

PORT COMMISSION MEETING – January 25, 2006

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

Present: Commissioners – Beck, Sokol, Thompson
Executive Director – Crockett
Deputy Director – Pivarnik
Auditor – Taylor
Attorney – Winters

Absent: Director of Marine Facilities – Radon

I. CALL TO ORDER

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

II. APPROVAL OF AGENDA

The following items were added to the agenda:

Old Business Item C: Hospital Contract Change Orders

Item D: WRIA 17 Economic Evaluation

New Business Item E: Doug Reeves Barge

Upon motion of Commissioner Sokol, the Agenda was unanimously approved.

III. CONSENT AGENDA

A. Approval of Minutes – 1/11/06

B. Approval of Warrants

#33764 through #33785 in the amount of \$ 28,161.86

#33786 through #33789 in the amount of \$ 33,885.00

#33790 through #33815 in the amount of \$ 48,394.31

#33816 through #33847 in the amount of \$ 91,772.05

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

IV. PUBLIC COMMENTS (Not related to agenda)

Allen Brightwing spoke about the Port Hadlock ramp issues. Parking and keeping the ramp clear are the main issues. Mr. Crockett gave assurances that the ramp would be cleared for the blackmouth fishing opener on Feb. 1, and for the Discovery Bay derby on Feb. 18. Parking has been difficult but the boat school students will be urged to park up the hill; Mr. Crockett or Mr. Pivarnik will work with the county and signage may be considered. Discussion followed and included the Commissioners, two colleagues of Mr. Brightwing's, and a representative from the NW School of Wooden Boatbuilding.

V. JEFFERSON COUNTY EDC PRESENTATION

Tamer Kirac of the Jefferson County Economic Development Council addressed the Commission on the concept of Industrial Land Bank, the importance of the consultant's work and the deliverables to be provided. The Port must decide what amount of funding to contribute toward the project. Mr. Kirac spoke at length and discussion was periodic, as questions arose. It was agreed upon that the Port would authorize an amount up to \$4,500 toward the project. This matter will be taken up under Old Business.

VI. OLD BUSINESS

A. Resolution No. 459-06 Authorizing Buy-out of PT Industrial Park Leases & Buildings

In accordance with past meetings' discussions and agreements, a draft resolution was presented for the Commission to approve, for the Port to move forward with lease buy-out from the Sperry's. Scheduled closing is Monday Jan. 30, 2006.

Upon motion of Commissioner Beck, Resolution No. 459-06 authorizing the buy-out of the Port Townsend Industrial Park Leases & Buildings was unanimously adopted.

B. Point Hudson Transformer

Working with Attorney Harris, Mr. Pivarnik presented a draft easement agreement whereas the Port would receive a one-time payment of \$500 for an easement to a small piece of property at Point Hudson for locating a transformer for private use by a nearby new home. The contractor for the private individual will also provide the Port with 200- amp service for Port use at the site.

Upon motion of Commissioner Thompson, the Commission authorized the Port to enter into the easement agreement for the installation of the transformer.

C. Point Hudson Hospital Building Contract Change Orders

Mr. Pivarnik described necessary changes and additions to the Hospital Building contract with Aldergrove Construction. There are some additional costs associated with the completion of Phases 1 & 2. A new Project Control Form was presented and discussed. Mr. Pivarnik also asked for an additional \$10K to be added to Architect Richard Berg's contract, bringing the allowed contract amount to \$34K. Port staff seeks direction from the Commissioners. Discussion followed.

Upon motion of Commissioner Beck, the Commission unanimously approved change orders #1, 2, & 3 to the Aldergrove Construction contract for the completion of the Point Hudson Hospital Building renovation project (Phases 1 and 2) in the amount of \$116,211.44 + W.S.S.T., as well as the additional \$10K to Richard Berg's contract. The associated Project Control Form was also approved for a total of \$1,268,620 which includes estimated costs of Phase 3.

D. WRIA 17

Commissioner Beck attended a WRIA 17 meeting and described a study that will deal with the designated stream flows and ground water issues that would affect our constituents. He feels the Port should direct a letter to the Dept. of Ecology and elected representatives regarding the economic impact of stream flow decisions and other water use rules. Discussion followed. Commissioner Beck indicated there is a large number of people very concerned with these issues. Mr. Crockett will draft a letter and bring it back to the Commissioners.

