

## PORT COMMISSION MEETING – July 13, 2011

The Port of Port Townsend Commission met in regular session at the Timber House Restaurant, 295534 US Hwy 101, Quilcene, WA.

Present: Commissioners –Thompson, Erickson, Collins  
Executive Director – Crockett  
Deputy Director – Pivarnik  
Planning Analyst - Toews  
Attorney Lake - Goodstein Law Group  
Minutes – Nelson  
Excused: Auditor - Taylor

### I. CALL TO ORDER/PLEDGE OF ALLEGIANCE:

Commissioner Thompson called the meeting to order at 1:00 PM.

### II. APPROVAL OF AGENDA:

The agenda was amended to reflect the addition to **Old Business, Item C**-Yard Dumpster, and to **New Business, Item B**-Trailer Boat Parking Fees, **and Item C**-Point Hudson Boat Shop.

**Commissioner Collins moved to approve the Agenda as amended.**

**Commissioner Erickson seconded the motion.**

**Motion carried by unanimous vote.**

### III. CONSENT AGENDA (1:19):

A. Approval of Minutes – June 22, 2011

Operations Reports – June 2011

**Commissioner Collins moved to approve the Consent Agenda as presented.**

**Commissioner Thompson seconded the motion.**

**Motion carried by unanimous vote.**

### IV. PUBLIC COMMENTS (Not related to agenda) (1:48):

Stan Neeley, Quilcene resident, requested lighting be installed at the garbage shack near the boat launch at the Quilcene Marina

Linda Herzog, Quilcene resident, handed out Quilcene “First to the Float” tee shirts and thanked the Commission and staff for the swim float. She also thanked the Commission for the Port’s partnership on the Quilcene fire flow and septic. Ms. Herzog reported the Quilcene Conversation (Q.C.) group is working on signage to the marina and would like assistance from the Port. She explained the group is also organizing volunteers to run a canoe/kayak facility this summer at the marina and will soon present finalized plans to Port staff for approval. Lastly, the Q.C. group is planning a mini triathlon, which would involve use at the marina.

On another subject, she said the Fire District asked her to bring to the attention of the Port Commission, the disposition of property the District is planning to purchase from the USFS. It is broken into several parcels and some of these may be available for economic development build-up.

Sandy Oen, Quilcene resident, reported that when the geoduck float was installed near his slip, It took away half of his space and he has no room to maneuver his boat, especially in winds. He also spoke of the noise created by the water pump and an issue with seaweed.

Herb Beck, Quilcene resident and past Port Commissioner, explained financial investment is needed at the Quilcene Harbor. He still would like to see RV sites developed to bring in revenue. He spoke his opinion of the noise from the water pump. He said Coast Seafoods enclosed their pumps in containers to decrease the noise level. Lastly, he reported that the USFS has received the contract from the Fire Department regarding the land purchase.

### V. OLD BUSINESS:

A. Associate Development Organization (ADO) Contract (27:47):

Mr. Crockett reported that Team Jefferson was chosen as the County’s ADO (also known as the EDC). He reminded per RCW 53, a Port district that financially supports an ADO is required to have a contract with the ADO. In the draft contract presented, Team Jefferson has corrected their name to “Economic Development Council of Jefferson County”. The EDC of JC had an issue with the subject, “Lease termination by the Port only”. They would like it to read, “Lease termination by either party”. Mr. Crockett also discussed quarterly payments vs. lump sum payments, and, he reminded, this is a Port contract. Mr. Crockett recommends keeping the contract as presented with no changes, except to the name. He explained the Port has offered the former Mahina Yachts building to be used for the ADO office, and the value of this lease to be deducted from the Port’s payment to the ADO.

**Commissioner Collins moved to approve the contract as presented.**

Commissioner Erickson brought up the fact that the City has not yet committed to funding the ADO. Discussion ensued on entity funding.

**Commissioner Thompson seconded the motion.**

**Motion carried by unanimous vote.**

B. Joint Economic Strategy Discussion (39:44):

Mr. Crockett stated Commissioner Erickson asked for an update on this process. Mr. Crockett explained that the City, County and Port each made edits to the Joint Economic Strategy draft. Commissioner Collins explained the meeting of the electeds to finalize the draft was originally scheduled for July 15, but has been tentatively rescheduled to July 21, 2011. Mr. Toews added that Team Jefferson has voiced their support of the Port's edited version. Commissioner Collins expects to have results by the next Commission meeting. Further discussion ensued.

