

PORT COMMISSION MEETING– August 14, 2013

The Port of Port Townsend Commission met in regular session in the Commission Building, 333 Benedict Street, Port Townsend, WA

Present: Commissioners – Erickson, Tucker, Thompson
Executive Director – Crockett
Deputy Director - Pivarnik
Auditor - Khile
Attorney - Lake
Minutes – Nelson

I. CALL TO ORDER/PLEDGE OF ALLEGIANCE:

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

II. APPROVAL OF AGENDA:

Mr. Crockett added an Executive Session to the agenda; subject real estate.

Commissioner Erickson moved to approve the Agenda as amended.

Commissioner Thompson seconded the motion.

Motion carried by unanimous vote.

III. CONSENT AGENDA:

A. Approval of Meeting Minutes – July 24, 2013

Approval of Special Meeting Minutes – July 24, 2013

B. Operations Reports – July 2013

Commissioner Tucker moved to approve the Consent Agenda as presented.

Commissioner Erickson seconded the motion.

Motion carried by unanimous vote.

IV. PUBLIC COMMENTS (Not related to agenda) (2:00):

Dave McWethy, discussed the need for electric car chargers in Port Townsend during the Wooden Boat Festival and how the Port could help make this happen. Discussions ensued. Commissioner Thompson raised his concern that if we provided car charging stations to electric car owners, then why wouldn't we provide charging stations for different means to people who live off the grid?

V. OLD BUSINESS:

A. Fort Worden Beach (8:49):

Mr. Crockett discussed the two letters he had written to State Parks in the past two years regarding the Port-owned beach at Fort Worden and how the Port can maintain free public access to this beach, without the need of a Discover Pass. He received a letter from State Parks that said they would not be able to make any decisions until the PDA issue was resolved. Recently, the PDA was approved to be the manager of Fort Worden. At a recent meeting, Mr. Crockett reminded the PDA board of the Port-owned beach. The PDA board is willing to discuss a local agreement with the Port that would incorporate the Port's beach into the PDA. This agreement would turn the property over to the PDA, with a clause returning the property to the Port if the Port has future needs for this property.

Commissioner Tucker questioned the need for turning the land over to the PDA in an agreement. Mr. Crockett would research the matter further.

B. Runway and Taxiway Rehabilitation Project (13:02):

Mr. Crockett informed that Metro NW out of Portland, OR was the low bidder on the runway/taxiway project. Port staff performed necessary background checks, including talks with the FAA and Reid Middleton, who each gave their approval of Metro NW. Mr. Crockett recommends the Commission award this contract to Metro NW, not to exceed \$247,566.

Commissioner Thompson moved to award the runway/taxiway rehabilitation project to Metro NW, not to exceed \$247,566.

Commissioner Tucker seconded the motion.

Motion carried by unanimous vote.

VI. NEW BUSINESS:

A. September 11, 2013 Commission Workshop & Meeting (14:12):

Mr. Crockett explained how the Port tries to hold a Commission meeting once a year in Quilcene. Ms. Nelson is trying to secure the Timberhouse Restaurant meeting room for the September 11 Public Workshop and Commission Meeting.

Commissioner Erickson agreed that now would be a good time to hold the meeting in Quilcene, as there are some current issues important to the Quilcene community. He would

like to talk about the repairs made to the Boat Haven's Commercial Basin and the need for these similar fixes in Quilcene. Mr. Crockett estimated repairs needed now at the marina should not run over \$40K.

Commissioner Erickson added the beach issue would be a topic of discussion in Quilcene as well.

B. Approval of Warrants (17:12):

Commissioner Tucker read the warrants, as presented:

Warrant #051494 through #051519 in the amount of \$128,067.94 for Payroll and Benefits

Warrant #051520 through #051588 in the amount of \$225,545.70 for Accounts Payable

Commissioner Thompson moved to approve the warrants as presented.

