

PORT COMMISSION MEETING – February 25, 2009

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

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

Excused: Auditor - Taylor

I. CALL TO ORDER

The meeting was called to order at 6:30 PM.

II. APPROVAL OF AGENDA:

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

III. CONSENT AGENDA

A. Approval of Minutes – February 11, 2009

B. Write-off Register

The February 11, 2009 Minutes were corrected to change Old Business – Item C – Attorney Requests for *Qualifications* to Attorney Requests for *Proposals*. The text in the paragraph relating to qualifications was additionally corrected.

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

IV. PUBLIC COMMENTS (Not related to agenda):

None

V. OLD BUSINESS:

A. A/B Dock Design and Update:

Commissioner Beck advised that due to the snowstorm he would postpone topic discussion until later in the meeting in order to allow more citizens time to attend and offer their comments and opinions.

B. JCIA Zoning Update:

Mr. Crockett provided an update on the topic reminding that the Commission had directed staff to begin investigation into what would be necessary to submit an application to the Jefferson County Planning Committee for a Comprehensive Plan Amendment process. Such a change would open up expanded use in the Airport Public Facility and might allow Green Manufacturing in the twenty-four acres located just south of the Jefferson County International Airport. The Port purchased the property some years prior without use of FAA funding. Currently zoned one in ten residential, the Comp Plan Amendment would allow expanded use if allowed. A joint meeting between Mr. Crockett, Mr. Pivarnik, Port Consultant Eric Toews and Al Scalf of the Jefferson County Department of Community Development had been very positive, stated Mr. Crockett. Mr. Toews was proceeding with completion of the final paperwork to submit to the Jefferson County Department of Community Development.

Commissioner Collins inquired what, if any, interest the City of Port Townsend might have regarding the issue.

Mr. Crockett informed in the affirmative. He reminded that the City of Port Townsend was the only Urban Growth Area within Jefferson County and that the whole point of GMA (the Growth Management Act) in the 1990's was to try to concentrate growth, residential, industrial and commercial into the urban areas. He advised that GMA had originally been crafted for the I-5 corridor of Tacoma/Seattle. Jefferson County had elected to join the GMA (with the County's small population it could have opted out of joining) To summarize, stated Mr. Crockett, the City of Port Townsend could put up barriers by reminding that it is the only Urban Growth Area in the County. However, Mr. Crockett noted, the City did not own a twenty four acre parcel on which to develop a Green Manufacturing area. In addition, because the proposed development site was publically owned and the property would be rented/leased instead of sold to developers it might bring the public agencies together to positively create additional employment in the County.

A short discussion followed regarding the importance of keeping the City, County and PUD up to date on the proceedings.

Mr. Pivarnik stressed that the Port was not seeking a property rezone. It was seeking Expanded Use in an Essential Public Facility at the Jefferson County International Airport.

Commissioner Beck hastened to explain that the Port was not in the “box store” business and promised that a “box store” would not be built on the twenty-four acres should the amendment to the County Comprehensive Plan move forward.

C. Resolution No. 517-09 – Adoption of Information Security Policy:

Mr. Crockett updated the Commission on the latest revision of the proposed Resolution and policy, which, essentially, established protocol to deal with all aspects of Port security as far as internet access, e-mail, and especially as it related proper ways in which to deal with credit card transactions. He advised that the proposed policy, if adopted, should be reviewed and updated annually.

Commissioner Collins noted the proposed policy seemed very thorough and comprehensive.

A brief discussion regarding some of the details of the proposed policy followed.

Commissioner Collins moved for adoption of Resolution 517 – 09 the Information Security Policy, revision dated February 24, 2009, effective date February 26, 2009 as presented.

Motion carried by unanimous vote.

A. A/B Dock Design and Update

Mr. Crockett informed the topic was a continuation of the Commission discussion from both the February 11 workshop (at which time the A/B Dock Design Committee had made a presentation) and the February 11, 2009 Commission Meeting.

Commissioner Collins stated that the A/B Dock seemed to be one of those issues that had been widely and thoroughly discussed and there was also, he thought, impatience on the Port’s behalf and from the Committee to move forward with the proposed project. He informed he had studied both designs at great length and had asked a lot of questions. In conclusion, he stated, the most significant difference, in his opinion, between the two designs was the promise that 4C would most likely yield twelve additional slips more than T1. Generation of additional slips was his main criteria for his design choice but he also looked at four other criteria: environmental (permitting) cost of construction, expected generated revenue and safety.

Commissioner Collins stated that in conclusion and taking several factors under advisement advised that, in his opinion, C4 was still increasing moorage slips by at least twelve, more preference was given in the C4 plan to increasing the number of 30 – 35-foot boats and that C4 provided good overall balance of serving a public need as we have been shown. He stated that it was clearly a judgment call and others might judge it differently, but his preference was the 4C design.

