

Port of Anacortes
Regular Commission Meeting
March 3, 2011

The Port Commission of the Port of Anacortes held its regular business meeting at 7:00 P.M. on the evening of March 3, 2011. This was a regularly scheduled Commission Meeting held in the Commission Meeting Room of the Port Main Warehouse Building, 1st & Commercial Avenue, Anacortes, Washington.

In Attendance: Commission President Rubin, Commission Secretary Niver, Commissioner Hopley and Commissioner Short. Commission Vice-President Mooney was present via speakerphone.

Also in attendance: Director of Finance & Administration and Acting Executive Director Johnson, Director of Operations & Facilities Hachey, and Executive Assistant Lindsey.

CALL TO ORDER

At 7:00 P.M. Commission President Rubin called the regular meeting of March 3, 2011, to order and welcomed all in attendance. Commissioner Rubin noted that Commissioner Mooney was present via speakerphone and confirmed that he could hear and be heard.

PUBLIC COMMENT PERIOD

Commissioner Rubin opened the floor for public comment pertaining to items on the regular agenda. Hearing no one with a desire to address the Commission the floor was closed.

CONSENT AGENDA

Commissioner Rubin read the consent agenda items: Approval of Minutes of the Special Meeting of February 1, 2011, Special Meeting of February 3, 2011, Regular Meeting of February 3, 2011, and Special Meeting/Attendance at the Economic Development Association of Skagit County Economic Forecast Dinner of February 17, 2011; Approval of Vouchers No. 3-1 through 3-157 totaling (\$2,558,930.32); and Approval of the January 2011 Treasurer's Report totaling \$14,461,956.57; and Action Item: Project Acceptance of the Construction Contract for Wyman's Ramp Rehabilitation, Project #MRT-14. Commissioner Rubin called for any objections to the consent agenda. Hearing none, he called for a motion for approval. Commissioner Short moved to approve the consent agenda. Commissioner Mooney seconded the motion. Commissioner Rubin called for a vote on the motion, which carried unanimously.

REGULAR AGENDA

DISCUSSION ITEM

Proposed Legislation – House Bill 1308 -

Commissioner Rubin reported that House Bill 1308 had been proposed in the legislature by the Washington Public Ports Association (WPPA) with the purpose of changing regulations regarding Industrial Development District levies. He explained there are three types of levies a port may impose, including levies for general port purposes, levies for dredging, canal

construction, land leveling, or filling purposes, and levies for industrial development purposes. A port Commission, after holding a public hearing, has the authority to create an industrial development district (IDD) within the broader port district for the purpose of establishing and developing a system of harbor improvements and industrial development. Port districts may impose a property tax levy (IDD levy) to provide funds to acquire, develop, and improved under-utilized industrial lands. An IDD levy is limited to six years. However, an IDD levy can be renewed for a second six-year period if notice of the levy is published in one or more newspapers of general circulation within the port district by June 1 of the year in which the levy is imposed. A second IDD levy is subject to a referendum vote of at least 8% of the voters. The maximum rate of an IDD levy is 45 cents per thousand dollars of assessed value. The Port of Anacortes has never imposed an IDD levy.

House Bill 1308 would increase the maximum levy period to twenty years; however it would not change the maximum amount that can be collected, which would remain the same as the amount that can be collected over the first or second revenue period.

Commissioner Rubin explained that in the past, an IDD levy could be used just one time only, so ports utilizing it would take the full amount all at once. WPPA thought it would be more efficient to use a portion of the levy now and a portion of it later. This would eliminate a “use it or lose it” mentality and would create more flexibility for ports. He invited comments from the Commission who were supportive of the legislation.

Update: Skagit Council of Governments (SCOG) –

Commissioner Rubin noted the agenda item referred to a formalizing and memorializing of the relationship between SCOG and those entities represented, very much along the line of Interlocal Agreements the Port currently has with the City of Anacortes and other municipalities. A working draft of the Interlocal Agreement was provided.

