

PORT COMMISSION SPECIAL MEETING – April 7, 2006

The Port of Port Townsend Commission met in special session at the Port of Port Townsend Administration Office. The newspapers of record having been duly notified.

Present: Commissioners: Beck, Sokol and Thompson
Executive Director – Crockett
Deputy Director - Pivarnik
Director Marine Facilities - Radon
Absent: Finance Director – Taylor

I. CALL TO ORDER: The meeting was called to order at 8:30 AM.

II. APPROVAL OF AGENDA:

None

III. CONSENT AGENDA:

Not applicable

IV. PUBLIC COMMENTS: (not related to Agenda)

None

V. OLD BUSINESS:

Quilcene Marina Operations (Herb Beck Marina and Industrial Park)

Larry Crockett read letter from Ken and Peggy Dressler, Herb Beck Marina managers, dated March 27, 2006, requesting to opt-out of their Quilcene contract, effective May 1, 2006.

Mr. Crockett explained that this is a legal binding contract, but there needs to be direction from the Commission on whether or not to honor their request or hold them to the original contract length. If they are allowed to terminate their lease, operation's options need to be discussed, including short-term vs. long-term contract work, fuel operations, yard work, etc.

Mr. Crockett also announced that the Port has received two bids for the repair of storm-damaged docks at the Herb Beck Marina. The Port's insurance company needs to see these two bids in order to determine amount of insurance money to be paid out for these repairs. Commissioner Thompson believes the Dresslers should be let out of contract.

Commissioner Sokol made a motion to honor Ken and Peggy Dressler's request to be released from lease operations contract. Motion was unanimously approved.

VI. NEW BUSINESS:

None

VII. STAFF COMMENTS:

Commissioner Sokol raised concerns with Quilcene operations such as Ken Dressler's obligation to remove his equipment and temporary building; removal of boat trailers and boats that Mr. Dressler has been working on or has stored, etc. Fuel sales and launch ramp revenues were also discussed. Jim Pivarnik reported that Mr. Dressler has offered to leave behind the storage shed for the Port's storage of yard tools, such as mowers. Mr. Pivarnik also added that Jim Spear, the Dressler's marina assistant, will be moving out May 15, 2006. Peggy Dressler has been asked to put a list together of items they would like to liquidate with the possibility of the Port purchasing those items.

VIII. PUBLIC COMMENTS:

Mike Whittaker explained that he has been a resident of the Quilcene area since the late 1970's. He has lived through four Quilcene harbormasters and said Mr. Dressler has been the most organized and accommodating. Mr. Whittaker would like to see more Port support given to the Quilcene operations in the future.

Discussions went towards Jim Spear, Quilcene manager's assistant. Mr. Crockett stated that, according to Mr. Dressler, Mr. Spear could possibly stay on at the marina until the first part of June in order to help out in this transition. Commissioner Thompson reported that he would need to be paid a wage. Commissioner Beck added that the Port should honor Mr. Dressler's long-term moorage patrons. Mr. Dressler needs to provide a list of those people, if such a list exists. Associated money should be prorated.

Kit Siemion of Quilcene asked for clarification of Quilcene revenues and expenditures as compared to Point Hudson and the Boat Haven, as well as how much of that revenue has been put back into the Herb Beck Marina.

Staff provided information on Port money spent on the Herb Beck Marina for items such as water system upgrades, new restroom roof, security lights, beach clean-up. Commissioner Beck added that Mr. Dressler had the obligation to pay for maintenance and minor repairs.

Ms. Siemion asked if the Marina had been given emergency status, in regards to the speeding up of the permit process. Although the Federal government does not recognize this as an emergency Mr. Pivarnik stated that the Port is pushing as hard as ever to speed up this process, in order to get dock repair started.

Quilcene resident Anne Ricker suggested that it would be good to keep Jim Spear on longer, at least during the upcoming shrimping season.

Tim McCoy voiced his concern about the dredging of the marina. Mr. Crockett reported that dredging though not specifically called out in Comp Scheme of Harbor Improvements, Alternative 3, dredging will be addressed during dock renovation schedule.

Ms. Siemion asked about RVs coming to Quilcene. Staff has been looking at placing RVs in gravel pit area. RVs bring in much revenue into a community; approximately \$87 – 150/day.

Mr. Whittaker asked if someone is contracted out to run the marina, would they be able to run a small business there for extra income. Mr. Pivarnik informed they could as long as they resided in the marina residence, and the business complied with County codes.

Ms. Siemion brought back original issue: who will operate the Herb Beck Marina?

Mr. Crockett listed the following options: 1) Try to keep Mr. Spear on into June to run fuel, moorage, ramp fees and have a Port maintenance employee work there 1-2 days/week; 2) Take an existing Port maintenance employee and place him either full-time or part-time at the marina; 3) A combination of an on-site person, plus a part-time Port employee; 4) Expand the Port staff and hire on a new employee, allowing a Port employee to reside in Quilcene and manage the marina; and 5) Issuing a new contract for marina operator to run site, similar to the Dressler's plan. This would require advertising and interviews. Any interested parties are invited to come forward to discuss in case this becomes the chosen option.

J.D. Gallant, a Quilcene resident of 25 years and Quilcene Chamber member likes the idea that contracted person could have a cottage industry if they reside at marina.

Commissioner Sokol returned discussion to dock repairs. Mr. Pivarnik explained that bid from Marine Floats of Tacoma came in at \$65K, approximately \$20K lower than Topper Floats from Vancouver. Marine Floats would use tubs for stability and would install a total of five 11" pilings, whereas Topper would use tires for dock stability and stay with the current total of three pilings, using 16" steel. Mr. Pivarnik did state that permit applications have been submitted and we hope to begin repairs by the beginning of August. Bids are being submitted to Port's insurance company.

Commissioner Sokol asked if staff was comfortable in moving forward with Quilcene operations. Mr. Crockett will add marina operations to the April 13, 2006 workshop agenda.

Mr. Crockett added that he would hope a decision will have been made by the first meeting in May as to which operations scheme is preferred.

Mr. Whittaker asked for a copy of Mr. Dressler's current contract. Staff will provide this at the end of meeting.

COMMISSIONER COMMENTS:

Commissioner Beck suggested that he would like to see as a topic at the April 13 Commission workshop, the possibility of charging legal fees to those who want to negotiate their lease contracts. He sees the large legal fees we pay to our attorney in lease negotiations and feels the party negotiating lease should carry that extra financial burden. Mr. Crockett stated that this will be placed on that agenda.

VII. NEXT MEETING:

Regular Meeting on Thursday, April 13, 2006 at 1:00 PM in the Point Hudson Marina Room, with the workshop proceeding at 9:30 AM.

VIII. EXECUTIVE SESSION:

None

XII. ADJOURNMENT:

The meeting was adjourned at 9:55 AM there being no further business to come before the Commission.

ATTEST:

Secretary

President

Vice President