

PORT COMMISSION MEETING – January 24, 2007

The Port of Port Townsend Commission met in regular session in the Commission Chambers, Hudson Point Administration Building, 375 Hudson St, Port Townsend, WA.

Present: Commissioners – Beck, Sokol, Thompson
Executive Director – Crockett
Deputy Director - Pivarnik
Marine Facilities Director – Radon
Auditor – Taylor
Senior Accountant/Recorder – Hawley
Attorney - Harris

I. CALL TO ORDER

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

II. APPROVAL OF AGENDA

The agenda was amended with the addition to New Business of Item B – Discovery Bay Fishing Derby – Waiving of Launch Ramp Fees

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

III. CONSENT AGENDA

- A. Approval of Minutes – 01/10/07
Approval of Minutes – Special Meeting of January 12, 2007
- B. Approval of Warrants
#36078 through #36101 in the amount of \$32,652.40
#36102 through #36107 in the amount of \$17,147.09
#36108 through #36136 in the amount of \$40,037.41
#36137 through #36173 in the amount of \$404,135.04
#34980 as a Void in the amount of \$13.40

The Consent Agenda was amended to read Approval of Minutes – 1/10/07 instead of Approval of Minutes – 1/10/06. Upon motion of Commissioner Beck, the Consent Agenda as amended was unanimously approved.

IV. PUBLIC COMMENTS (Not related to agenda)

None

V. OLD BUSINESS

A. New Day Fisheries

Mr. Pivarnik reported that although the Commission had previously approved a five-year lease extension for New Day Fisheries, the business had expressed interest in a longer term, ten-year lease in order to assure security. Staff was uncomfortable with that request due to the poor condition of the New Day Fisheries building and because of the proposed Commercial Dock, A/B Dock reconstruction for which planning was in the initial stage.

Scott Kimmel, New Day Fisheries, presented to the Commission data, which, he said, substantiated that local waters continued to be a viable fishing resource area for crab, shellfish and salmon. He stated that 179 individual, active fishers were on record for 2006 (some were Tribal Fleets) and that they fish in areas from Bellingham to Poulsbo, Kingston, Sequim and Port Angeles. Most of the commercial fishing activity took place, he stated, behind the scenes and might not be noticed in the Marina. He stated that the fish processing business was equipment intensive and expensive to maintain and operate. In the past, he noted, New Day had invested \$7,000 to \$8,000 to hook up to the City of Port Townsend waterline so that the facility's water service could be upgraded at additional cost to New Day. He stated that a new electrical service transformer had been installed in order to provide better ice making capability and that the cost had been borne by New Day with no assistance from the Port. In conclusion, Mr. Kimmel remarked New Day would celebrate, as of July 2007, 20 years in business at the existing location and he reiterated the desire for a long-term lease which would provide security so that continued improvement and investment was feasible.

Discussion followed which included the pros and cons of a short-term lease vs. long term lease, the structural integrity of the building, the reconstruction of the Marina, the fact that New Day had been an ideal tenant and that a long-term lease would lock in New Day as well as the Port to a building in poor condition with an unknown life.

Scott Kimmel remarked that New Day had begun to branch out with live product for public sales and shared the enjoyment that tourists received in the selection, for instance, of a crab to purchase. He reiterated that New Day Fisheries was in business for the long-term.

Discussion followed regarding the possibility of finding another location in the Port for the business and realization that no other location was viable.

Attorney Harris suggested a five-year commitment with another five-year option to renew, or rolling terms for the later years, with the right to terminate the lease, with a six-month notice, from either New Day or the Port if the condition of the building deteriorated past a certain point.

Discussion continued regarding the possibility of New Day purchasing the building at some point.

Gordon Nielsen commented that whatever decision was made that it would affect many different businesses in the area, not just New Day Fisheries, as this was the location for fishers to discharge their catch.

Mr. Crockett proposed that staff prepare a draft lease with terms and language and bring it back to the Commission for review

Commissioner Sokol stated that no motion was required since clear direction had been given to staff concerning the New Day Fisheries desire for a longer lease and Commissioner Beck and Thompson concurred with that decision.

VI. NEW BUSINESS

A. HB 1372 - Tourism

Mr. Crockett briefed the Commission on House Bill 1382 and the Senate version #5339, which had been proposed by the Port of Bremerton. He informed that the current RCW 53.08.255 limited the scope of tourism activities in which Port Districts were able to participate and that the proposed amendment would give to Port Districts the same authority as Cities, Counties and Towns to acquire, run and develop and support tourism activities. He cited, as an example, the Bremerton Waterfront Revitalization Project in which the Port of Bremerton had collaborated with both the City of Bremerton and the County. Mr. Crockett stated that most other Port Districts were in favor of the legislation as was WPPA (Washington Public Ports Association). Staff recommended, he stated, a letter in support of the proposed legislation addressed to the Washington State representatives and signed by the Commission.

