

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

July 11, 2005

CALL TO ORDER

President Van Schoorl called the meeting of July 11, 2005, to order at 5:30 p.m. at the LOTT Board Room in Olympia. Commissioner Telford was also in attendance. Commissioner Pottle was out sick.

Staff in attendance were: Interim Executive Director Rudy Rudolph, Administrative Manager Jeri Sevier, Property Development Director Heber Kennedy, Communications Manager Patti Grant, Public Works Director Andrea Fontenot, Marine Terminal Director Jim Amador, Marketing Director Kari Qvigstad, Harbor Director Bruce Marshall, and Marketing Program Assistant Maureen Malahovsky. Also in attendance was the Port's Legal Counsel, Bob Goodstein.

Public in attendance were as follows. Representing *The Olympian* was Jim Szymanski. Others in attendance included Miriam Smith, Robert Whitlock, Tom Howdeshell, Russ Carstensen, Alice Zillah, Jeff Brigham, Keith Bausch, Mike Visser, Drew Hendricks, Bryce Brown, Milt Doumit, and Mark Miller.

APPROVAL OF AGENDA

The agenda was approved as presented.

PUBLIC COMMENT

Rob Whitlock, resident of Olympia, urged the Commission to terminate ongoing relationships with the military and the shipments from the Port of Olympia.

Alice Zillah, resident of Olympia, testified to the Commission about the illegality of the Iraq War and urged the Commission to stop the shipments out of the Port to and from the illegal War.

Jeff Brigham, resident of Tumwater, complemented Commissioner Van Schoorl on his presentation to the OMJP in June. Mr. Brigham commented that Commissioner Van Schoorl put to rest many of the concerns and allegations that have been made about depleted uranium, dumping in the bay, and other issues. He complemented the Commission for continuing the shipments from the Port to support the men and women of the armed forces to get them the supplies that they need.

Mike Vissar, Olympia Sailing Foundation, commented that a few months ago the foundation addressed the Commission on the idea of a small boat sailing center at NorthPoint. He commented they are currently pursuing grants and offered services to help the Port with grant writing to obtain these grants.

Drew Hendricks, resident of Olympia, invited the Commission to a press conference on Thursday at 6:00 p.m. The press conference and rally is in support of peaceful solutions to conflict over Port policy. He indicated that he would be releasing a video of the ship and alledged fecal matter floating in the inlet around the ship. He also spoke against the war in Iraq and tried to convince the commissioners that the war is illegal.

COMMISSIONERS REPORTS

Commissioner Telford noted he attended the Solid Waste Advisory Committee meeting representing the Port and the Thurston Regional Planning Committee meeting as a member of the public on behalf of the

Port. He noted that the TRPC would be holding a regional transportation policy meeting on September 29th. Commissioner Telford also noted that he attended the building dedication housing the Department of Transportation and Department of Corrections in Tumwater earlier in the day.

President Van Schoorl reported he attended the Capital Lake Area Master Planning meeting where they discussed a memorandum of understanding between all of the members. He will be bringing that memorandum to a future Commission meeting for review.

EXECUTIVE DIRECTOR REPORT

Mr. Rudy Rudolph announced that the tower at the Airport reported 8,263 operations for June 2005 compared to 11,501 Operations for June 2004. In addition, Mr. Rudolph noted that the Washington State Patrol, Washington Department of Fish & Wildlife, Washington Department of Natural Resources all have leases that are in varying stages of review for renewal.

Mr. Rudolph reported that the Marine Terminal is expecting 1 to 2 log vessels in this month, but the ETA's have not been confirmed yet. We continue to load out aluminum, garnet and glass to truck and rail on a daily basis.

He announced that in October of this year, TSA in conjunction with the Coast Guard office of Puget Sound would hold a readiness exercise for first responders here at the Port of Olympia. July 14th will be the first planning meeting for this exercise. This exercise is funded through a federal grant. The planning meeting will be the first step to see what local and federal agencies will be involved and what will be the roles of the agencies.

Mr. Rudolph indicated that overall marina occupancy is currently 90 percent. Slips 28 foot and above are enjoying a 96 percent occupancy rate. He also announced that the boat works building is fully leased for the first time since it was constructed. An all time monthly record 113 boats were serviced at Swantown Boatworks in June.