Commissioner Tucker seconded the motion.

Motion carried by unanimous vote.

VII. STAFF COMMENTS (18:00):

Mr. Crockett explained that in the past, Skookum has allowed local businesses the use of their conference room for meetings, but the room is no longer available due to expanded laundry operations there. The Port Townsend Marine Trades Association and the Shipwrights Co-op are both seeking meeting space. Port staff would like to know how the Commission feels about loaning the Commission building out for meetings. Discussion ensued on who would be eligible to use the space; whether to allow food in the building; whether to charge a deposit, etc. Mr. Crockett informed that staff would research other agency's meeting room policies and would get back to the Commission. The Commissioners were amiable to allowing certain groups the use of the building.

Next, Mr. Crockett informed that staff met recently with Wooden Boat Festival staff. There will be no change in the fee charged for the use of the Point Hudson facilities. However, the fee should be reconsidered for next year, since the Port now owns City Dock and Union Wharf, which are heavily used during the festival. He added that this year, the cruise ship will be docking at Union Wharf the Wednesday prior to the Boat Festival so staff needs to produce signage to keep that space open for the ship. Mr. Crockett encouraged the Commissioners to work as much time as they can in the Port booth during the festival in order to cut down on staff overtime costs.

Lastly, Mr. Crockett informed he will be attending the WPPA Economic Development seminar in Grand Mound next Thursday and Friday, leaving Wednesday afternoon.

VIII. PUBLIC COMMENTS (29:19):

Pete Hanke questioned when the Wooden Boat Foundation takes over control of Point Hudson, which led to more discussion on the festival.

IX. COMMISSIONER COMMENTS (31:00):

Commissioner Tucker discussed his recent fishing trip in Canada and noticed the many fish cleaning stations at all the marinas. He said Eric Elliott of the Fish'n Hole has expressed interest in the installation of fish cleaning stations at the Boat Haven. Commissioner Tucker would like this subject on the next meeting agenda. Discussion ensued on Fish & Wildlife regulations for fish cleaning stations.

Rick Petrykowski commented that marina tenants might not like this idea, as it would attract more otters, which make messes on boats and the docks.

Mr. Pivarnik will check into Fish & Wildlife regulations.

Commissioner Thompson restated his concern that if the Port were to provide car-charging stations to electric car owners, then why we wouldn't provide charging stations for those who live off the grid.

Mr. Pivarnik added that Mr. McWethy never mentioned whether to charge for use, he was asking for an available charging station. Commissioner Thompson agreed that it might be okay as long as there was a charge for electric car users.

Commissioner Erickson informed that the Port Townsend Marine Trades Association, the Wooden Boat School and the Northwest Maritime Center have all signed up for the 2014 Seattle Boat Show. He hopes to see these booths situated next to the Port booth.

X. NEXT MEETING: Next regular meeting will be held Wednesday, August 28, 2013 at 6:30 PM in the Port Commission Building, 333 Benedict Street, Port Townsend.

XI. EXECUTIVE SESSION:

The regular session recessed into Executive Session, at 1:39 PM to discuss a real estate matter, duration of fifteen minutes with possible action, pursuant to RCW 42.30.110 (c).

XII. RECONVENING OF REGULAR MEETING:

The meeting reconvened at 1:55 PM.

Commissioner Erickson explained in Executive Session, discussion was of a request by the leaseholders of the Commander's Beach House at Point Hudson, asking for a reduction in their monthly lease rate, due to hard times in the bed & breakfast industry.

Commissioner Erickson made a motion to deny the Commander's Beach House leaseholders their request.

Commissioner Tucker seconded the motion.

Motion carried by unanimous vote.

XIII. ADJOURNMENT OF REGULAR MEETING:

There being no further business to come before the Commission the meeting adjourned at 1:56 PM.

ATTEST:

David H. Thompson, Secretary

Leif W. Erickson, President

Stephen R. Tucker, Vice President