Commissioner Thompson informed that he had been involved in the process with the A/B Dock Committee from the beginning when PND put forth its initial presentation, the resulting design did not accommodate small boats at all, and the plan, per the Committee, had not dealt with Port Townsend concerns. The A/B Dock Committee, at that time, took over the design process and developed the two plans as presented: T1 and 4C. He advised, in his opinion, he liked the T1 design. He offered that although T1 offered fewer slips, with the recent dredging at Point Hudson more boats could be accommodated there. He stated, in his opinion, T1 would cost less to construct, be easier to permit and he thought that it would last longer and that the structure was potentially stronger.

Discussion followed regarding the points brought forth by both Commissioner Collins and Thompson.

Commissioner Beck stated that he had followed the design process closely for the past year and especially during the last two weeks since the A/B Dock Committee had presented their formal designs. He advised that he was looking toward the future when the marina will eventually have to be enlarged and advised that he wished to see a structure that would be workable and which wouldn’t cost too much to modify

in the future. He provided specifics regarding his ideas. He stated that he liked the T1 design because of the convenience of getting into the slips, especially during bad weather. However, in his opinion, the T1 design should have some modification before he would support it totally. He outlined the proposed modifications which would provide more slips for 30 – 35 foot boats. He stated he had also looked at the increased moorage now available due to the recent successful dredging at Point Hudson, which would accommodate approximately 41 additional 22 – 25-foot range boats.

Commissioner Thompson offered that he liked the structural configuration of T1 and was not adamant regarding the slip size distribution. He suggested sending both T1 and C4 to the engineers and have them develop a plan using parts of both designs.

A lengthy discussion followed regarding the two designs, the C&D Docks, the Commercial Docks rebuild and the eventual Marina expansion.

Additional discussion followed.

**Commissioner Thompson moved to send the modified design to permitting.
See below for amended motion and vote

Commissioner Collins suggested that, in his opinion, it might be wise to ask the A/B Dock Committee to prepare a new drawing, which include the discussed revisions so that everyone would know exactly what was being changed and modified.

Discussion followed regarding the necessity of moving forward with permitting. Tike Hillman suggested instead of asking the Committee to take the time to develop another drawing, the current T1 design, with noted changes, should be sent to the engineers requesting them to develop a useable engineer design.

Commissioner Thompson reflected that the engineers might be able to incorporate usable ideas from the 4C plan and use the best points of both plans.

Commissioner Beck listed the possible modifications to design T1.

Mr. Crockett suggested sending the T1 design with revisions to the engineers and have them develop a complete engineered drawing since one would be necessary before going forward with permitting.

Commissioner Beck reminded that there was a motion on the floor to move forward with the A/B Dock T1 Design, with modifications as listed with the Executive Director.

*****Motion carried by two affirmative votes and one abstention.**

Commissioner Beck thanked the A/B Dock Committee for all their hard work, seconded by Commissioners Thompson and Collins.

Tike Hillman advised he was pleased with the A/B Dock Committee design. He apologized for the delay in development of the design and elaborated on the ways in which the Committee had developed the two designs.

VI. NEW BUSINESS:

A. Old Fort Townsend:

Mr. Crockett provided topic background and historical reference stating that it had first been discussed while he was in Olympia attending to some legislative issues regarding boating and public and private marinas. During a break in the proceedings, he stated, he had a discussion with a Washington State Parks representative who mentioned the State was closing a number of State Parks due to budget deficits and constraints. One Park being considered for closure was Old Fort Townsend, located just outside the City of Port Townsend city limits. Mr. Crockett summarized by saying Jefferson County had declined taking over Old Fort Townsend due to its own budget problems. Mr. Crockett advised, that in his opinion, it might be something the Port could oversee and asked for Commission input on whether to move forward with a letter of interest. He outlined particulars and provided information about the Park.

Discussion followed regarding the buildings located in the Park, the RV sites, water availability, the dump station and the possibility of creation of additional boat ramps walking trails and equestrian usage.

Commissioner Collins moved to authorize the Executive Director to transmit a letter of interest to the Washington State Parks regarding Old Fort Townsend State Park.

Mr. Crockett stated that the letter would express interest with no commitment on the Port's part.

Motion carried by unanimous vote.

Bertram Levy inquired what the Executive Director thought would be the downside of the proposed project.

Mr. Crockett informed that he really could not see a downside, security of the Park would need to be maintained but other than security and maintenance, expenditures were limited compared to the expected revenue from the RV sites already located there. In his opinion it would have a positive influence on the community.

A short discussion about possibilities for the Park followed.