E. Funds for EDC's Land Bank Study Consultant.

Upon motion of Commission President Sokol, the Commission unanimously approved allocating up to \$4,500 for the EDC consultant project.

VII. NEW BUSINESS

A. Resolution No. 460-06 Appointing a Public Documents Officer

Mr. Crockett explained the need as mandated by law for the Port to appoint a Public Documents Officer. The Port must have a contact person for anyone requesting documents from the Port. The Port will designate the Executive Assistant to be said point of contact.

Upon motion of Commissioner Thompson, Resolution No. 460-06, Appointing a Public Documents Officer was unanimously adopted.

B. Turn Lanes/Traffic Signal on State Highway 19

Mr. Crockett indicated the Kala Point/Prospect Ave. area was growing and there is an increasing need for traffic control measures at Prospect and Highway 19. A resident from Kala Point called the Port asking for support, especially in terms of land to the north for widening of the highway to allow for turn/acceleration lanes. The airport property can be used for widening the road but not for building because of the airport safety zone. Discussion followed.

Upon motion of Commissioner Beck, the Commission unanimously approved in concept the Port providing land for the use of widening Highway 19, should the area residents be successful in lobbying the DOT in Olympia for traffic safety improvements.

C. County Comp Plan Application

Mr. Pivarnik described a proposed land trade between Mr. Seton and the Port, for nearly equal parcels of land next to each other along Highway 19. Mr. Seton would like the property for a buffer for his grandson's home. It would never be developed. The Port-owned land would have to be removed from the AEPF, and Mr. Seton's property would have to be added, before the land exchange could be accomplished. Mr. Pivarnik will work out the details and bring this back to the February 8th meeting.

D. Year End Financial Update

Mr. Taylor reported the year-end operating revenue surpassed the budgeted amount. He will provide more specific details at the next meeting. He indicated it was a very strong year for the Port overall, and discussion followed. Mr. Crockett indicated the numbers could be reviewed at the next workshop.

E. Doug Reeves Barge

Commissioner Beck explained that Doug Reeves has a barge he wishes to pull up on the Quilcene boat ramp area for repair (welding of steel). He does not feel he can bring it to Port Townsend for the haulout. Discussion ensued. No decision was reached.

VIII. STAFF COMMENTS

Ms. Winters inquired about the Landfall Restaurant project and the Port needing to acquire the demolition permit. She also described the special purpose districts email policy. She said the Commission does not engage in much email but a policy should be developed from samples she has.

Mr. Taylor mentioned laundry machine rate changes, as a follow-up to last meeting's discussion. In order to not take business from local laundromats, the Port is seeking to adjust its rates to be equal to the community's facilities. The machines are adjustable and the wash rate will increase to \$2.00 per load at both the Boat Haven and Point Hudson facilities on February 10, 2006. The Commission expressed approval of the new rates.

Mr. Pivarnik indicated the Marine Science Center will likely take on the rubber duck race fundraiser. He also updated the Commission on a meeting with Coast Seafood. And lastly, he said the FAA is processing the Port's 2006 grant application. Discussion followed on Coast Seafood's issues.

Mr. Crockett reminded the Commission about committee assignments. Discussion followed.

IX. PUBLIC COMMENTS

Clair Candler suggested the Port propose a time limit on the EDC's proposed scope of work for the results to be delivered. The response from Commissioners indicated the 1st of March is the deadline for deliverables. Ms. Winters said it would be before the summer. The Commissioners concurred that an open-ended contract was not wise.

Gloria Bram asked about the public comment period on WRIA 17 issues. Commissioner Beck clarified. Ms. Bram indicated the Port's letter should be copied to others involved and affected entities.

X. COMMISSIONER COMMENTS

XI. NEXT MEETING:

REGULAR MEETING: Wednesday, February 8, 2006; Workshop at 9:30AM, Meeting at 1:00PM Point Hudson Marina Room.

XII. EXECUTIVE SESSION

None.

XIII. ADJOURNMENT

The regular meeting was adjourned at 9:21PM.

Recorder: D. Kilburn

ATTEST:

President

Secretary

Vice President