

**PORT OF OLYMPIA COMMISSION
MINUTES OF REGULAR MEETING**

January 9, 2006

CALL TO ORDER

President Van Schoorl called the meeting of January 9, 2006, to order at 5:30 p.m. at the LOTT Board Room in Olympia. Commissioners Pottle and Telford were also in attendance.

President Van Schoorl announced the commission would be holding an executive session following the meeting to discuss the sale of the West Bay property and a personnel issue.

Staff in attendance were: Executive Director Ed Galligan, Administrative Manager Jeri Sevier, Communications Manager Patti Grant, Harbor Director Bruce Marshall, Public Works Director Andrea Fontenot, Marine Terminal Director Jim Amador, Marketing Director Kari Qvigstad, Marketing Program Assistant Maureen Malahovsky, Airport Director Rudy Rudolph, Property Director Heber Kennedy, and Finance Director Steve Davis. Bob Goodstein, Port's legal counsel, was also in attendance.

Public in attendance were as follows. Representing *The Olympian* was Jim Szymanski. Others in attendance included Arthur West, Keith Bausch, and Harold Clark.

APPROVAL OF AGENDA

The agenda was approved as amended. Commissioner Pottle indicated under other business he would like to discuss M. Tuckman and Mortensen Construction.

PUBLIC COMMENT

Arthur West, resident of Olympia, indicated at the previous meeting he made comments re Weyerhaeuser and a commissioner was outraged. He would like to see a repeat of that at this meeting. No commissioner comments were given.

COMMISSIONERS REPORTS

Commissioner Telford noted he attended a Solid Waste Advisory Committee.

Commissioner Pottle indicated he attended the Lacey Chamber where Congressman Smith was the speaker.

President Van Schoorl CLAMP last week things are moving forward on the study and potential for estuary. He commented that they are in the process of developing a focus group to determine analysis areas of economic impact of the estuary.

EXECUTIVE DIRECTOR REPORT

Mr. Ed Galligan, executive director, noted that DaPaul and the Port have extended the lease agreement for their chipping operation at NewMarket Industrial Campus between the two parties for another five years. DaPaul has one additional five-year option.

Mr. Galligan indicated that the agreement between Port and Puget Sound Sports & Entertainment, LLC

for the East Bay area has lapsed. The agreement provided that the company was to provide a revised proposal to the Port by December 31, 2005. The Port has not received such proposal and has sent a notice to the company of the termination. Mr. Galligan indicated that prior attempts to get reach Mr. Tuckman have been unsuccessful.

He noted that the Marina occupancy for January is at 84 percent. This is 6 percent higher than this time last year. Slips over 28' are at 94 percent occupancy.

Mr. Galligan announced that through our intern program, Marketing is pleased to welcome Rachel Martinez. Rachel is joining us this semester to work on marketing and communications projects, including marketing for the Swantown BoatSwap and Chowder Challenge. Rachel is a senior at St. Martin's and will be working 15-20 hours per week.

Mr. Galligan reported that the Port has forwarded Dr. Zita's pocket park request to FAA for consideration. We received an answer from the FAA and will be forwarding that to Dr. Zita. The opinion from the FAA is a strong objection to parks on airport property.

President Van Schoorl indicated he had asked Dr. Zita to look at the larger area and she came back with the specific request on the park. He asked staff to renew an invitation to her to work with us on this issue.

Commissioner Telford indicated he would be interested in the Port maintaining buffers surrounding the airport. Mr. Rudy Rudolph, Airport director indicated if there were noise problems, then the FAA would consider some noise buffers. However, we do not have noise problems.

Commission Presentation to Rudy Rudolph

President Van Schoorl presented Mr. Rudolph with a token of appreciation for his service as interim executive director for the period of June through November 2005. Commissioners Pottle and Telford also expressed their appreciation.

Consent Calendar

The Consent Calendar was approved as follows.

Minutes. The Commission unanimously approved the minutes from the December 12, 2005 meeting.

Capital Expenditures Approval. The Commission unanimously approved the Capital Expenditures in the amount of \$639,807.37 to Northwest Construction, Inc. for the runway safety project, to Reid Middleton for the runway line of sight project, and to Rognlin's Inc. for the Northpoint Restaurant and Esplanade project.

ACTION CALENDAR

Election of Officers

The commission elected officers for the 2006 year as follows:

President: Steve Pottle

Vice President: Paul Telford

Secretary-Treasurer: Bob Van Schoorl

Commission External Assignments

The Commission discussed assignments for representation of the Commission at various councils and boards. The assignments are as follows for 2006:

- Commissioner Pottle:** Economic Development Council; Yelm Chamber; LOTT; Mayor’s Forum; and Lacey Chamber.
- Commissioner Van Schoorl:** Olympia/Thurston Chamber; Tenino Chamber; Capital Lake Adaptive Management Plan (CLAMP); Olympia Downtown Association; and Washington Public Ports Association.
- Commissioner Telford:** Grand Mound Chamber; Solid Waste Advisory Committee; Tumwater Downtown Association; and Tumwater Chamber. Also follows TRPC meetings.