B. Approval of Warrants:

Warrant #041403 through #041430 in the amount of \$36,298.72 for Payroll

Warrant #041431 through #041436 in the amount of \$22,240.07 for Payroll Benefits and Accounts Payable.

Warrant #041437 through #041472 in the amount of \$29,293.94 for Accounts Payable

Commissioner Thompson moved to approve the warrants as presented.

Motion carried by unanimous vote.

VII. STAFF COMMENTS:

Mr. Harris inquired if anything had yet been heard from Mr. Kennedy regarding his complaint.

Mr. Crockett answered that a letter was received from Mr. Kennedy's attorney in which they still disputed the facts. He provided further information regarding the collection proceedings.

Mr. Harris asked if there was an update on the Caicos situation and advised, in his opinion, the Port should be very careful and be fully assured that issues with Caicos Corporation were resolved before paying the recently submitted Point Hudson dredging invoice. He advised, additionally, that the bonding company needed to be made aware of all the details and asked if there were any other claims Caicos was going to present.

Mr. Crockett informed the additional Point Hudson dredging had been completed per contract and that the Port Consultant had advised that Caicos had done an excellent job.

Mr. Harris inquired if there were other punch list items still unresolved.

Mr. Crockett stated there was still an unresolved issue with the fire flow system.

Ed Barcott stated that he mentioned this suggestion at a previous meeting and was going to keep presenting it until perhaps the Commission thought it was a good idea. He suggested that there be extensive advertising stating that moorage would be available down at the big 300 ton haul out pier at a reduced rate during a time period of November to March. He advised that, in his opinion, it would be a wonderful opportunity to get boats into Boat Haven and also provide business for the marine trades who, in his opinion, have a wonderful reputation throughout Puget Sound area.

Mr. Pivarnik provided an update on J&S Fabrication stating that we are still on track but the process might take two to three months as J&S was still in the process of trying to buy their new building in Glen Gove. He advised that he did have a commitment from Mark Burn who wanted the entire J&S building and they were developing plans on how to rehab the building to suit their needs. He advised it was one of those great opportunities where J&S would be able to expand to Glen Cove, the Port would have another building and a local marine trade business would be able to expand and create more jobs.

VIII. PUBLIC COMMENTS:

A Citizen stated, that in his opinion, the Port acquiring Old Fort Townsend was an interesting possibility. He informed that he had enjoyed camping there with friends and relatives over the years advising that the location was far enough away from Port Townsend to make it feel like you were really out in the woods. He offered he had always been surprised and disappointed that the Park was closed from a certain time each year until the following Spring, as camping could have continued over the winter months.

IX. COMMISSIONER COMMENTS:

Commissioner Collins informed that he had attended on Saturday, February 21, the Jefferson County Parks Department Planning Workshop. He advised that he had spoken to

the need for additional boat ramps and had learned the County had identified that need and that it does own some property that could be useful for development of additional ramps. He suggested the Port partner with the County Parks Department to aid in the process. Informing further, he stated that the unspoken agenda for the workshop was that of gaining support for creation of a Park District, a Metropolitan Park District that, he stated, had not been made clear up front but was clearly the underlying agenda as a way to tap more revenue for parks. He advised that there had been a good representation of stakeholders present except for the business community.

Commissioner Beck stated that in his District, some folks were just not interested in paying for someone else's parks and that the area was "just parked out".

Commissioner Collins responded that was exactly the issue and reminded of a study completed four years ago on the topic.

Mr. Crockett remembered the study and suggested the County needed to be up front about the proposal and suggested that moving forward would be even more difficult if the agenda was kept secret. He reminded that it was a difficult county in which to put forth bond issues, etc.

Commissioner Thompson remarked that he was happy that the A/B Dock Committee had been amenable to the Commission suggestions and its decision.

Commissioner Collins stated, in his opinion, everyone saw the new docks, no matter which design was chosen as a "win-win" situation.

A brief discussion followed regarding how the design would most likely be modified once the permitting process started, especially when the Washington Department of Fish and Wildlife start in on the design review.

X. NEXT MEETING: Next Meeting will be held Wednesday, March 11, 2009 (Workshop at 9:30 AM) at 1:00 PM, in the Port Commission Chambers, 375 Hudson Street, Port Townsend, and WA

XIII. EXECUTIVE SESSION:

The regular meeting recessed into executive session at 7:53 PM, which began at 8:00 PM, for discussion of a real estate topic, no decision, duration 30 minutes.

XIV: ADJOURNMENT:

The regular meeting reconvened at 8:30 PM and adjourned at 8:31 PM there being no further business to come before the Commission.

ATTEST:

Herbert F. Beck, President

David H. Thompson, Secretary

John N. Collins, Vice President