

PORT OF OLYMPIA COMMISSION
MINUTES OF REGULAR MEETING

October 15, 2001

CALL TO ORDER

President Pottle called the meeting of October 15, 2001, to order at 5:30 p.m. at the Port of Olympia in the Port Conference Room. Commissioner Dickison and Van Schoorl were in attendance.

Staff in attendance were: Executive Director Nick Handy, Administrative Manager Jeri Sevier, Finance Director George Fox, Engineering and Planning Director Andrea Fontenot, Marketing Director Kari Qvigstad, Property Development Manager Heber Kennedy, and Swantown Marina and Boatworks Manager Bruce Marshall.

Public in attendance were as follows. Representing the Olympian was reporter Scott Wyland. Representing Legal Counsel was Mick Phillips. Others in attendance included Keith Bausch; Harry Branch; Jim Ingersoll; Charlie Roe; Wil Carlsen; Paul Telford; Harold Chambers; Representing KGY Radio was Ian Fox.

APPROVAL OF AGENDA

The agenda was approved as submitted.

PUBLIC COMMENT

Mr. Wil Carlsen representing the Olympia Farmers Market indicated he was concerned about the proposed artesian well site next to the Farmers Market and parking issues associated with the location of the well. President Pottle indicated this was the first advisory to the Commission on this issue and hopes the advisory will address those issues.

COMMISSIONERS REPORTS

Commissioner Dickison indicated he attended a Transportation Policy Board meeting last week.

EXECUTIVE DIRECTOR REPORT

Mr. Nick Handy reported on several issues. He indicated the Planning and Advisory Council met on Thursday, October 11. Commissioner Van Schoorl attended. Mr. Handy noted that several terms of the members on the PAC expire this year and staff will be preparing a process for public recruitment.

Mr. Handy also reported the Puget Sound Ports Group met on October 12 where they discussed the 2nd Annual Port's Tribal Conference. The conference is scheduled to be held in March and will be sponsored by the Port of Tacoma and the Puyallup Tribe.

CONSENT CALENDAR

The Consent Calendar was unanimously approved as follows.

Minutes. The minutes from September 24, 2001 were unanimously approved as presented.

Bills and Vouchers. The Commission unanimously approved the bills and vouchers for the period ending October 15, 2001 in the amount of \$1,153,268.06. General Fund Warrants Issued.

022733,022734-022778,022779, 022780,022781,022782-022788,022790-022796,022797-022820,022821, 022822-022826,022827-022890, 022891-022897,022898,022899-022918,022920,022921,022922-022927, 022928,022929,022930-022972,022973-022980,022981-022989 Voided Warrants: 022789,022802, 022919,022927

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Lease Amendment: Hangars Unlimited, Inc. The Commission unanimously approved lease amendment with Hangars Unlimited extending the term during which the tenant may exercise its option for leasing additional land, by one year.

ACTION CALENDAR

Port Plaza Design Approval

Ms. Andrea Fontenot indicated that based on input from the Commission and our production consultant, the Plaza design has been modified to accommodate 1,500 potential concert goers. This alternative has elements of Alternatives 1 & 2, so it is called 1.5. Ms. Fontenot indicated the steps have been widened based on comment from Greg and the landscaping between the seating area and the water has been extended.

The Commission unanimously approved design alternative 1.5 and asked staff to bring back a cost estimate for this design for approval to go out to bid.

ADVISORY CALENDAR

Artesian Well Proposal Advisory

Mr. Nick Handy indicated to the Commission that in past meetings, the Port Commission has made clear that it does not want Friends to focus on a particular site as site considerations may prevent implementation of the project on that site. All parties have anticipated a due diligence effort on preferred properties to determine suitability for the intended use.

However, in past meetings, the Commission has indicated a willingness to work with Friends to find a suitable location, but did not want to proceed further with the project until Friends had received a commitment from City of Olympia to be responsible for managing the water supply.

Mr. Handy indicated that Friends now have a commitment from the Olympia City Council for the City to assume responsibility for the water supply and also to maintain a park setting for the Artesian Well. An agreement between Friends and the City is under development for this purpose.

Under this commitment, the City of Olympia would maintain the property once developed, the Friends would put forth the funding to drill and develop the site, and the Port would provide approval of the design and give Friends a nominal lease.

Mr. Handy indicated Friends are currently looking at the site in the triangle beside the Farmer's Market. However there are issues related to this property including parking, utility structure, sufficient water quality, and water runoff. Mr. Handy indicated that all of these issues needed to be addressed.

Mr. Charlie Roe, representing Friends of Artesians, addressed the Commission indicating the Friend's would like to begin negotiations of an agreement with the Port on a site for the well. Commissioner Van Schoorl asked Mr. Roe why the proposed well had to be a continuous flowing well. Mr. Roe responded that turning on and off the water brings up sediment. He commented the well is a natural system and once you regulate a natural system, it creates problems. There have been a series of artesian wells that indicate you should not turn them on and off. Another concern has been contaminated soil. Mr. Roe commented that theoretically it is impossible for anything to enter a free flowing water supply.

Commissioner Dickison asked if the beneficial use issues with Ecology have been sorted out. Mr. Roe responded that the application has been prepared and as soon as the Port gives approval and signs an agreement with the City, the application will be submitted. Mr. Roe commented that once the application has been filed, we would know fairly quickly if Ecology will approve it or not.

President Pottle asked Mr. Roe about the site location and what the preference of Friends was. Mr. Roe indicated that the first choice was the Diamond Lot, however there was a problem with ownership and that site will not work. The second preference was for the triangle lot at the Port next to the Farmer's Market. However, Mr. Roe indicated that Friends was very flexible in a site location.

The Commission indicated the site next to the Farmer's Market was not their choice because of parking issues. The Commission asked Friends to work with staff in looking at other locations such as sites on East Bay, near the wetland relocation project at the Port, by the Swantown stormwater area and by the 321 Building on Thurston Street. Commissioner Dickison suggested staff set up an initial screening process to incorporate all of the alternatives and to look

at all of the issues.

2002 Operating and Capital Budget Advisory

Mr. George Fox indicated the Port Commission and staff held a three-hour budget workshop on October 8, 2001 to review the budget and discuss policy issues. Mr. Fox presented the Commission with a power point presentation on the preliminary budget and reviewed the budget and policy issues with the Commission.

Mr. Fox indicated the preliminary budget would be presented to the Commission on November 13 where the public will have an opportunity to comment. The official public hearing and final adoption of the 2002 Operating and Capital Budget will be held on November 26, 2001.

The Commission complemented Mr. Fox on his presentation. They indicated it was very precise and complete. Commissioner Van Schoorl indicated he would like for the Commission to review the schedule for the budget adoption. He indicated he would be out of town on the November 26th date and would like to be present for the final adoption. He suggested the Commission move the final adoption meeting from November 26th to November 19th. In addition, the Commission suggested we move the November 13th meeting to November 5th.

ADJOURNMENT

President Pottle adjourned the meeting of October 15, 2001 at 7:05 p.m.

PORT OF OLYMPIA COMMISSION

President

Vice President

Secretary-Treasurer