

PORT COMMISSION MEETING – April 9, 2008

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

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

I. CALL TO ORDER

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

II. APPROVAL OF AGENDA:

Item D – Meeting Date Change was added to New Business

Commissioner Thompson moved to approve the Agenda, as amended. Motion carried by unanimous vote.

III. CONSENT AGENDA

A. Approval of Minutes – March 26, 2008

B. Resolution No. 506-08 – Authorizing Sale of Abandoned Vessels
Resolution No. 507-08 – Authorizing Sale of Abandoned Vessels

C. Operations Report – March, 2008

Commissioner Thompson moved to approve the Consent Agenda, as presented. Motion carried by unanimous vote.

IV. PUBLIC COMMENTS (Not related to agenda):

Karen Sullivan of the Moorage Tenants Union noted that she thought the Permanent Moorage Tenants were the only user group to receive a cost of living rate increase for 2008 and advised, in her opinion, the Port should have a consistent policy for all of its tenants.

V. OLD BUSINESS:

A. Strategic Planning Update:

Mr. Crockett provided an update on the Strategic Planning Process as had been discussed during the morning workshop. He informed the first of two meetings in which senior Staff, the Commission and the Consultant Team would discuss the process was scheduled for April 17, 2008 at 9: 00 AM at the Timberhouse Restaurant in Quilcene and that, as usual, the meeting would be open to the public.

Commissioner Beck moved to approve the scheduling of the first meeting for the Port Strategic Planning for April 17, 2008 at the Timberhouse Restaurant in Quilcene. Motion carried by unanimous vote.

B. Hudson Point Name Change:

Mr. Crockett advised that Staff was ready to move forward with scheduling a Public Hearing for the Hudson Point Name Change for April 23, 2008 at 6:30 PM.

Commissioner Beck moved to authorize Staff to schedule the Hudson Point Name Change Public Hearing for April 23, 2008 at 6:30 PM.

****Please see vote on motion below.**

Commissioner Collins stated that he had envisioned a free standing meeting separate from a regular business meeting so that enough time could be allowed for public comment.

Mr. Crockett informed on the procedure followed for holding a Public Hearing, advising that as much time as was needed would be given to public input and comments.

A short discussion followed regarding how much information/historical background the Commission wished Staff to provide.

Carol Hasse stated that, in her opinion, it would be appropriate to send notices to all residents and tenants of Hudson Point to notify them of the upcoming meeting regarding the proposed name change.

Paul Stohlman stated that he was a former member of the Point Hudson Boat Shop and had learned of the facility name change through the newspaper because he had not been notified beforehand.

****Motion carried by unanimous vote.**

VI. NEW BUSINESS:

A. Northwest Maritime Center Boat Storage:

Commissioner Collins recused himself from topic discussion since he was still on the Board of the Maritime Center.

Mr. Pivarnik provided background. He informed that Port Staff and the Maritime Center Staff had been working together to determine if there was space available at Hudson Point to accommodate storage of the boats and trailers currently stored on the Maritime Center lot. Building construction, he advised, could take up to 2 ½ years and that approximately 5,000 feet of space would be needed. Mr. Pivarnik suggested that the parking area north of the Cupola House could be cleaned out, graded and used to park all of the trailers and other items as well as Maritime Center employee parking. Mr. Pivarnik stressed that he wanted to avoid congestion in front of the Cupola House.

He advised that the cost the Port charged the Maritime Center for use of the space had to be determined and asked for direction from the Commission in determining the rate.

Commissioner Thompson inquired if the area located behind the Gathering Place would be available.

Mr. Pivarnik explained the drawbacks and limitations to that space and informed that Staff believed the “back 40” would offer a better location.

Mr. Pivarnik advised that one solution was that the Rowing Club paid the Maritime Center for use of the current storage space on Maritime Center Property and that, perhaps, the rent for that space could be diverted to the Port as a “pass-through”.

Carol Hasse stated that in her opinion, it would be appropriate for the Port to allow those boats and trailers the use of the space without charge during the building of the Maritime Center. She advised that #1 the Maritime Center was strapped and #2 was that it was important keep to the programs operational during the construction of the new building. She advised that the new building would benefit the entire community.

Both Commissioners Beck and Thompson advised that gifting of public property was not allowed under State Statutes.

Mr. Pivarnik suggested that there were other things that might be done, that instead of Port staff cleaning up the area north of the Cupola House, perhaps the Maritime Center staff could volunteer to aid in the area clean-up.

Mr. Taylor suggested that if the Rowing Club had been paying the Maritime Center to store the shells and if it was going to become a Port customer for the next 2 ½ years then the Club should be willing to pay the rental amount to the Port instead of the Maritime Center for storing the items. He advised that the Rowing Club would become a Port tenant.

Discussion followed. Mr. Pivarnik advised that he would obtain the information from the Maritime Center regarding the amount of rent paid by the Rowing Club to the Maritime Center and sort out other details.

Paul Stohlman inquired if the Port was thinking of charging more than the normal rate of 10 cents a square foot, he suggested that a solution would be for the Port to clean up the proposed storage site and then require the Maritime Center to pay to the Port the regular rental amount.

Mr. Pivarnik informed that perhaps a “pass though” could be worked out, with the Rowing Club paying a certain amount and then maintaining the area through mowing the grass and keeping the area cleaned and trimmed.

Commissioner Beck advised that the offer should be presented to the Maritime Center.

Commissioner Beck moved to authorize Staff to accept the rent pass-through of the Rowing Club and, also, the clean-up and maintenance of the parking lot along the boat fence.

Motion carried. Commissioner Collins recused himself from the vote.

