

## **PORT COMMISSION MEETING – March 22, 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  
Director Marine Facilities – Radon  
Auditor – Taylor  
Attorney – Harris

### I. CALL TO ORDER

The meeting was called to order at 7:01PM.

### II. APPROVAL OF AGENDA

The following items were added to the agenda:

Old Business Item C: Economic Development Council Update

Old Business Item D: Public Infrastructure Fund

Old Business Item E: Port Hadlock Sewer

New Business Item B: Credit Card Policy

New Business Item C: Discovery Bay Shellfish Lease

**Upon motion of Commissioner Sokol, the revised agenda was unanimously approved.**

### III. CONSENT AGENDA

A. Approval of Minutes – 3/08/06

B. Approval of Warrants

#34121 through #34144 in the amount of \$ 30,438.69

#34145 through #34150 in the amount of \$ 26,898.35

#34151 through #34214 in the amount of \$228,234.10

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

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

Kathy McKenna commented on an article about Microsoft acquiring space within a port district. She said the thing that stuck out was the role of partnerships between county, Port, public utility districts and others to lure business development; she also made mention of the need for fiber optics to make such properties appealing to corporations. Discussion followed.

### V. PRESENTATION BY MR. PETER DOWNEY

Mr. Downey is the owner of Discovery Bay Shellfish, an aquaculture business with about 5 acres leased in Discovery Bay for geoduck farming. He explained the young geoducks need to be protected for the first few years. Mr. Downey said his company's immediate need was for land to process and cut PVC pipes, store the pipes, and eventually building a building for the processing and refrigeration of his geoduck product. Discussion was interspersed in his presentation of photos and descriptions. He expects 120,000-230,000 pounds of geoduck each year. They need a property with power and water service. His longer-term needs would be for packing and shipping. More discussion followed, and Mr. Crockett described the appropriateness of the Port's 10 acres adjacent to JCIA. Commissioner Beck expressed his support of the use of that property by Mr. Downey's business. It was decided to make the lease development an agenda topic under **New Business Item C**. It was noted this business can employ laborers 16 years of age for planting and harvesting.

### VI. OLD BUSINESS

A. Quilcene Update

Mr. Pivarnik described the talks with Topper Industries regarding repair to the Quilcene docks. The meeting was an excellent one. By the end of next week we should have two quotes and can move forward. Mr. Taylor is still working with the W.G.E.P. on the insurance claims. Commissioner Beck made mention of the steep gravel walkway at the boat ramp area and its need for something safer to be constructed. Mr. Pivarnik also mentioned a meeting with Ken Dressler and there was

a good exchange of ideas. The gravel pit area is closed until it can be re-sloped and made safe. RFPs will be taken for resloping that area.

B. Townsend Bay Marine (TBM) Expansion

Mr. Crockett reviewed the request from TBM for additional leased space within the shipyard. Staff recommended approval for adding a 14' x 65' section along the west boundary of the existing lease. The lease would be at the existing TBM lease rate and for the period needed to accommodate a temporary structure for boat projects. Mr. Zeusche of TBM, spoke and asked for information relating to the other TBM requests. Staff reviewed the Port's position on each request. TBM has Port permission to construct the new building. The Port has applied for infrastructure funds to relocate the water line. The additional "lumberyard" lease still needs to be negotiated but not until the Port receives the new land appraisal. This appraisal is ongoing and should be completed in about two weeks. The request to modify the current lease to allow a sublease to a new organization has a number of legal implications and TBM's attorney needs to contact the Port attorney.

**Upon motion of Commissioner Thompson, the Commission unanimously agreed the Port should finalize the additional land lease (14' x 65' in area) to TBM with the terms and conditions that have been agreed upon.**

Commissioner Sokol read a portion of a letter received from Haven Boatworks, and stated the current land lease for TBM would not conflict with the concerns raised in their letter.

C: Economic Development Council Update

Mr. Crockett discussed his thoughts on the EDC and the Port's membership. As this entity is evolving under new direction, Mr. Crockett feels, after talking with EDC President, Lawrence Graves, that it may be best to have further conversations before making any firm decisions on the Port's position. Commissioner Sokol suggested perhaps a resolution in support of the County, and that the functions of the EDC need to continue. Discussion followed. The Port's contribution of \$4500 to the EDC for the land use study was also mentioned. There are many 'unknowns' for now.

D. Public Infrastructure Fund

Mr. Crockett says the PIF Committee should get together in the next 10 days to two weeks. An item of concern is the application of funds to help with change of location of water lines for the TBM expansion. There should be more details on this soon. Commissioner Beck volunteered to represent the Port when the committee meets.