Commissioner Telford asked staff to find out if the Grand Mound Chamber meets regularly and if so to get him information. The Commission also discussed the Thurston Regional Planning Council (TRPC) and the Transportation Policy Board (TPB). The Commission asked the Executive Director to work with TRPC on regaining a relationship with the Port. Commissioner Telford indicated that depending upon the results, he may not want to be the representative for both entities and would bring that back for discussion later.

Resolution 2006-01 – Surplus Property

Mr. Steve Davis presented Resolution 2006-01 to the Commission. The resolution authorizes the Director of Finance 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 2006-01.

Resolution 2006-02 – Signature Authority

Mr. Steve Davis presented Resolution 2006-02 to the Commission. The resolution authorizes the signatures for disbursement of Port funds from various brokerage and banking accounts in Thurston County for the Port of Olympia.

The Commission unanimously approved Resolution 2006-02.

Approval to Bid Marina Dock Renovation Project

Mr. Bruce Marshall, Harbor Director, presented the Commission a request to approve staff to solicit bids for the marina dock and launch ramp repairs, capital project MAR001. He noted that the Commission has previously approved annual capital funding for this project. The scope of this work includes the following to be performed on the original marina docks constructed in 1983:

- Add additional floatation to the docks to bring the freeboard up to original design standards
- Tighten and repair all connecting hardware, through rods and triangle frame supports
- Level floats and remove tripping hazards
- Repair all end tie “T” heads
- Replace tri-brace covers
- Perform concrete repairs to damaged deck surfaces
- Replace bull rails on “A” dock
- Replace sections of damaged wood walers and rub boards
- Electrical upgrades and additional power units on A-dock
- Upgrade power box units on shore side slips

Mr. Marshall indicated that currently there is \$525,406 in approved capital funding for the dock repairs. In addition, the Port received a federal grant, administered by the state Interagency Committee for Outdoor Recreation, in the amount of \$95,000 to fund portions of the repairs on A-dock, the Port's guest moorage facility. Mr. Marshall noted that \$40,000 of the IAC funding is for additional scope of work.

Mr. Marshall noted that PND Engineering has surveyed the floats and prepared plans, specification and contract documents for this project. Their engineer's cost estimate for the project is \$564,742 including tax and contingencies.

Mr. Marshall noted that depending upon the bid results he might need additional budget authority if the results are higher than the current budget. He commented that staff anticipates returning to the Commission with the bid results and a recommendation for this project in February.

The Commission unanimously authorized staff to solicit bids for approved capital project MAR 001, repairs to marina docks for the estimated amount of \$564,742.

Commissioner Telford indicated he would like to go off line with Mr. Marshall to discuss the October 2004 analysis of this general work.

Other Business:

President Pottle indicated he wanted to discuss the 17 acres at East Bay and whether or not there is interest of a developer proposing an upscale hotel and conference center. He commented that he understands that there may be people out there that might be interested if the Port were willing to give them an option on the land, and unless we are willing to do that we might not see any action on this property.

Commissioner Telford indicated he would have to go back to the outcome of the many public hearings. He commented that he is not sure that the Port really knows what we want. He suggested that we do some more homework and better define concepts that would be acceptable and then go out to the developers for proposals.

Commissioner Van Schoorl indicated he did not recall that we were not allowing options on the property. There never was a specific agreement on what the Port Commission would allow on this property. At the end of the public outreach process, Commissioner Van Schoorl noted that we wanted to remain open and were looking for the proposals to come forward.

Commissioner Van Schoorl indicated we need the anchor tenant to bring all of the things to the area to make this successful. Commissioner Telford indicated that maybe there is a developer that can take on the whole area; however, the truck traffic remains an issue.

Commissioner Van Schoorl indicated this should be a priority project for the properties department. President Pottle indicated that maybe staff could get together to explore some ideas on how to attract a developer.

President Pottle indicated he did get a call from Michael Tuckman and is asking for an extension. He commented he would refer this to staff to work with him on this request.

ADJOURNMENT

President Pottle adjourned the meeting at 6:25 p.m. on January 9, 2006 to executive session to consider West Bay property sale and consider a personnel matter, no final action was taken on either issue. The executive session adjourned at 8:10 p.m.

PORT OF OLYMPIA COMMISSION

President

Vice President

Secretary-Treasurer