B Lease Amendment for Charlie Noble Enterprises:

Commissioner Thompson recused himself from topic discussion due to personal involvement with the lease.

Mr. Pivarnik provided background. He advised that in order to achieve a 15 foot fire-lane to enable emergency vehicles to gain access to all points in the Yard areas,

it had been necessary to reconfigure the leased space which would give five more feet towards Sims Way to the property lease increasing it by 250 square feet and increasing the monthly lease amount by \$18.00 bringing it to a total of \$236.25 plus all applicable taxes.

Discussion followed which included that emergency vehicles would now be able to complete a full circle around the yards.

Commissioner Beck moved to approve the lease amendment for Charlie Noble Enterprises in the amount of \$236.25 plus all applicable taxes beginning May 1, 2008. Motion carried with Commissioner Thompson recusing himself from the vote.

C. Approval of Warrants:

Warrant #039092 as a VOID for \$-395.91

Warrant #039152 through #039181 in the amount of \$38,076.52 for Payroll

Warrant #039182 through #039192 in the amount of \$54,651.77 for Accounts Payable and Payroll Benefits

Warrant #039193 through #039246 in the amount of \$66,866.87 for Accounts Payable

Commissioner Thompson moved to approve the warrants. Motion carried by unanimous vote.

D. Change of Meeting Date:

Mr. Crockett asked for Commission approval to move forward by one day the first monthly meeting in May due to a Washington Public Ports Conference (WPPA) that Staff was attending on May 14, 2008. The meeting, he advised, would be changed from May 14 to May 13, 2008 at 10:00 AM with a short, one topic workshop preceding at 9:00 AM.

Commissioner Collins moved to change the Commission (and Workshop) meeting time and day of the 1st meeting in May to May 13, 2008 at 10:00 AM, with workshop preceding at 9:00 AM. Motion carried by unanimous vote.

VII. STAFF COMMENTS:

Mr. Crockett requested an Executive Session for discussion of two real estate issues.

VIII. PUBLIC COMMENTS:

Karen Sullivan, representing the Moorage Tenants Union, stated that the Strategic Planning process was very vital to any organization and especially so to a Public Agency such as the Port of Port Townsend. She advised that the well-being (and the direction in which it was moving) of the Port was of great concern to the Moorage tenants. She advised that the way in which the Strategic Planning was going to be done had not been made clear to the Moorage Tenants but that there was an impression that the planning might take place behind closed doors and that public comment/input would be limited to twenty minutes at the end of a meeting thereby, she stated, reinforcing the perception that the public meetings were just “window dressing”. She advised that in the Moorage Tenants Union opinion, having separate meetings with different stakeholder groups would prevent the public from receiving all of the information on an issue. It might also allow undue influence of one or more interest groups over another.

Commissioner Beck responded that the public was allowed to make as many comments and for as long as desired at any of the Commission or other public meetings. As far as he was concerned, he stated, the meetings could continue all night, if necessary, to allow all input.

Commissioner Thompson responded that the process for the Strategic Planning had really not yet been established and that the public was welcome to attend any and all public meetings including the one being held in Quilcene on April 17, 2008.

Discussion followed about the Strategic Planning.

Commissioner Thompson stated that the public’s input was vital to the planning process and informed that during the morning workshop it had been discussed that input should be sought from the high schools as well as all other groups in the County who had an interest in the Port District.

Commissioner Beck stressed that the Port District was a Countywide Port, and did not stop at the Mill Road but encompassed 18,000 square miles in Jefferson County. He advised that there would be public meetings/forums to cover the whole area which included Brinnon, Dabob, Kala Point, Port Hadlock, Chimacum, Discovery Bay, Gardiner, and Quilcene and that all of those concerned citizens would be allowed to have their say.

Commissioner Collins stated that when the process to be used was identified that in itself would be subject to public comment.
Further discussion followed.

IX. COMMISSIONER COMMENTS:

Commissioner Collins inquired if there was a resolution as to how much contractor assessment would be needed for the A/B Dock process.

Mr. Crockett informed that it had been resolved that an assessment of the floats was not needed. He informed that a lesser evaluation of the piles would be performed during the upcoming low tides with the help of qualified divers who would sound the piles to determine their condition at the mud line.

He informed on the process of the A/B Dock Advisory Committee and the tasks assigned to them and that they had met on Tuesday, April 8, 2008 for three hours to discuss ideas and possible solutions to the A/B docks issues.

Further discussion followed.

Commissioner Collins inquired as to the status of the financial analysis of the conversion of some of Hudson Point dock space to commercial.

Mr. Radon informed that as he had thought the topic would be discussed at the morning workshop.

Mr. Crockett informed that it would be scheduled for discussion at the April 23, 2008 meeting.

Gary Rossow inquired if the Strategic Planning Contract had been approved, signed and in place yet and was it actually for \$40K

Commissioner Thompson informed that it not yet been signed.

Mr. Crockett informed that it would be signed before the April 17, 2008 meeting and that the amount approved was up to \$40K.

X. NEXT MEETING: will be held Wednesday, April 23, 2008 at 6:30 PM, in the Port Commission Chambers, 375 Hudson Street, Port Townsend.

XI. EXECUTIVE SESSION:

The regular meeting recessed at 1:39 PM into Executive Session, which began at 1:52 PM, for a discussion regarding two real estate issues, of 20 minutes with no expected action.

XII. ADJOURNMENT:

The regular meeting reconvened at 2:12 PM and adjourned at 2:12 PM there being no further business to come before the Commission.

ATTEST:

David H. Thompson, President

John N. Collins, Secretary

Herbert F. Beck, Vice President