

PORT OF OLYMPIA COMMISSION
MINUTES OF REGULAR MEETING

May 29, 2001

CALL TO ORDER

President Pottle called the meeting of May 29, 2001, to order at 5:34 p.m. at the Port of Olympia in the Large Conference Room. 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, Engineering and Planning Director Andrea Fontenot, Swantown Manager Bruce Marshall, Cascade Pole Site Manager Don Bache, and Facilities Project Engineer Rod Hudson.

Public in attendance were as follows. Representing the Olympian was reporter Scott Wyland. Representing Legal Counsel was Sandy Mackie and Mick Phillips. Representing the Thurston Regional Planning Council was Steve Morrison. Members of the public included Meta Heller.

APPROVAL OF AGENDA

The amended agenda was approved as submitted.

PUBLIC COMMENT

Meta Heller indicated she did not want a convention center in Olympia. She would like to see an Arts Cultural Center developed instead of a convention center. Commissioner Dickison asked Ms. Heller if she had ever been to the convention center in Seattle. He indicated the Seattle Convention Center has substantial art on display and maybe there might be an opportunity to combine the two ideas. Ms. Heller expressed that she did not think that would be possible since the thinking of the two groups are very different.

COMMISSIONERS REPORTS

Commissioner Bob Van Schoorl reported he attended the WPPA meeting in Spokane. He felt the conference was very well planned with very good Port reports and discussions.

Commissioner Jeff Dickison indicated he is continuing his involvement with the Harbor Days Planning and is looking forward to a good show.

President Steve Pottle reported he represented the Commission at the Boatswap and Chowder Challenge. He indicated staff did an outstanding job in planning this event, it was very organized and he gave his thanks to staff that worked the event. Commissioner Dickison added that he also thought the staff organization was great. He indicated whatever staff did this year, repeat it in the future, it was very effective.

CONSENT CALENDAR

The Consent Calendar was unanimously approved as follows.

Minutes. The minutes from May 14, 2001 were unanimously approved as presented.

Bills and Vouchers. The Commission unanimously approved the bills and vouchers for the period ending May 29, 2001 in the amount of \$400,453.05. General Fund Warrants Issued: 021426-021433, 021434-021479, 021480-021486, 021487-021488, 021489, 021490-021521, 021522-021527, 021528-021532, 021567, 021568, 021569, 021570-021574, 021575-021582, 021583, 021584-021601, 021602-021604, and 021605-021608. Voided Warrants: 020779, 021284, 021335, 021422-021424, 021425, and 021480.

ACTION CALENDAR

Working Waterfront Exhibit at Hands on Children's Museum

Mr. Nick Handy indicated The Hands On Children's Museum is developing a Working Waterfront exhibit as part of the museum's capital expansion plans.

The Port was requested to take the lead in developing sponsors from Olympia's working waterfront for this exhibit. Our goal has been to raise \$15,000 for this exhibit. Mr. Handy advised that he has been in contact with six prospective donors actively involved working on the Olympia waterfront and am hopeful that we will meet this goal. The Olympia longshore have already contributed \$1500 and Plum Creek has committed to \$2500 and several other companies have made firm commitments.

Mr. Handy indicated the Port of Olympia joined other Washington State Ports in making contributions to the statewide Odyssey Maritime Museum in Seattle and has a history of supporting educational projects relating to maritime history and activities. The final pledge to the Odyssey Museum occurs this year.

Mr. Handy explained the proposed exhibit of the Hands On Children's Museum and indicated it would include interactive exhibits in which children could climb on a replica vessel, work in the pilot house, and transfer cargoes from ship to shore. Like all exhibits at the museum, the working waterfront exhibit will promote an educational conversation between parents and young people about the importance and value of a working waterfront, trade and commerce.

Staff recommended that the Port of Olympia make a \$5,000 pledge to this project. Staff recommended that this pledge be for \$2500 each in budget years 2002 and 2003. We made our final pledge payment to the Odyssey Maritime Museum in 2001.

The Commission expressed their interest in making sure the proposed exhibit would be what has been described to them and would provide interactive waterfront activities for the exhibits. President Pottle indicated the importance of educating children on the waterfront activities and local businesses.

Commissioners Pottle and Dickison authorized by motion a pledge of \$5,000 to the Working Waterfront Exhibit of the Hand's On Children's museum to be fulfilled in two annual installments of \$2500 for fiscal years 2002 and 2003. Commissioner Van Schoorl did not participate in the discussion and abstained since his wife is the president of the Children's Museum board.

ADVISORY CALENDAR

Cascade Pole Sediment Bid Award Advisory

Mr. Handy reported to the Commission that the Port has not received the permit from the Corp and as such the advise of counsel is to not open the bids until we have a permit. Mr. Handy indicated staff is monitoring the situation daily, and staff is recommending we move day to day and at the time the permit is in hand we have two options: (1) the Port issues a 24-hour notice and call a special meeting to make the final bid award to the lowest responsible bidder or, (2) the commission authorize staff to open the bids and proceed to award the bid if it is within ten percent of the engineers estimate and the lowest bidder is a responsive responsible bidder.

