

PORT OF OLYMPIA COMMISSION
MINUTES OF REGULAR MEETING

April 30, 2001

CALL TO ORDER

President Pottle called the meeting of April 30, 2001, to order at 6:05 p.m. at the Labor and Industries Building in the auditorium. Commissioners Van Schoorl and Dickison were in attendance.

Staff in attendance were: Executive Director Nick Handy, Administrative Manager Jeri Sevier, Marketing Director Kari Qvigstad, Deputy Director Wendy Holden, Olympia Regional Airport Manager Doug Sandau, Swantown Marina and Boatworks Manager Bruce Marshall, Property Development Manager Heber Kennedy, Airport Operations Supervisor Tim Lael, and Engineering and Planning Director Andrea Fontenot.

Public in attendance were as follows. Representing the Olympian was reporter Scott Wyland. Representing Legal Counsel was Sandy Mackie. Representing the public was Ray Kerns, Yvonne Kerns, Earl Pearson, Dave Stauffer, Chris Michalak, E.A. Wiltsie, Jim Sweeney, Gregg Reynolds, Mark Oster, Christian Daxer, Dick Rutledge, Harold Clark, Jim McCloud, Tim Johnson, Brian Reynolds, Keith Bausch, and Jerry Magnoni.

The Port Commission held a joint meeting with the Economic Development Council prior to this meeting from 3:30 – 5:30 p.m. at the Guest House Inn in Tumwater. The meeting included a staff report from Mr. Nick Handy and Mr. Heber Kennedy on issues and projects at the Port of Olympia. The Port Commission and Economic Development Council discussed joint projects such as the Convention Center proposal, the Yelm Industrial Area, and the Grand Mound project.

APPROVAL OF AGENDA

The agenda was approved as submitted.

PUBLIC COMMENT

No public comment was offered from the public on issues not listed on the agenda.

COMMISSIONERS REPORTS

Commissioner Bob Van Schoorl reported he and Mr. Handy gave a Port tour to County Commissioner Cathy Wolfe to give her a better understanding of the Port. The tour went very well.

President Steve Pottle indicating the Port is hosting the Mayors Forum on May 4, 2001 at 12:30 p.m. in the large conference room. He also reported he and Mr. Handy gave a Port tour to Mr. Bob Ritter, the publisher and CEO of the Olympian.

CONSENT CALENDAR

The Consent Calendar was unanimously approved as follows.

Minutes. The minutes from April 16, 2001 were unanimously approved as presented.

ACTION CALENDAR

Comprehensive Plan 2001 SEPA Appeal

The Port received two appeals to the Mitigated Determination of Non-significance decision on the Comprehensive Plan amendments for the Olympia Regional Airport Master Plan. President Pottle outlined the appeal hearing ground rules and guidelines.

The appellants received a letter prior to the hearing outlining the process for the appeals. Ms. Jan Witt presented her testimony. Mr. Michael Grenko was not able to attend the meeting and had Ms. Witt read a letter from him indicating he did not have reasonable time to respond.

Legal Counsel Mr. Sandy Mackie asked Ms. Witt some clarifying questions. The Commission also asked Ms. Witt some clarifying questions. Ms. Andrea Fontenot responded to Ms. Witt on her testimony. The Commission then went into deliberation and made a decision on the appeal process.

The Commissioners indicated they have all read the documentation, followed the process, and attended the public hearings and did not find any new issues that have not been addressed by staff in the process. A motion was made in response to Ms. Witt and matters raised in her appeal of the mitigated determination of non-significance decision on the Comprehensive Plan amendments. The Port has considered all relative matters and findings and the appellants have failed to demonstrate "reasonable probability" exists that the matter at issue will result in "more than a moderate impact on the environment." The Commission adopted the staff report as supplemented by the comment of Ms. Fontenot in response to questions, as their findings in support of the motion. A second motion was made in response to Mr. Grenko and matters raised in his appeal of the mitigated determination of non-significance decision on the Comprehensive Plan amendments. The Port has considered all relative matters and findings and the appellants have failed to demonstrate "reasonable probability" exists that the matter at issue will result in "more than a moderate impact on the environment." The Commission adopted the staff report as supplemented by the comment of Ms. Fontenot in response to questions, as their findings in support of the motion. The motions passed unanimously.

Comprehensive Plan Amendment Approval

Ms. Fontenot reviewed for the Commission the 2001 Comprehensive Plan amendments indicating the amendments were predominantly reflected and captured in the Airport layout plan to include the airport runway threshold relocation safety project. The 2001 Capital Budget has also been amended. Ms. Fontenot indicated she had some revised numbers for the Capital Budget that included an increase to the Warehouse 2 project by \$50,000, an increase in the marina restroom project by \$25,000, and an addition of the golf course nets for \$199,000, golf course frontage improvements for \$129,000 and re-roof at the golf course for \$5,000.