Discussion followed which included Port involvement in tourism activities, the Hudson Point RV Park, possible future projects that would benefit the entire community and that, if adopted, the legislation would allow the Port to collaborate with the City and County on future projects.

Commissioner Beck made a motion to direct Staff to draft a letter in support of Tourism House Bill #1372 and Senate Bill #5339 and have it available for the Commissioners' signatures. Motion carried by unanimous vote.

Commissioner Sokol suggested that a copy of the letter be sent to the Port of Bremerton and to WPPA.

B. Discovery Bay Fishing Derby – Waiving of Launch Ramp Fees

Mr. Radon advised that the fishing derby was scheduled for the weekend of February 17 – 19, 2007 and reminded that discussion had taken place during

the January 10, 2007 Commission meeting regarding the topic. Mr. Radon reminded that the launch ramp fees had been waived during the 2006 Derby and recommended that the fees be waived for this year also. Mr. Radon remarked that staff had identified two dozen 20-foot moorage slips at the Boat Haven for advanced reservation for the Derby.

Commissioner Sokol made a motion to waive the launch ramp fees for the 2007 Discovery Bay/Port Townsend Fishing Derby. The motion carried by unanimous vote.

Discussion followed which included that the Fishing Derby weekend would be extremely busy, aid in making the event successful and that the Port of Port Angeles was not going to waive ramp fees at the John Wayne Marina.

VII. Staff Comments

Mr. Radon informed that work was on-going on the Independent Contractor Rules and Regulations and that an updated copy had been presented to the Task Force with favorable response.

He distributed name badges, and provided instructions for finding the Port booth, for the Seattle Boat Show, which would begin January 25, 2007 and stated that the Boat Show was the largest one so far.

A brief discussion took place regarding the location and number of the Port Booth, event hours and scheduling of booth staff.

Mr. Pivarnik stated that research was ongoing regarding ways to provide better, more useful and informative education on the Best Management Practices (BMPs) for new and existing boat owners and contractors. He cited that one idea (as was suggested by Commissioner Beck) was a DVD, as well as a written handout, for boat owner review.

Mr. Pivarnik informed that the Hudson Point project was behind schedule and that a change order would be forthcoming at the next Commission Meeting for the lift pier addition. He stated that the delay was pushing the project against the fish window timeline and that staff had applied to the Army Corp. of Engineers for a 30-day extension. Project work would halt February 15, 2007 if an extension was not granted, he informed, and would be delayed until July 15, 2007.

VIII. Public Comments

Scott Kimmel commented on the ongoing, unresolved, garbage dumpster problem. He stated that the public put garbage into his dumpster and when it was full continued to stack garbage beside the dumpster resulting in a weekly problem for New Day Fisheries.

Discussion followed regarding garbage problems in general, the fact that residential garbage was put into Port dumpsters, better signage directing the public to the environmental centers and the possibility of chaining the dumpster, etc.

IX. Commissioner Comments:

Commissioner Thompson questioned whether the Gardiner Ramp had been repaired. He inquired as to the reason why the Port port-a-potty dump station had been closed to the public.

Discussion followed regarding the many problems revolving around the waste discharge site, which had finally brought about the current situation which involved that the site was locked with access through a key obtained from the Port Moorage and Office. Further discussion regarded that the key was not accessible on weekends since the Moorage Office was closed, that the site should be open to the public and that placement of a security camera would provide information on those using the facility

Gordon Nielsen commented that since the Moorage office was closed on weekends and therefore a key was not available, people had no place to dump their waste.

Discussion followed regarding the fact that the office would soon be open on weekends for the summer season and that other dumping locations, such as the Jefferson County Fairgrounds, was available.

Commissioner Sokol provided background on the numerous phone calls made by, and conversations with, Rick Dunlap, resident of the Olympic Village Mobile Home Park located on Highway 20 behind the Jefferson County International Airport, in which Mr. Dunlap made complaints regarding the noise (amongst other issues) generated by planes taking off and landing at the airport. Even though Mr. Dunlap had been informed on several occasions, stated Commissioner Sokol, of the variables involved in landing an aircraft visually and in an uncontrolled airspace and that the Commission had no control over flight patterns, Mr. Dunlap persisted in registering complaints.

Discussion followed which included possible scenarios for resolution of the situation.

X. Next Meeting will be held Wednesday, February 14, 2007 at 1:00 PM, Workshop preceding at 9:00 AM, in the Port Commission Chambers, 375 Hudson St, Port Townsend, WA 98368.

XI. Executive Session

None

XII: Adjournment:

The regular meeting adjourned at 8:06 PM there being no further business to come before the Commission.

ATTEST:

President

Secretary

Vice President