

PORT COMMISSION MEETING – August 9, 2006

The Port of Port Townsend Commission met in regular session at the Quilcene Harbor Yacht Club in Quilcene, WA.

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 consent agenda:
Month-to-month lease with Mary Gail Falk

The following items were added to the agenda as Old Business:

C: Chamber of Commerce Letter

D: Pt. Hudson Reconstruction Bid Update

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

III. CONSENT AGENDA

A. Approval of Minutes – 7/26/06

B. Approval of Warrants

#35021 through #35049 in the amount of \$33,669.33

#35050 through #35059 in the amount of \$45,963.58

#35060 through #35116 in the amount of \$77,534.12

C. Write-Off Register

D. Approval of Fleet Marine Lease Assignment

Mr. Taylor corrected the agenda's listed number for warrant #35060.

Commissioner Thompson corrected the Minutes from 7/26/06 to indicate that he had made a motion, which passed unanimously, stating the Port would give the tribal canoe on display on Point Hudson property to the Makah for restoration. There was some discussion then about the Makah taking delivery of the canoe.

Upon motion of Commissioner Thompson, the Consent Agenda was unanimously approved as corrected.

IV. PUBLIC COMMENTS (Not related to agenda)

Gloria Bram questioned the wording of the "old motel building" on the publication of the next Port Commission meeting. Port responses indicated some people still recognize the building as the old motel as well as the old hospital building.

V. OLD BUSINESS

A. 2007 Operating Budget Update

Commission President Sokol indicated perhaps it may be necessary to have another meeting to work on budget issues that were not covered or resolved in this morning's workshop. Mr. Taylor responded that another workshop next week would be helpful. Discussion followed, including some discussion on tax levy options and assessed value of property in Jefferson County.

B. Spruce Goose and the Wills House

Mr. Crockett reported the Spruce Goose owners do not wish to purchase and renovate and move to the Wills House. They are, however, considering purchasing and expanding their existing building. They will contact Richard Berg, Architect. Meanwhile, Airlift Northwest has shown interest in space at JCIA for a crew. The Wills House can meet their needs and discussions with staff continue on this. Attorney Harris reminded all that the Spruce Goose cannot own the land, only the building they utilize.

C. Chamber of Commerce Letter

Mr. Crockett described the letter the Chamber has sent to the Governor about mitigation money and ways it can be used in light of the Hood Canal Bridge

closure. There are stipulations that it cannot be used for permanent improvements to transportation. The Chamber's letter seeks to change those restrictions. It also suggests a Port Townsend – Seattle passenger-only ferry. Mr. Crockett suggested inviting Mr. Caldwell to explain all of this in person at the next Commission meeting. The Commissioners' discussion revolved around the money's restrictions being a federal statute or stipulation. It is not clear what outcome the letter can bring about, as it's addressed to the Governor. Mr. Crockett indicated the Clallam County officials seem content with what the DOT is planning. Some further discussion followed.

D. Hudson Point Marina Reconstruction Bid Update

Two bids were received by deadline and opened. They are being reviewed by the Port's consultant. There is a significant difference between the two bids. The details have not yet been examined by Port staff. The base bid from the low bidder, Caicos Corp., was approximately \$2,087,000. Some discussion followed, and copies of the two bids were given to Attorney Harris for review. Mr. Crockett suggested a special meeting next week to approve a contract award and continue work on 2007 budget matters. Commission President Sokol then set this meeting for Thursday, August 17 at 1:30pm.

VI. NEW BUSINESS

A. Operations Reports – Month of July 2006

Mr. Radon described the monthly figures for the Port, emphasizing operations continue to be very strong and continue the trend they have seen all year. Ramp fees are ahead of last year, due to assuming operations at Quilcene. The Port has sold a lot of annual passes also. Mats Mats is seeing steady use; he reminded all that Gardiner and Port Hadlock facilities do not collect ramp fees. Mr. Radon also reviewed yard operations, which are up significantly from the same month last year. Point Hudson's transient moorage figures have rebounded with the docks being back in service from earlier this year. RVs continue to have strong bookings with all weekends at capacity.

VII. STAFF COMMENTS

Mr. Harris is still awaiting a decision from Gray's Harbor County before continuing on with the stormwater drain issue.

Mr. Radon spoke on the low interest loan program that the Port can use for the design and installation of the septic system at Quilcene.

Mr. Pivarnik indicated the need for executive session on a real estate issue.

Mr. Crockett discussed the shortage of septic designers, but said the Port is really trying to keep this moving. He also described the purchase of equipment to test stray current in Port facilities. The equipment was demonstrated near the point where Mr. Henke moors his boat and no problem was found. The equipment gives the Port good capability for the future. An individual boat can be 'plugged in' and tested. Discussion followed.

Commissioner Thompson asked about permitting concerns for the septic design. Mr. Crockett responded he expects to get the permit rather quickly once the design is accepted. More discussion followed.

VIII. PUBLIC COMMENTS

IX. COMMISSIONER COMMENTS

Commissioner Beck said the odor from the septic system shredder was very apparent at the Fly-In at JCIA. He would like to see the Port check into various carbon or charcoal filters that can go on the outlet to control some of the odor. Commissioner Thompson concurred.

X. NEXT MEETING: SPECIAL MEETING: Thursday, August 17, 2006 at 1:30PM at Port Administration Office in the Port Commission Room, 375 Hudson Street in Point Hudson. REGULAR MEETING: Wednesday, August 23, 2006 at 7:00PM at Port Administration Office, in the Commission Room, 375 Hudson Street in Point Hudson.

XI. EXECUTIVE SESSION (if needed)

The regular meeting recessed for executive session at 1:47PM, with possible decisions resulting.

XII. REGULAR MEETING (reconvened)

The regular meeting reconvened at 2:00 PM.

A motion was made by Commissioner Sokol authorizing the Executive Director to make an offer, not to exceed \$75,000 + closing costs, on Don D'Alessandro's building which is located on Port property at 2410 Washington Street. Motion passed unanimously.

XII. ADJOURNMENT

The regular meeting was adjourned at 2:02 PM..

Recorder: D. Kilburn

ATTEST:

President

Secretary

Vice President