

## PORT COMMISSION MEETING– March 14, 2012

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

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

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

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

### II. APPROVAL OF AGENDA:

**Commissioner Erickson moved to approve the Agenda as presented.**

**Commissioner Tucker seconded the motion.**

**Motion carried by unanimous vote.**

### III. CONSENT AGENDA:

A. Approval of Meeting Minutes – February 22, 2012

B. Operations Reports – February 2012

**Commissioner Erickson 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) (1:05):

Eli Waite, of East Jefferson Chamber of Commerce Young Professionals Organization, commented on the Fort Worden PDA, which was presented at the earlier Public Workshop.

### V. OLD BUSINESS:

#### A. Formal Appointment of Port Strategic Advisory Committee (PSAC) (4:30):

Mr. Toews discussed Resolution No. 538-10 establishing the PSAC, adopted in 2010. As specified in the Resolution, the PSAC will consist of six members from the identified stakeholder groups plus three members, one from each district, selected by each Port Commissioner. The proposed six members are Dave Carruthers (representing Port Retail Tenants); Tony Petrillo (Community/Environmental Interests); Scott Erickson (Pilots/Airport Users); Diana Talley (Marine Trades Stakeholders); Bertram Levy (Moorage Tenants); and, Keith Marzan (Boat Ramp Users).

**Commissioner Tucker moved to approve the PSAC members as presented.**

**Commissioner Erickson seconded the motion.**

**Motion carried by unanimous vote.**

#### B. T's Restaurant Site Update (8:48):

Mr. Crockett identified the three groups who all have a stake in T's Restaurant equipment: Wells Fargo Bank, a private citizen and the Port. Wells Fargo has hired an appraiser who believes an auction could be held in as little as two weeks. Another possibility is two of the interested potential restaurant tenants each expressed they may be interested in purchasing the equipment, which would eliminate the need for an auction. Ms. Lake added the Port is trying to avoid litigation and is hoping all parties can come to an agreement. Mr. Crockett mentioned the RFPs for the lease that are due March 23, 2012 by 4:00 PM.

#### C. Hangar C (17:41):

Mr. Crockett explained the Hangar C lease is one of the earliest leases at the airport. When this lease was written, it was agreed that the owner of the hangar install the tarmac and the Port would maintain the tarmac. For some time the tarmac on the south side of the hangar has been breaking up. Hangar C tenants have expressed concern of possible damage to aircraft or injury to people. Larry Aase received an estimate from Lakeside Industries in the amount of \$11,182 to dig up the existing tarmac, lay and compact gravel, correct drainage issues and lay 2" of asphalt. This repair work will take place in April when the asphalt plants are able to supply asphalt.

#### D. Redistricting Resolution No. 574-12 (21:08)

Mr. Crockett reported he received a call two weeks ago from the County Auditor explaining that all special purpose districts need to adopt a resolution recognizing the redistricting.

**Commissioner Thompson moved to adopt Resolution No. 574-12 - Amending the Port of Port Townsend Commission Districts.**

**Commissioner Tucker seconded the motion.**

**Motion carried by unanimous vote.**

VI. NEW BUSINESS:

A. Approval of Warrants (23:39):

Commissioner Tucker read the warrants, as presented:

Warrant #048396 through #048425 in the amount of \$41,335.91 for Payroll

Warrant #048426 through #048437 in the amount of \$76,383.54 for Payroll Benefits and  
Accounts Payable

Warrant #048438 through #048504 in the amount of \$262,012.94 for Accounts Payable

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

**Commissioner Erickson seconded the motion.**

**Motion carried by unanimous vote.**

VII. STAFF COMMENTS (24:54):

Mr. Toews discussed the Joint Economic Development Strategy, which the Port committed to in Resolution No. 571-11, along with County and City Resolutions. It was agreed by all parties to meet monthly with Team Jefferson to reassess the 2008 draft strategy and to develop a final strategy by the fall of 2012. Mr. Crockett added this topic will be on the April Public Workshop agenda.

Mr. Pivarnik explained he received a letter from Pete Langley of Port Townsend Foundry who is requesting more relief in his lease. His lease called for renovations to the building by Mr. Langley with him paying a reduced rent and after a certain time the lease rate would return to market rate. That time is now. Mr. Pivarnik would like the Commissioners to read the letter and come back with their direction at the March 28, 2012 Commission meeting.

Mr. Crockett informed that due to a wet and windy weather forecast, the ribbon cutting ceremony for the new Travelift Pier has been rescheduled from March 16 to Monday, March 19 at 2:00 PM.

VIII. PUBLIC COMMENTS

None

IX. COMMISSIONER COMMENTS (33:03):

Commissioner Erickson stated that he looks forward the completion of the new Travelift pier. He also discussed the PDD subcommittee meetings he has been attending where the focus is the future of the PDD. They have been working on simplifying the mission statement, which will be presented at the meeting on March 15. Lastly, Commissioner Erickson reported that he will be attending the March 17, 2012 Quilcene Conversations meeting and will report back on that.

X. NEXT MEETING: Next regular meeting will be held Wednesday, March 28, 2012 at 6:30 PM in the Port Commission Chambers, 375 Hudson St, Port Townsend.

XI. EXECUTIVE SESSION: The regular session recessed into Executive Session at 1:36 PM for litigation/potential litigation, pursuant to RCW 42.30.110 (i), duration approximately forty-five minutes, with no action. At 2:19 PM, Ms. Nelson checked outside for any public waiting for the reconvening of the regular meeting. Finding no one, the Executive Session continued.

XII. REONVENING AND ADJOURNMENT OF REGULAR MEETING:

The regular meeting reconvened and adjourned at 2:34 PM there being no further business to come before the Commission.

ATTEST:

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David H. Thompson, Secretary

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Leif W. Erickson, President

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Stephen R. Tucker, Vice President