E. Port Hadlock Sewer

Mr. Crockett reported an attorney named Mr. Mackey presented information to the Chamber of Commerce in Port Hadlock; his concept involved the PUD, the business community, the Port, the County and others to sit at the same table and come to an agreement. He strongly believes the JCIA is a key piece in the overall picture. The challenge has been left with the business community to pledge the first \$50,000 to get the project moving forward. Grants and other funding could then be sought. A sewer treatment plant could be located at JCIA. This topic has been brought up since 1969. Commissioner Sokol suggested revisiting the Port's previous letter of support, and re-sending it to various media and official outlets. This project would benefit the Port if the Airport is approved as part of the UGA. Discussion followed.

VII. NEW BUSINESS

A. Port Hadlock Facility

Mr. Radon pointed out the Hadlock facility has not been dealt with since the grant fell through, in terms of improvements etc. The Port operates a mooring float and active facility for dinghy tie-up, loading, and short-term mooring. The Port Hadlock Yacht Club boats and about a dozen other boats are moored on buoys nearby. The dock needs some repair and new usage descriptions posted; parking needs to be more clearly defined. Perhaps a sticker permit could be issued for a fee. The Port needs to not provide free moorage at this facility. There is no staffing. Its condition needs to be brought to an acceptable standard and policies put in place. Discussion followed. More definitive plans will be developed and implemented after review by Commission. This may be a workshop agenda item.

B. Credit Card Policy

Mr. Pivarnik said there are always people questioning why the Port doesn't accept credit cards for permanent moorage. This was eliminated because of costs. A particular liveaboard tenant recently questioned it. Mr. Pivarnik asked the Commissioners if they were happy with the existing policy or if they wanted to investigate ways to change the policy. Discussion followed. Payment term is 20 days, and there are a number of ways to pay. Mr. Taylor indicated there have been no complaints for five years that he is aware of. This will be examined further and brought back for more discussion and decision at a later time.

C. Discovery Bay Shellfish Lease

**As a follow-up to the earlier presentation/discussion, a motion was made by Commissioner Beck, which the Commission passed unanimously, directing staff to negotiate and bring back a lease for JCIA area land use by Discovery Bay Shellfish and Mr. Peter Downey.**

VIII. STAFF COMMENTS

Mr. Pivarnik reported the septic is in at the Airport. The Port has received the check from the FBO for their share of the improvements. Other checks are coming in soon. Spruce Goose is operational for dinner several nights a week now. Mr. Pivarnik also reported Scott Clark, Surveyor, is planning the survey on the Aero Museum next week.

Mr. Crockett said the Point Hudson area will have one of the new AHAB sirens installed, through state acquisition. The Port received the application for the float in the Rhody Festival Parade and it needs to be decided. Commissioner Sokol spoke in support of the Commissioners appearing again this year in the Parade. Discussion followed. Mr. Crockett then commented on a request by a gentleman to be buried at Point Hudson. He feels this sets a difficult precedence, and also presents numerous other problems. He recommends against granting the request.

Mr. Crockett also reported there is an invasion of tunicuts (a form of sea squirt) and the Puget Sound Action Team, the Dept. of Ecology and Wildlife are all looking at an eradication program. He will attend a meeting on March 23. Certain locations would be designated haul out locations to scrape off these creatures. They destroy mussels and other shellfish.

IX. PUBLIC COMMENTS

Gloria Bram suggested offering a discount for paying with cash, as an alternative payment plan. She suggested working on developing some sort of plan or program.

Paul Zeusche questioned the Commission on a timetable for taking action on remaining items from TBM's proposal. Discussion and response followed. He was inquiring about specific leasehold land.

X. COMMISSIONER COMMENTS

Commissioner Beck commented on the aquaculture business's sewer and water needs, and how this may influence the inclusion of JCIA in the UGA. Some discussion followed.

Commissioner Sokol said he will be gone until April 5 or 6. Discussion followed on having a special meeting with the other two Commissioners as needed for the Discovery Bay Shellfish Lease. He also mentioned the new Rotary kiosks along the Point Hudson beach trail.

XI. NEXT MEETING: REGULAR MEETING: Wednesday, April 12, 2006 at 1:00PM, at the Point Hudson Marina Room, with a workshop proceeding at 9:30AM.

XII. EXECUTIVE SESSION

None required.

XIII. ADJOURNMENT

The regular meeting adjourned at 8:35 PM.

ATTEST:

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Secretary

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President

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Vice President