

## **PORT COMMISSION MEETING – May 10, 2006**

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

Present: Commissioners – Beck, Sokol, Thompson  
Executive Director – Crockett  
Deputy Director – Pivarnik  
Marine Facilities Director – Radon  
Auditor – Taylor  
Attorney – Harris

### I. CALL TO ORDER

The meeting was called to order at 1:00PM.

### II. APPROVAL OF AGENDA

The following item was added to the agenda:

Old Business Item A: Landfall Demo Waiver

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

### III. CONSENT AGENDA

#### A. Approval of Minutes – 4/26/06

Commissioner Beck amended the Minutes, page 2 Item C to read “Gloria Bram questioned tax and utility *rates*...”

#### B. Approval of Warrants

#34400 through #34425 in the amount of \$29,231.05

#34426 through #34435 in the amount of \$60,197.13

#34436 through #34498 in the amount of \$300,757.91

#### C. Write-off Register

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

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

Gloria Bram revisited the morning workshop topic of showers at Quilcene’s facility. She questioned the feasibility of the use of showers by persons without homes who need a shower on occasion. She encouraged the Port to look into some way to implement use. Discussion followed and Mr. Crockett indicated there is no infrastructure but the existing septic system, but the Port staff would look into it.

### V. OLD BUSINESS

#### A. Landfall Demo Waiver

This topic was discussed at the workshop on this date, and discussion continued as to whether the Port should pursue the long-term (5-year) waiver. The waiver process could begin, enabling easier re-development of the site.

**Upon motion of Commissioner Sokol, the Commission unanimously approved staff to continue working towards a demolition waiver for the Landfall Restaurant property.**

### VI. NEW BUSINESS

#### A. Operations Reports – Month of April 2006

Mr. Radon reviewed the operations figures for April, and indicated it was another very good month. Guest traffic below 40’ length declined over same period last year while over-40’ increased. Yard operations’ numbers are up, reflecting a very busy spring. Yard staff has been very creative in boat placement. Point Hudson RV figures are 10% higher from same month last year and continue to hold strong month-to-month.

#### B. Marine Trade Incubator

Does the Port want to proceed with the incubator idea or concept, to the exclusion of other uses, for the available property? Commissioner Thompson indicated the incubator was tried at one time, and he was not sure it served that purpose to much extent. Mr. Crockett said there may be flexible ways to create such use for the space. Discussion continued on numerous related use issues. There would have to be formal lease agreements even for incubator purposes. Mr. Pivarnik indicated more research

needed to be done and staff could return to the Commission with additional information.

**Upon motion of Commissioner Beck, the Commission unanimously approved Port staff to continue to research plans, policies and options for use of the space in question, and return that information to the Commission at a later date.**

C. Lease for Jefferson Associated Council

Mr. Pivarnik described the terms of the lease of the current Port administration building by Richard Davies. The Port will be responsible for re-painting and carpet cleaning inside the facility. The initial term is 19 months.

**Upon motion of Commissioner Beck, the Commission unanimously approved the Port's execution of the lease with Richard Davies and Jefferson Associated Council as presented.**

D. Lease for Int'l Clinical Educators Inc.

Mr. Pivarnik described the spaces proposed to be leased to Jan Davis for office space and package shipping. The amount given includes tax, and the term would be year-to-year.

**Upon motion of Commissioner Beck, the Commission unanimously approved the Port's execution of the lease with Jan Davis and International Clinical Educators, Inc. as presented.**

E. Marilyn Kurka Lease

Mr. Pivarnik described the space proposed to be leased to realtor Marilyn Kurka. This lease would continue to keep the Port below the maximum of non-marine related business leases mandated by the City SMP. The initial term would be three years with a two-year option.

**Upon motion of Commissioner Beck, the Commission unanimously approved the Port's execution of the lease with Marilyn Kurka.**

F. Pacific Shellfish Association Lease

Mr. Pivarnik described the proposed office space to be leased to Robin Downey on a year-to-year agreement. This association's use would qualify as a marine-related business.

**Upon motion of Commissioner Beck, the Commission unanimously approved the Port's execution of the lease with Robin Downey of Pacific Shellfish Association.**

G. Relocation of Eric Toews' Office

Mr. Pivarnik described the terms of a proposed lease for relocation of local planner Eric Toews' office. The term would be month-to-month for the small office in the back, upstairs.

**Upon motion of Commissioner Beck, the Commission unanimously approved the Port's execution of the lease with Eric Toews.**

Some discussion followed of the overall lease progress of office space in the renovated building at Point Hudson. Mr. Pivarnik indicated there was one office space still available.

## VII. STAFF COMMENTS

Attorney Harris commented on the pending move to Oregon by Attorney Mary Winters. She will remain available to work on Port projects and issues as needed. Discussions have taken place to make a smooth transition.

Mr. Taylor said he is putting final touches on the 2005 Annual Report. He hopes to have it completed by this Friday. Some discussion followed, centered on Quilcene's marina figures. Quilcene numbers will be separated out beginning May 1.

Mr. Pivarnik spoke about the recent conference call with the FAA. They have extended the grant to August 2008. The Corp of Engineers has indicated the project and process seems realistic and should be able to proceed.

Mr. Pivarnik said the May 5<sup>th</sup> check of the Quincy Street pilings' lights and condition indicated some severe damage including snapped cables and loose pilings. They are a navigational hazard, and their removal will be researched.

Mr. Crockett gave a Port tour of the newly remodeled Point Hudson Hospital building to members of the historical society and they saw a number of elements for restoration in the future, but they indicated the Port should be proud of its efforts. Mr. Crockett also reminded all of the Rhody Festival parade entry. Some discussion followed.

VIII. PUBLIC COMMENTS

Port Townsend resident Brad Mace inquired about the Waste Not Want Not building and the Port's plans for the space. Mr. Pivarnik responded about the need for marine-related businesses to use the space. Some discussion followed. Mr. Mace will make further contact with Mr. Pivarnik to discuss it in more detail.

IX. COMMISSIONER COMMENTS

Commissioner Beck described his attendance and participation in Transportation Advisory Committee meetings. The number of projects has been narrowed down to 7; the SR 19 Chimacum intersection, the SR20 Airport area, and the ferry traffic issues are the main focus for our area. Commissioner Beck also has attended the WRIA 17 meetings and updated all on those meetings as well, which have focused on water usage, "forest" lots, and potential impact on taxes.

Commissioner Thompson spoke on his attending a DOT public comment meeting on ferry changes. They are leaning toward the 86-car ferry system. They mentioned the Port's suggestions / endorsement of one of the options. Commissioner Thompson also discussed the extension and re-routing of run-off area west of the Boat Haven. Mr. Harris responded and discussion followed. This involves the city's Sims Way stormwater run-off. Mr. Crockett indicated there are photos showing old buildings in that area in the past. He said a letter was sent to Mr. Timmons 4 or 5 years ago and it went unanswered. Mr. Harris said it is something we should continue to look into.

Commissioner Sokol remarked on an article he read with headline "airport key to area future" and the relevance of that to our area. He also commented on and questioned the reported blame of Boat Haven thefts on use of methamphetamine. Mr. Crockett responded.

X. NEXT MEETING: REGULAR MEETING: Wednesday, May 24, 2006 at 7:00PM  
at the new location of the Point Hudson Administration Office, in the Conference Room, 375 Hudson Street.

XI. EXECUTIVE SESSION (if needed)

No executive session necessary.

XII. ADJOURNMENT

The regular meeting was adjourned at 2:00 PM.

Recorder: D. Kilburn

ATTEST:

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President

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Secretary

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Vice President