

PORT COMMISSION SPECIAL MEETING – January 12, 2007

A SPECIAL meeting of the Port of Port Townsend Commission, held in the Commission Chambers at the Port Administration Office, 375 Hudson Street.

Present: Commissioners – Sokol, Thompson, Commissioner Beck via conference phone
Executive Director – Crockett
Deputy Director – Pivarnik
Marine Facilities Director – Radon
Auditor – Taylor –
Senior Accountant/Recorder – Hawley
Absent: Attorney – Harris

I. CALL TO ORDER

The meeting was called to order at 9:00 AM.

II. APPROVAL OF AGENDA

**A Single topic Special Meeting relating to the Hudson Point Lift Pier.
Commissioner Sokol made a motion to approve the Agenda. Motion carried by
unanimous vote.**

III. PUBLIC COMMENTS NOT RELATED TO THE AGENDA

None

IV. NEW BUSINESS – HUDSON POINT LIFT PIER.

Mr. Crockett briefed the Commission on problems encountered by Caicos Corporation when work began on replacement of thirteen pilings at the lift pier at Hudson Point as part of the Hudson Point Marina Reconstruction. Significant “rot” in the stringers had been detected with additional concerns about the pile caps and pilings. All of this, he stated, would lead to significant project cost increases and as there was still approximately 20 years remaining on the lease with Fleet Marine, it was important to resolve and repair the problems encountered.

Dave Berry, Caicos Corporation stated that there was almost nothing right with the pier. At the very minimum, he said, the stringers were gone and needed replacement. He suggested replacement of the deck at the same time. Of the 2/3 pile caps drill tested, 50% of them were hollowed out on the inside. The condition of the pilings were suspect, also, as they had been wrapped and the dock was built in 1962, which meant that life expectancy had been met. His recommendation was to replace the piling with steel pile with steel caps and place 6x12’ stringers over the top of that with a glulam deck. He stated that 2x4s laminated into 4 foot widths that cover the entire pier width would prevent water traveling through the pier, and would last approximately 40 years or longer.

Mr. Pivarnik expressed concern regarding Fleet Maine being out of business for an unknown time period; also of concern was the permitting issue for driving additional piles.

Dave Berry stated that replacement of the creosote piles with less steel piles would probably be looked at favorably by the Corp. of Engineers especially if the pier “footprint” did not change. Concerning Fleet Marine, he stated that if materials were available, the additional work would take an extra week or two added to the original estimate of two weeks.

Commissioner Thompson inquired as to whether or not there would be engineering complications as a result of reducing the number of piles.

Dave Berry stated that no complications would be felt on his side, but that the City, etc, would require some sort of engineering review. He said that Reid Middleton should do an engineering calculation on the pier capability given the construction techniques used.

Commissioner Sokol inquired if professional engineer drawings would be required when permits were sought from the City of Port Townsend and the Army Corp of Engineers.

Discussion followed which included the fact that engineer drawings would ultimately be necessary, that even with amendment to the permit would take a month, at least, that the time frame pushed against the fish window for building the pier, the possibility of acquirement of an emergency exemption from the Corp and other State Agencies, that Caico's had personnel to work on the permit and that Reid Middleton would do the engineer drawings.

Further discussion involved the possibility of scaling down the pier.

Matt Elder, Fleet Marine, stated that Fleet would be open to entertaining the idea of scaling down but that there should be a cost comparison to see what the savings would be; he stated that Fleet would rather stick with the original plan.

Discussion followed regarding the possibility of rebuilding the entire pier (replacement of 60 pile) instead of the 13 rotten piles and how that would be a substantial permit change and that the cost to make the necessary repairs would be in the range of \$150,000 to \$200,000, or more, and that funds remained from the 2005 LTGO Bond issue to finance the project.

**Commissioner Sokol moved to direct Staff to work with Caicos Corp. on a Contract Amendment to cover essential reconstruction of the lift pier at Hudson Point.
Motion carried by unanimous vote.**

Mr. Taylor remarked that a project change order would be presented to the Commission at a future meeting.

VI. PUBLIC COMMENTS

Matt Elder, Fleet Marine, expressed concern over the possibility of a footprint change and for the boat owners already in the yard and who would need to go back into the water.

Discussion followed on the fact that the Army Corp of Engineers look favorably on project size reductions and that the Port would make its lift pier at PTBH available to Fleet.

X. STAFF COMMENTS:

None

IX. COMMISSIONER COMMENTS:

Commissioner Beck reiterated that the Port PTBH lift pier would be made available to Fleet so that no customers were lost.

Mr. Crockett reminded that even though Fleet Marine held a lease for the facility from the Port, that the lift pier was Port owned and therefore taxpayers funds were involved and that the Port had to be pragmatic regarding what was actually needed.

X. NEXT MEETING

The next regular meeting will be held January 24, 2007, 7:00 PM in the Port Commission Chambers, 375 Hudson Street, Port Townsend.

XI. EXECUTIVE SESSION

None

XII. ADJOURNMENT

The Special Meeting adjourned at 9:25 AM

ATTEST:

President

Secretary

Vice President