

PORT COMMISSION MEETING– April 11, 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
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:

The agenda was amended by adding to Old Business, Item C – MRW Site and Item D - C/D and Commercial Dock Float Repair.

Commissioner Erickson moved to approve the Agenda as amended.

Commissioner Thompson seconded the motion.

Motion carried by unanimous vote.

III. CONSENT AGENDA (2:21):

A. Approval of Meeting Minutes – March 28, 2012
Approval of Special Meeting Minutes – April 11, 2012

B. Operations Reports – March 2012

Commissioner Erickson moved to approve the Consent Agenda as presented.

Commissioner Tucker seconded the motion.

Motion carried by unanimous vote.

IV. PUBLIC COMMENTS (Not related to agenda):

None

V. OLD BUSINESS:

A. Lease for Doc's Marina Grill (2:52):

Mr. Crockett reminded that at the April 3, 2012 Special Meeting the Commission selected Tom Aydelotte of Doc's Marina Grill as the new tenant for the vacant restaurant space at Point Hudson. A draft lease was sent to Mr. Aydelotte resulting in a few minor changes to the lease. Copies of the lease were distributed to the Commission earlier.

Commissioner Erickson moved to approve the lease with Tom Aydelotte, Doc's Marina Grill.

Commissioner Thompson seconded the motion.

Motion carried by unanimous vote.

B. Landfall Site (4:47):

Mr. Crockett informed the Commission that staff met with Joe Finnie of the Maritime Heritage Group and since then an updated Letter of Intent (LOI) was drafted. In the LOI, the start date for development changed from October 1, 2012 to the new date of April 1, 2013. The LOI also states October 1, 2012 is the lease negotiation deadline and the date to being work on permits. Mr. Pivarnik stated Mr. Finnie is looking to build a structure that will allow flexibility of the space to accommodate needs as changes happen in the area. For example, a small marine trades business and dependent on the success of the passenger ferry, a passenger waiting area with retail shops, surrounding the area. Mr. Crockett envisions an open space building with high ceilings.

Commissioner Erickson moved to approve the amended Letter of Intent with the Maritime Heritage Group.

Commissioner Tucker seconded the motion.

Motion carried by unanimous vote.

C. Moderate Risk Waste (MRW) Site (15:27):

Commissioner Erickson would like the Executive Director to draft a letter to the County asking for more detail on their intentions regarding the future of the MRW site.

Discussion ensued on new DOE requirements for the disposal of copper bottom paint, which creates more of a demand for disposals at the MRW site. Currently, the MRW is open only one day a week. Mr. Crockett explained that staff will meet soon with Frank Gifford of the County to discuss the MRW's future and if a Commissioner would like to attend, one is welcome. He recommends holding off on the letter writing until this meeting has happened.

D. C/D and Commercial Docks Float Repair:

Commissioner Thompson suggested using remaining monies from the reserve fund for C/D and Commercial dock float repairs, implementing a plan, schedule and budget.

Mr. Pivarnik explained that he, Tike Hillman and Larry Aase just met on this. Repairs cannot take place until the Fish Window ends in mid-July. Mr. Hillman and Mr. Aase will be surveying docks to determine the ones in most need of repair. Mr. Pivarnik suggested repairs take place around the same time as the demolition of the old Travelift pier.

VI. NEW BUSINESS:

A. Approval of Warrants (29:43):

Commissioner Tucker read the warrants, as presented:

Warrant #048575 through #048604 in the amount of \$43,679.35 for Payroll

Warrant #048605 through #048613 in the amount of \$64,490.07 for Payroll Benefits

Warrant #048614 through #048675 in the amount of \$196,994.82 for Accounts Payable

Commissioner Erickson moved to approve the warrants as presented.

Commissioner Thompson seconded the motion.

Motion carried by unanimous vote.

VII. STAFF COMMENTS (30:47):

Mr. Crockett informed that he will attend the NWMTA Marina Committee meeting tomorrow in Seattle, where they will discuss marina-related legislative issues.

He will also attend the FAA Conference in Seattle April 16 & 17. Mr. Crockett gave his annual briefing to the Jefferson County Pilots Association last weekend and thinks he will be able to get a better feel at the FAA conference as to what grant money might be available for airport projects.

Lastly, Mr. Crockett reported on the applications received for the Financial Director position. Once all Commissioners have reviewed these, he would like to begin scheduling interviews in the next two weeks or so.

VIII. PUBLIC COMMENTS (32:42):

Megan Claflin, introduced herself as the new reporter at the Leader who will be covering Port business.

IX. COMMISSIONER COMMENTS (35:24):

Commissioner Erickson provided an update on the PDD subcommittee meetings he has been attending and how they have been discussing PDD and RC&D funding and the possible consolidation of the two groups, if allowed.

Commissioner Thompson discussed the recent Public Infrastructure meeting he attended and that it is looking difficult to provide funding for the sewer and wastewater projects.

Commissioner Tucker explained the Marine Resources Committee (MRC) is placing their buoys in the water to keep boaters away from the eelgrass areas. He added the Port will be donating yard space to help the MRC with buoy preparation.

Commissioner Erickson called for an Executive Session to be held to discuss litigation, with no action, pursuant to RCW 42.30.110 (i). Mr. Crockett added a real estate issue, with possible action, pursuant to RCW 42.30.110 (c). Duration approximately 30 minutes.

X. NEXT MEETING: Next regular meeting will be held Wednesday, April 25, 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 1:42 PM for litigation, with no action; and real estate, with possible action, duration approximately 30 minutes. At 2:12 PM, Ms. Nelson checked 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 at 2:30PM.

Commissioner Erickson moved to approve the Professional Services Agreement Amendment #1 and Lease Amendment #1 with the Economic Development Council, Team Jefferson.

Commissioner Tucker seconded the motion.

Motion carried by unanimous vote.

The meeting adjourned at 2:31 PM there being no further business to come before the Commission.

ATTEST:

David H. Thompson, Secretary

Leif W. Erickson, President

Stephen R. Tucker, Vice President