C. Yard Dumpster (57:35):

Mr. Crockett reported on the recent monthly meeting with the Port Townsend Marine Trades Association. At their last PTMTA Board meeting, their main issue was the constant overflowing of the Port's dumpster with "oil flowing out". Mr. Crockett inspected the dumpster after this meeting. Yes, it was overflowing, but there was no liquid to be found flowing from the dumpster. PTMTA believes the dumpster should be under a cover and sitting on a concrete pad.

Mr. Crockett told the Commission that if the marine trades are obeying their Port leases, they should not be using the dumpster. The dumpster is only for individuals working on their boats. Marine Trades are to provide their own dumpsters. Mr. Crockett estimates a cover and pad would run \$30-50K.

VI. NEW BUSINESS:

B. Trailer Boat Parking Fee (1:01:51):

Mr. Pivarnik explained that staff has implemented a \$2/per car fee with the Northwest Maritime Center, for parking in the "back 40" at Point Hudson, for non-marine related events such as weddings. He recommends formalizing this fee.

Mr. Pivarnik also suggests renting parking space behind the former Mahina Yachts building and in the "back 40" at Point Hudson for trailer boats. He suggested a \$25/week or \$50/month fee.

Action requested on event parking fee at Point Hudson.

**Commissioner Collins moved to suspend the rule of the second reading regarding establishing a rate for event parking.**

**Commissioner Thompson seconded the motion.**

**Motion carried by unanimous vote.**

**Commissioner Collins moved to approve the \$2/per vehicle/per day event parking fee for non-marine related events in the "Back 40" at Point Hudson.**

**Commissioner Erickson moved to amend the motion by changing the fee to \$4.50/per vehicle/per day.**

Mr. Pivarnik recommended keeping with the \$2 fee at least through the end of this year since this fee was only recently implemented.

**Amendment failed by lack of a second.**

**Commissioner Thompson seconded Commissioner Collins motion.**

**Motion carried by unanimous vote.**

C. Point Hudson Boat Shop (1:13:09)

Mr. Crockett discussed the letter recently received from Steve Chapin of the PH Boat Shop, discussing two issues. The first issue, Mr Chapin is requesting compensation for the time he was unable to perform work at his shop during the electrical installation in the Armory Building. Mr. Pivarnik explained that due to some issues with L&I, the electrical project was subjected to some delays. Staff has no problem prorating Mr. Chapin's rent due to work loss during the project.

The second issue is the ongoing problem of epoxy, varnish and paint fumes from his shop emitting into Carol Hasse's shop. Mr. Chapin explained that these fumes are part of a boat building business and feels it is the Port's responsibility to correct this problem.

Mr. Pivarnik explained that the Port has no solution to remedy this problem in these old buildings, and it would be a very costly project.

A. Approval of Warrants (1:36:09):

Commissioner Thompson read the warrants, as presented:

Warrant #046888 through #046920 in the amount of \$43,295.81 for Payroll

Warrant #046921 through #046930 in the amount of \$235,872.55 for Payroll  
Benefits and Accounts Payable  
Warrant #046931 through #047010 in the amount of \$219,583.33 for Accounts  
Payable

**Commissioner Thompson moved to approve the warrants as presented.**

**Commissioner Erickson seconded the motion.**

**Motion carried by unanimous vote.**

VII. STAFF COMMENTS (1:36:58):

Mr. Toews informed that things are on track to receive the draft of the Airport Eco Park Feasibility Study by August 5, 2011. He added that the Joint Economic Strategy process continues.

Mr. Crockett informed that he would be leaving this afternoon to attend the Washington Public Ports Association Port Director's Conference in Seattle through Friday the 15<sup>th</sup>.

VIII. PUBLIC COMMENTS (1:38:58):

Herb Beck spoke on three issues: the pump noise from the geoduck operation; the proposed redistricting of voting districts; and, asked for an update on the Make Waves proposal. Mr. Crockett responded that we are waiting to hear the status on the 6F issue from the State and the Feds.

IX. COMMISSIONER COMMENTS (1:42:21):

Commissioner Collins gave recognition to sole Commission candidate Steve Tucker who was in the audience.

X. NEXT MEETING: Next regular meeting will be held Wednesday, July 27, 2011 at 6:30 PM, in the Port Commission Chambers, 375 Hudson St, Port Townsend.

XI: ADJOURNMENT: The regular meeting adjourned at 2:44 PM there being no further business to come before the Commission.

ATTEST:

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John N. Collins, Secretary

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David H. Thompson, President

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Leif W. Erickson, Vice President