Turning to Public Works, Mr. Rudolph announced that the On Dock Rail Extension, Contract # 288 is out for bids, the Olympia Regional Airport Hangars Painting, Contract # 599 is out for bids, and the North Point Restaurant Site Improvements, Contract # 287 was awarded and the pre-construction meeting was held on July 7th. He also noted that reimbursement has been requested from the Transportation Security Administration for the \$75,000 Port Security Grant for the Marine Terminal Fencing.

Mr. Rudolph announced that Ms. Kari Qvigstad has agreed to serve on the National Defense Transportation Association's Regional Chapter Board as Membership Chairman. This will involve monthly board meetings and the Port will have a stronger presence within the organization.

Mr. Rudolph also announced that the Draft Comprehensive Plan Review was forwarded to the PAC today.

Consent Calendar

The Consent Calendar was approved as follows.

Minutes. The Commission unanimously approved the minutes from the June 27, 2005 meeting.

Capital Expenditure Approval. The Capital expenditures were approved in the amount of \$902,457.45 to Northwest Construction, Inc. for the 2005 Airport Improvement project.

ADVISORY CALENDAR

Planning and Advisory Committee Member Recognition

President Bob Van Schoorl recognized the outgoing Planning and Advisory Committee members and thanked them for their time served on the committee. Russ Carstensen served six years on the Committee. Julie Noice served three years. Milt Doumit served four years, and Rebecca Christie served two years.

President Van Schoorl indicated that at the last Commission meeting, we appointed four new members and an alternate. He noted that we annually recruit for new members in April/May if any one is interested in applying for next year.

MNO Marina Expansion Advisory

Mr. Bruce Marshall provided the Commission with an overview of the planning and permitting for a marina expansion at Swantown. Mr. Marshall indicated that we plan to build 159 new slips in the M, N, and O area. He noted that the improvements include full utilities to slips, dock boxes, fire alarm and fire system, and security gates with a card reader system. In addition, Mr. Marshall indicated staff is planning for a Marina Plaza Dock that would be 150 feet long with a 40-foot support dock. This would be a public access dock that will have power and water.

Mr. Marshall provided information on the planning for the upland development and noted that staff is proposing a restroom/shower/laundry building similar to D, E, & F docks. There will be 14 parking spaces, plaza, walking trail, landscaping, lighting, and a 6000 sq. foot building site. We hope to attract a restaurant to that location.

Mr. Marshall reviewed the constructions costs estimating the project between \$4.1 million to \$5.1 million. He indicated the annual cash flow would be \$403,382 with a return on investment of 9.3 percent to 12 percent.

Mr. Marshall indicated that the Marina is in need of a maintenance dredge. He noted that the last dredge was performed in 1982. Over 27,000 cubic yards have filled in the harbor and 18,795 cubic yards are with in the South Marina project area. Mr. Marshall indicated staff would be coming back to a future commission meeting with a CEA for approval to dredge.

Commissioner Telford indicated that he felt income from a restaurant could not be counted as revenues for MNO and that a good portion of any required dredging would be chargeable to MNO costs. President Van Schoorl indicated he could see his point.

Washington Public Ports Exhibit Advisory

Ms. Patti Grant provided the Commission with an advisory on the Port hosting the traveling exhibit created by the Washington Public Ports Association throughout Thurston County during the month of August. Ms. Grant indicated that the exhibit is made up of six interactive kiosks that provide information about the 76 ports in Washington State and their role in trade, jobs, the environment and recreation. This is an opportunity for the public to learn more about ports in general and, specifically more about the Port of Olympia. This exhibit has been well received at other ports throughout the state as shown by the attached photos.

Ms. Grant announced the Schedule for the exhibit at a variety of venues throughout the county:

- Thurston County Fair – Aug. 3-7. The exhibit will be on display at the fair. In addition to the Exhibit, the Port will have a display and materials, and Port staff will on hand to answer questions.
- Thurston Chamber Forum, St. Martin' – Wed., Aug. 10. Noon. The Exhibit will be on display
- Tumwater Chamber Meeting – Tues., Aug. 16. Noon – The Exhibit will be on display, and Commissioner Telford will speak at this meeting.
- Olympia Community Center – Week of Aug. 22. The exhibit will be on display along with information about the Port of Olympia.
- Yelm Chamber Meeting – Tuesday, Aug. 30. 9:00 am. The Exhibit will be on display. Adam Smith is the scheduled speaker.

ADJOURNMENT

President Van Schoorl adjourned the meeting at 6:40 p.m. on July 11, 2005.

PORT OF OLYMPIA COMMISSION

President

Vice President

Secretary-Treasurer