Public Testimony:

Mr. Gregg Reynolds, a pilot of 30 years, indicated he has attended the public meetings over the past year and wanted to speak on behalf of the value and impact the airport has on the community. He said the community has been benefiting for many years and it is not widely understood what kind of activities go on at the airport, he continued to list the many benefits and complimented the Port for continuing the services available at the airport.

Commissioner Van Schoorl publicly thanked Ms. Witt and Mr. Grenko for their active participation in the process. He also thanked staff for doing an excellent job of handling the process and responses. President Pottle seconded Commissioner Van Schoorl's comments.

The Commission unanimously approved Resolution 2001-08 amending the Port of Olympia Comprehensive Plan to reflect changes to the Olympia Regional Airport Master Plan and inclusion of the Commission approved 2001 Capital Budget as amended.

Airport Golf Center – Pro Forma Budget Approval

Mr. Nick Handy presented the Commission a operating and maintenance budget for the Airport Golf Center in the absence of Mr. George Fox. Mr. Handy indicated the budget reflects an estimate of expenses need to meet projected business volume levels. Mr. Handy proposed one change to the budget. He suggested the Commission increase the general maintenance to \$10,000. That increase would cover additional expenses not listed in the budget.

Commissioner Pottle asked Mr. Kennedy if we had an agreement with Cardinal Glass on the net issue. Mr. Kennedy responded he is working on the agreement and is confident he will have it completed within the week.

Commissioner Dickison expressed his concern that the golf center is already well behind in the pro forma budget for 2001 and the Commission needs to follow this business closely and be aware that we might not make the projections. Commissioner Van Schoorl agreed with Commissioner Dickison's concerns and asked staff to prepare monthly statements on the budget and track it closely.

The Commission unanimously approved the Airport Golf Center Pro Forma Budget for 2001 as amended.

Market Centre Parking Lot – Approval to Bid Contract #266

Ms. Andrea Fontenot requested approval to go out to bid on the 116 stall Market Centre Parking lot. The estimated cost of construction for this project is \$260,000. She indicated included in this year’s budget is \$400,000 for the design and construction of this parking lot. This project is scheduled to be complete by August 2001. The Commission unanimously approved the request to go out to bid for the Market Centre Parking Lot Contract # 266.

U. S. Fish and Wildlife Letter on Port Lagoon

Mr. Nick Handy reported the U.S. Fish and Wildlife Service has invited the Port to participate in process to develop a management plan for the Port Lagoon. Mr. Handy drafted a letter of response accepting this invitation for signature of all three commissioners.

Mr. Handy indicated that development of a mangement plan for the Port Lagoon would be timely this year with the West Bay planning process underway as well as the City of Olympia’s plans to engage in mitigation activities resulting from the new bridge project.

Mr. Handy distributed a map to the Commission showing where the City of Olympia would like to conduct a mitigation project on Port property. The area is the shoreline area at the north end of the lagoon. The Commission directed staff to move forward with discussions with the city on mitigation design standards, but using the north end of the lagoon eliminates other options for the property. Sandy Mackie indicated that the north end of the lagoon was owned by a private owner and we may want to also involve them in the process. The Commission also directed staff to explore a low key process with Fish and Wildlife.

The Commission revised the proposed draft letter to the U.S. Fish and Wildlife services eliminating sentences one and two from paragraph three and changing “jointly coordinated planning effort” to “discussion” in sentence one of paragraph three. The letter was approved with those changes.

ADVISORY CALENDAR

West Bay Planning Briefing, Pete Swensson, City of Olympia

Mr. Pete Swensson, Senior Planner for the City of Olympia, provided a briefing to the Port Commission on recommendations developed by the Olympia Planning Commission for West Bay, including recommendations for Port ownership on West Bay.

Commissioner Dickison asked Mr. Swensson if the Stakeholder Report was also submitted to the City Council as well as the Planning Commissions recommendations. Mr. Swensson responded that no it had not. Commissioner Dickison expressed his concern that citizens were asked to participate in a rather lengthy and time consuming process to develop the Stakeholder Report, and since the Planning Commission made recommendations contrary to the Stakeholder Report, it seems that it warrants continued representation in the process up until a decision is made.

The Commissioners also discussed the recommendations in regard to the Hardel site versus the Reliable Steel site and the disappointment in the recommendations to change the Reliable Steel site to urban waterfront zoning, which will eventually put them out of business.

ADJOURNMENT

President Pottle adjourned the meeting of April 30, 2001 at 8:50 p.m.

PORT OF OLYMPIA COMMISSION

President
