

## PORT COMMISSION SPECIAL MEETING – February 16, 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 – Beck, Sokol, Thompson  
Executive Director – Crockett  
Deputy Director – Pivarnik  
Auditor – Taylor –  
Senior Accountant/Recorder – Hawley  
Absent: Marine Facilities Director - Radon  
Absent: Attorney – Harris

### I. CALL TO ORDER

The meeting was called to order at 2:30 PM.

### II. APPROVAL OF AGENDA

**A Single topic Special Meeting relating to the Boat Haven Engineering Contract. Commissioner Beck made a motion to approve the Agenda. Motion carried by unanimous vote.**

### III. PUBLIC COMMENTS NOT RELATED TO THE AGENDA

None

### IV. BOAT HAVEN ENGINEERING CONTRACT:

Mr. Crockett updated the Commission on project cost negotiations that had taken place with PND Engineers and related that staff recommended that the Port go forward with the latest cost figure of \$463,200. Mr. Crockett informed that the scope of work had been modified and that some of the sub-contractors had been removed resulting in a lower overall cost. The Port, per Mr. Crockett, would be able to work with some of the subs directly. Mr. Crockett sought Commission approval to authorize him to sign the contract with PND Engineers to begin the project.

Discussion followed which included various aspects of the contract, proposed members of the Advisory Committee (The Coast Guard was included), the scope of duties of the Advisory Committee, future planned meetings between the Advisory Committee and PND Engineering and similarities between this project and the Hudson Point project, and that, bottom line, a project of the size of the A/B, Commercial Dock reconstruction, although expensive, was necessary and had been delayed for a long time.

Commissioner Thompson raised three questions: #1 regarded review of the potential grant funding sources, (all potential grant funding sources would be first given to the Commission for review), #2 the geophysical work along Benedict Spit and whether removal of the Spit would allow more moorage sites. (Benedict Spit, per Mr. Pivarnik had been removed from the scope of work in order to reduce costs and could be added later if the Advisory Committee recommended the Spits removal. However, since the Spit had become a fish habitat, Mr. Pivarnik believed that the main issued would be permitting should the area be removed in total or in part.) The 3<sup>rd</sup> question Mr. Thompson asked was whether public comment and input would be solicited before or after the five alternatives were formed by PND.

Discussion followed to include discussion of an analysis completed a number of years ago and which indicated that removal of Benedict Spit would result in extremely expensive moorage rates in order to recoup the monies spent to remove the Spit.

Mr. Pivarnik clarified the public input portion of the process by stating that, in his opinion, the public should be involved and suggested that a community charrette be held at the Port Townsend Yacht Club so that citizens could come in and review the charts, proposals and plans.

A brief discussion followed to include the expense of using PND personnel for quality assurance during the construction phase of this project and, perhaps, a local engineer would be used as had been done with the Hudson Point project.

Mr. Crockett reiterated that the A/B Dock/Commercial Dock Project was a large project for a Port of our size and that most likely down the road there would be a dozen things that “why didn’t we think of that 6 months ago” but each issue will be dealt with as it developed s. At least, he continued, this would get the process started and would keep the promises made to the Boat Haven moorage tenants.

**Commissioner Sokol made a motion to authorize staff to move ahead and draw up an agreement and sign it with PND Engineering Firm based on the proposal (standard form agreement, professional engineering services) Exhibit B, for \$463,200.00 and also moved to adopt the initial draft of the Project Control Form presented at this meeting and dated February 16, 2007 for \$610,000. Motion carried by unanimous vote.**

V. STAFF COMMENTS:

Mr. Crockett briefly described the presentation he made before the Washington State Legislature on February 15, 2007 regarding proposed Tourism Bill.

VII. COMMISSIONER COMMENTS

Commissioner Sokol noted that he had received an e-mail last night from Pat Jones at WPPA, which commented very favorably on the presentation made by Mr. Crockett.

VIII. NEXT MEETING is Wednesday, February 28, 2007 at 7:00 PM in the Port Commission Chambers, 375 Hudson Street, Port Townsend, WA.

IX. EXECUTIVE SESSION:

None

X. ADJOURNMENT: The Special Meeting adjourned at 2:50 PM there being no further business to come before the Commission.

ATTEST:

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President

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Secretary

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Vice President