines for the project if the Port waits too long to resolve this. Commissioner Beck determined the item needs to be on the agenda of the Sept. 28 meeting of the Commission.

C. Shoreline Master Program Update

Mr. Crockett explained the process is continuing, and described the Port’s presentation of its position on numerous issues. Discussion amongst the Planning Commission revolved around semantics, with the words, “facility” and “resort” because of the possibility of a future private hotel and “resort”. Mr. Crockett pointed out the word “resort” has been affiliated with Point Hudson for decades, but will now be discarded and the word “facility” incorporated into the SMP. October 20 is the tentative date for all this to go before City Council.

D. 2006 Operating Budget Update

Mr. Taylor said he felt the morning’s budget workshop was productive, and he asked if any clarification was needed on covered items. Any further discussion or clarification can be made by talking to him about the figures.

E. Point Hudson Marina Redevelopment Update

Mr. Pivarnik said all paperwork has been submitted to the City; disposal of old docks, displacement of current boats during the project, and other matters have been clarified. The process is working well, and things are moving along. Mr. Crockett indicated a possible future workshop after the first of the year to discuss selecting items, such as electrical pedestals for the project.

F. Aero Museum Lease Amendment Lease Amendment No. 1

Mr. Pivarnik explained the lease amendment proposed for the Aero Museum based on additional area usage and descriptions. The parking lot issue was explained as well. Discussion followed.

Commissioner Sokol made a motion to table the amendment until it is further examined. The motion passed unanimously.

VI. NEW BUSINESS

A. Operational Report - Month of August 2005

Mr. Radon described the month as “stellar” with numbers going up as predicted. He said August figures reflect the peak of summer demand for slips, and the boat yard and ship yard are very active. Overall movement and activity is up from last year. Monthly and nightly guest totals increased from same month last year. RV and Marina percentages at Point Hudson remain well over 100% for August and YTD. Discussion followed.

B. U.S. Senate Finance Committee – Proposed Bond Changes

Mr. Crockett discussed a “priority urgent email” he received from Pat Jones of WPPA to all Port Executive Directors and Finance Directors. The email explains the U.S. Senate’s consideration of the elimination of the bond early refunding option currently in use by all levels of government. This could have a very significant impact on Ports and other local government entities. They would have to wait until bonds are callable (usually 10 years outstanding). The contacting of congressional representatives is being urged to express opposition to their consideration of such a measure. Discussion followed.

Commissioner Sokol made a motion that the Port of Port Townsend staff communicate such opposition to said representatives. The motion passed unanimously.

C. Audubon Society Posters

Mr. Pivarnik discussed a request from local Audubon Society members to place posters regarding a certain bird species at Point Hudson. Discussion followed and included other animal control matters at Point Hudson's beach.

Commissioner Beck made a motion to allow posting of said posters, and the motion passed unanimously.

VII. STAFF COMMENTS

Mr. Harris commented on a couple of items regarding the airport, including communication with tenant's attorney. He has not heard details of a possible lawsuit yet.

Mr. Radon discussed the Gardiner ramp easement and use by tribal and commercial entities. The easement agreement stipulates recreational use only. Mr. Radon says he will be seeking meetings with tribal fishery managers to clarify numerous ramp-use issues and seek a good dialogue and relationship. Discussion followed.

Mr. Crockett indicated he will be attending the WPPA Environmental conference for the remainder of the week.

VIII. PUBLIC COMMENTS

Gary Rossow indicated Puget Sound Anglers local chapter had spoken about the rights of the tribes to use the ramps free of fees. Discussion followed, and it is another issue that will be brought up in future meetings with fisheries managers.

Kathy McKenna asked about design review of the parking lot being proposed as part of additional square footage use by Aero Museum; lighting, other uses of parking lot, maintenance and other issues were mentioned. She questioned the control of the lot.

IX. COMMISSIONER COMMENTS

Commissioner Pirner remarked on trash, camels and so forth needing removal from the long-term boatyard. Discussion followed and Mr. Pirner asked for an estimate for the work at the next meeting.

Commissioner Beck said he was quite pleased with the direction of the Quincy Street Dock project.

X. NEXT MEETING: Wednesday, September 28, 2005 at 7:00 PM at Tri-Area Center in Chimacum, WA.

XI. EXECUTIVE SESSION

The Commission took recess to conduct Executive Session at 2:17 PM.

XII. ADJOURNMENT

The regular meeting was adjourned at 2:42 PM.

Recorder: D. Kilburn

ATTEST:

President

Secretary

Vice President