Mr. Handy indicated that this is clearly the largest bid the Commission will authorize and there was no recommendation from staff as to which option the Commission would prefer. Mr. Handy also commended Commissioner Dickison's efforts in this process, he indicated without his help we would not be as far along in the permitting process as we are.

The Commission indicated they preferred option one and would like a special meeting called as soon as the permit is in hand. Mr. Handy indicated we would proceed day by day and keep the Commission informed.

Capitol Lake Briefing

Ms. Andrea Fontenot introduced Mr. Steve Morrison representing the Department of General Administration. Ms. Fontenot indicated she has been representing the Port on this issue and conveying to them the Port's main concern is the sediment into Budd Inlet. Ms. Fontenot has ranked the proposals and those alternatives that minimized the sediment deposits were ranked higher than the others.

Commissioner Jeff Dickison abstained from the discussion since he represents the Squaxin Tribe on the committee.

Mr. Steve Morrison from the Thurston Regional Planning Council provided the Commission with a briefing on the Capitol Lake Adaptive Management planning process. Mr. Morrison indicated there were eight alternatives being considered and walked the Commission through each one. The alternatives include: (1) Entire Lake (Dredge all Basins), (2) Lake (Dredge Middle Basin), (3) Lake River Wetland with Trap, (4) Lake River Wetland without Trap, (5) No Action, (6) Combined Lake Estuary, (7) Estuary (Dam Gates Open), and (8) Wide estuary (500' Opening).

Commissioner Van Schoorl indicated that back when this was presented to the Commission in 1998, he had asked for some conclusions for sediment collections for the salt water options. He asked if those studies had been done yet. Mr. Morrison indicated they looked at the issue, but no formal study has been completed since it is beyond the scope of the lake, they have difficulty spending money on the studies. Commissioner Van Schoorl asked at what point would the sediment studies be done. Mr. Morrison responded that it depends on what alternatives fall out. Should an alternative come to surface that includes the salt water, then they might look at doing a study.

Port Plaza Art Plan Advisory

Ms. Fontenot indicated to the Commission that several years ago the Port hired Elizabeth Conner, an artist from Vashon Island, to assist with the design concept for the Plaza. Elizabeth also assisted us with several grant presentations to the IAC and DNR. The Port recently asked Elizabeth to come back and develop an art concept for the Port Peninsula, with a detailed focus for art on the Plaza, the Market Centre Building and Parking Lot, and DEF Marina dock addition. Ms. Fontenot indicated it is our goal to incorporate art into the design and construction of other Port capital improvements.

Ms. Fontenot reported that Elizabeth toured Port facilities and contemplated a theme for this port property. She came back with a recommendation to play on some themes from mussels --- how beautiful they are, and how they represent an accumulation over time. One of her recommendations on this theme is to select images from marine flora and fauna, and the Port's history, and cast these images into various sized bronze castings, then incorporate these castings into the landscape either as part of the "accumulation" concept or other.

Ms. Fontenot indicated staff will be incorporating an art and interpretive signage budget line item for the Plaza construction and DEF construction. We are contemplating a budget for artwork on the Market Centre site and adjacent parking lot of approximately \$10,000. This would pay for bronze castings and Elizabeth's time for production and installation and oversight.

Commissioner Van School noted that the Commission adopted an Arts Program several years ago and the Port has not really done much with it. He indicated he liked the concept, but was concerned that it might be too little to have an impact since it will be so spread out and not concentrated. He said he would also like to see more visible three dimensional art pieces incorporated into the plan.

Commissioner Dickison indicated he liked the depositional outwash concept and he would like to get an update on the arts budget. He also sees merit in Commissioner Van Schoorl's concern. Mr. Handy indicated staff would go back and work with Elizabeth for a more comprehensive plan and bring back to the Commission at a meeting in the near future along with the budget available.

Swantown Boatworks Discussion – Swantown Market and Marine Supply

Ms. Wendy Holden reported to the Commission that Simon Johnson completed the first marine services building in 2000 with the expectation that the building would fill quickly. A marine supply and grocery/convenience store is one of the elements of the vision that has had no takers. Simon Johnson and Staff have been unsuccessful in finding interest in the public sector to start and operate a market. Ms. Holden indicated that should the Port jumpstart the activity, we would have other options later.

Mr. Bruce Marshall presented the Commission with a proposal to open the Swantown Market and Marine Supply store in the Boatworks building. He indicated there is enormous growth potential for this operation in the future with the addition of docks DEF and development of the Marina Village.

The Commission agreed that at the current time, the proposal made sense. Maybe in the future, you might want to have the market in the Marina Village and closer to DEF. Commissioner Pottle indicated it would have been great to have the private sector step up and agreed that this location at this time would better serve the boating community and provide amenities, this would just be another piece to the overall service.

The Commission asked Mr. Marshall to bring back a financial analysis to the next Port Commission meeting for further discussion and action.

ADJOURNMENT

President Pottle adjourned the meeting of May 29, 2001 at 7:45 p.m.

PORT OF OLYMPIA COMMISSION

President

Vice President

Secretary-Treasurer