

PORT OF OLYMPIA COMMISSION  
MINUTES OF REGULAR MEETING

**January 8, 2001**

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**CALL TO ORDER**

President Dickison called the meeting of January 8, 2001, to order at 5:32 p.m. at the Port of Olympia in the Large Conference Room. Commissioners Van Schoorl and Pottle were in attendance.

Staff in attendance were: Executive Director Nick Handy, Administrative Manager Jeri Sevier, Marketing Director Kari Qvigstad, Engineering Director Andrea Fontenot, Deputy Director Wendy Holden, Marine Terminal Manager John Wolfe, Marine Terminal Foreman Mike Crawford, Property Development Manager Heber Kennedy, and Finance and Information Services Director George Fox.

Members of the public included Scott Wyland, representing *The Olympian*.

**APPROVAL OF AGENDA**

The agenda was approved with the following revisions. President Dickison added executive director car allowance, sick leave issues, Olympia Downtown Association, and barge issues to the advisory calendar.

**PUBLIC COMMENT**

No public comment was given.

**COMMISSIONERS REPORTS**

Commissioner Pottle indicated he had a meeting with Steve Landino from the National Marine Fisheries Service regarding Cascade Pole issues and was comfortable with the direction, timeline and outcome proposed. President Dickison asked if Mr. Landino indicated a timeframe for the completion of the process. Commissioner Pottle reported it was his understanding Mr. Landino was proposing the end of January as the timeline for the report.

Commissioner Van Schoorl also indicated his meeting with Mr. Landino went very well and he also felt comfortable with the process issues. President Dickison said the Port needed the report from NMFS for permitting purposes because the report could change the design. Mr. Nick Handy reported that he also understood the report was to be completed by the end of January 2001.

Commissioner Van Schoorl announced he withdrew his name from the acting Thurston County Auditor position and he has accepted a position with the Department of Natural Resources and will continue as Port Commissioner.

President Dickison indicated he had an interview with the business examiner regarding the future of the Port. He reported that he stressed the added characterization for looking for partnerships on business opportunities.

**CONSENT CALENDAR**

Minutes. The minutes from December 11, 2000 were unanimously approved as presented.

Bills and Vouchers. The bills and vouchers were unanimously approved as submitted in the amount of \$1,719,874.10 for the period ending January 8, 2001. General Fund Warrants issued: 019981-020042, 020061-020071, 020072-020085, 020089-020113, 020114-020132, 020152-020161, 020166, 020168-020183, 020189-020226, 020230, 020239-020242, 020247-020250, 020284-020377. Capital Fund Warrants issued: 020044-020049, 020133-020138, 020151, 020167, 020184, 020187, 020227-020228. LTGO 1998-B Fund Warrants issued: 020050, 020139-020142. ER Fund Warrants issued: 020051-020061, 020086-020088, 020143-020150, 020185-020186, 020188, 020229, 020378-020390. Voided Warrants: 020043, 020231,-020238, 020243-020246, 020251-020283, 020391-020392.

**Lease Amendment – DaPaul, Inc.** The Commission unanimously approved the lease amendment for DaPaul, Inc. as presented. The lease amendment exercises the third five-year option beginning January 1, 2001 and ending December 31, 2005. The rent increases from \$7,008 to \$8,150 per month.

## **ACTION CALENDAR**

### **Election of Port Officers**

The Port Commission unanimously elected Commissioner Steve Pottle as President, Commissioner Bob Van Schoorl as Vice President, and Commissioner Jeff Dickison as Secretary/Treasurer for the Port of Olympia for the year 2001. Commissioner Pottle continued the meeting as President.

### **Resolution 2001-01 – Disposal of Property**

Mr. George Fox presented the Commission with Resolution 2001-01 authorizing the Director of Finance and Information Services to dispose of surplus Port District property of less than \$10,000 in value, in accordance with RCW 53.08.090. The Commission unanimously approved Resolution 2001-01. Mr. Nick Handy indicated the Port will be holding a surplus property sale in January for heavy equipment presented in resolution 2000-06 and other miscellaneous office and computer equipment.

### **ILWU Local 47A Contract**

Mr. John Wolfe presented the Commission with the collective bargaining agreement between the Port of Olympia and Local 47A of the International Longshoremen's and Warehousemen's Union which expired June 30, 2000. Mr. Wolfe indicated negotiations between the two parties on a new contract commenced shortly thereafter. The two parties have come to a mutual agreement on a new three-year contract.

The changes in the new contract include a wage rate increase of 8.5 percent in the first year of the contract, the members will receive an additional personal holiday per year, the members will be allowed to organize a VEBA group for the purpose of funding post-retirement medical benefits with the Port making a one-time contribution for specific requirements, and that employee performance reviews will be provided for all members of Local 47A.

Commissioner Dickison asked Mr. Wolfe if other ports were surveyed on the vacation/personal holidays. Mr. Wolfe indicated that a random survey was conducted and found that all of the six ports surveyed give two personal holidays in addition to the regular holidays. Commissioner Dickison indicated the implication of approving this contract is in reality the Commission is approving an extra personal holiday for all employees. The Commission unanimously approved the ILWU Local 47A Contract commencing June 30, 2000 and ending June 30, 2003.

The Commission expressed their desire for staff to negotiate the next contract prior to expiration of the contract. Ms. Wendy Holden indicated the reason this contract is so late was because of the desire by both the Port and the Local 47A to get Plum Creek settled in and once that process was complete they began the negotiations in August, 2000.

Mr. Nick Handy extended his congratulations to Mike Crawford and the bargaining unit for a professional negotiation. Mr. Handy indicated Mick Mattson took the lead and the Port worked with the entire bargaining unit.

## **ADVISORY CALENDAR**

### **Commissioner Assignments-Issues**

Mr. Handy advised that the Commission traditionally discusses at the first meeting of the year assignments for representing the Commission at various councils and boards. In addition, individual Commissioners have taken the lead on various internal projects and programs.

The Commission discussed the external and internal representation and agreed to the following.

### **External Representation**

**Commissioner Pottle:**

Economic Development Council; Thurston Regional Planning Council; Yelm Chamber; LOTT; and Lacey Chamber

**Commissioner Van Schoorl:** Olympia Chamber; Pacific Northwest Waterways Association; and Washington Public Ports Association

**Commissioner Dickison:** Transportation Policy Board; Maritime Heritage Association; and Tumwater Chamber

### **Internal Representation**

**Commissioner Pottle:** Airport; Marketing; Sales; Marine Terminal; and New Market Industrial District

**Commissioner Van Schoorl:** Market District; Budget; and Swantown District

**Commissioner Dickison:** Cascade Pole; West Bay; Artesians; and Properties

Commissioner Dickison asked that these assignments not be exclusive and the Commission should design an effective means to communicate what is going on regarding these issues. Commissioner Van Schoorl suggested the Commissioner report the status of projects at the beginning of each meeting perhaps in the Commissioner reports section of the agenda.

There was also a suggestion to hold a work session on property development to look at strategies and expansion of policy direction for properties. President Pottle asked Commissioner Dickison if he would agree to represent the Commission on a work group with staff for that purpose. Commissioner Dickison agreed.

### **Olympia Downtown Association**

Commissioner Dickison reported that he currently serves on the Olympia Downtown Association (ODA) as the Port representative. He indicated that the Port has felt it was important for us to be involved, however, Commissioner Dickison has been unable to attend some of the meetings due to schedule conflicts. He said that he talked with the ODA president about modifying the relationship of the ODA and the Port by holding two joint meetings annually as a public meeting. Alternatively, there would be no assignment for a commissioner to represent the Port at the regular ODA meetings.

Commissioner Van Schoorl indicated he agreed with the joint meeting format, but would like for all three Commissioners to be on the ODA mailing list for minutes. The Commission discussed Commissioner Dickison's recommendation and agreed to the format. The Commission asked the executive director to communicate with the ODA and set up the joint meetings. President Pottle indicated he would serve as the contact person for the Port as the current President.

### **Executive Director Car Allowance**

Commissioner Dickison indicated the executive director car allowance was still outstanding from the executive director's annual review. He indicated the recommendation was to give the executive director a car allowance in the amount of \$600 per month with no mileage reimbursement. Commissioner Van Schoorl reported the Port has an aging vehicle fleet and will need to buy or replace the executive director's vehicle and this would be to the Port's benefit to do this. The Commission unanimously approved the recommendation to approve a car allowance for the executive director in the amount of \$600 per month with no mileage reimbursement.

### **Sick Leave Issues**

Commissioner Dickison indicated it was brought to his attention that we currently have a very unique situation in which two employees are out on extended leave due to health issues. The current policy for employees to donate sick and vacation leave for these employees is not an effective program. The current provisions for donating leave are annual leave 1:1 and sick leave 4:1. This program actually provides a disincentive for other employees to donate leave.

Mr. Handy indicated that we have put the call out for help for Jim Winters who is expected to be out for approximately 2 months and for Tony Silva who had a terrible accident and is expected to be out for up to six months. Mr. Handy said that because of the unusual circumstances staff is asking the Commission to modify the leave exchange program for this situation.

The Commission asked staff to bring back recommendations for review at the next Commission meeting.

**Barge Issues**

Commissioner Dickison reported he has been requested to attend a meeting with DNR on developing a strategy for dismantling and hauling off a large houseboat barge currently moored at the DNR docks. This barge has been known as a vagabond party barge allegedly housing drug uses. A citizen bought the barge for the purpose of destroying it, but now finds disposing of the barge to be a very complicated process.. A number of public agencies are working together to develop a strategy to help in this situation. Commissioner Dickison indicated he was bringing this to the Commission as a briefing, but it may come back in the form of a proposal. The other Commissioners wanted to make sure the Port would not be liable in any way if the barge is to be removed from the water on Port property. Wendy Holden will attend the DNR meeting with Commissioner Dickison.

**ADJOURNMENT**

President Pottle adjourned the meeting of January 8, 2001 at 7:05 p.m.

PORT OF OLYMPIA COMMISSION

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President

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Vice President

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Secretary-Treasurer