Commissioner Niver explained that SCOG was initially represented by only government entities throughout the county. Today SCOG is a host to other functions, such as administering a revolving loan fund. Another large area administered by SCOG is the Regional Transportation Planning Organization (RTPO). SCOG is also an umbrella group for federal designation. Two area tribes are also members, and there are other non-governmental members, such as EDASC. SCOG also administers a resource conservation management program. In recent months, SCOG has worked to re-think its organization and how it is formed. Commissioner Niver was a member of a five-member team serving at the request of the Skagit County Commissioners and Mayor Dean Maxwell. The team thought SCOG should be more formalized and that is the reason behind the Interlocal Agreement. Commissioner Niver noted the team has come up with some recommendations for re-organization and the use of planning dollars.

Commissioner Hopley advised that SCOG should be certain all parties identified can actually have Interlocal agreements. He and Director Johnson observed that some edits needed to be made. Commissioner Niver asked for these and other comments to be submitted to him in writing for him to take to SCOG.

Update: Parking Policy -

Commissioner Rubin explained that the Commission had discussed parking during four meetings, and had established some criteria and put together a working draft of what a policy might look like along with general suggestions. He summarized the most recent discussion by

the Commission as including: the existing use of the Transit Shed, future parking needs of existing tenants, the request for performing a parking inventory for the Marine Terminal and Airport operating areas as was done for the Boat Haven, whether one policy will work port-wide, traffic impacts and the scarcity of parking, what future parking needs might look like beyond the needs of existing tenants, and the consensus that short-term uses cannot interfere with the Comprehensive Plan and longer-term uses.

ACTION ITEM

Authorizing Commissioner Participation and Expenses for the Washington Ports Centennial –

Commissioner Rubin noted the 100 year Centennial of Washington Public Ports would be held on March 14, 2011 in Olympia. Planned for the day are legislative briefings for Port Commissioners and personnel, meetings with individual legislators, and a reception honoring the Ports Centennial with Governor Gregoire as the keynote speaker. Commissioner Rubin noted that several members of the Port staff were planning to attend and thought it appropriate for any Commissioner wishing to attend to do so. The Port will take its traveling display, highlighting Port history, facilities, and projects. Commissioner Niver suggested those attending carpool.

Hearing no further discussion, Commissioner Rubin called for a motion. Commissioner Short moved to authorize Commissioner participation and approval of travel and expenses for Commissioners attending the Washington Public Ports Centennial. Commissioner Hopley seconded the motion. Commissioner Rubin called for a vote on the motion, which carried unanimously.

COMMISSION DISCUSSION

Long Term Use of the Transit Shed –

Commissioner Rubin explained the subject of the long term use of the Transit Shed had come up in discussions of parking as well as Strategic and Comprehensive Plan discussions. He posed the question, “Will the Transit Shed be used long term as a community meeting place?”

Commissioner Mooney viewed the Transit Shed as a long term venue for community events and as such, believed the plank flooring should be modified or covered to avoid injury. He noted having a level floor would not impact anything the Port decided to do long term with the facility.

Commissioner Short inquired if the Port has received any interest in the facility for other uses, which Director Johnson and Hachey confirmed it had not. Seeing no other immediate demand, he favored continuing the use for community events.

Commissioner Rubin agreed use of the Transit Shed was very popular, but noted it was still zoned as industrial property and events held here did have some impact on the Port’s industrial tenants and customers and their activities. He noted the facility might not meeting parking codes when accommodating large numbers of event attendees.

Commissioner Niver observed that if the Port were to attempt to build the Transit Shed for its current use, it would be disallowed as inconsistent with City zoning. He believed the use for community events should be considered as short-term. Commissioner Niver acknowledged the need for a community facility of the Transit Shed’s size was evident, and another party could

consider building such a facility. He noted the “no high heels” policy was a good one and was consistent with the rustic nature of the Transit Shed.

Commissioner Hopley noted that if the Port is to continue using the facility for community events, then upgrades need to be made to the fire suppression system, the floor, and the absence of adequate restroom facilities should be addressed. In addition, given the zoning, the current use as a community meeting place is not a water dependant use and as such should be recognized as temporary. That being said, he questioned whether the Port should spend the funds needed to do the upgrades, and noted the Port actually loses money on renting the facility due to the amount of staff time and labor involved.

Commissioner Niver observed that if the decision was for permanent use for community rental then the Port should make the improvements and increase rates to cover the costs.

Commissioner Short pointed out that there was an obvious need in Anacortes for a facility of this size, with the Transit Shed already rented for more than 40 days this year. However, if a use came along that was for water dependant industry, the Port would need to examine it. He noted the City had no plans in the works to meet a community meeting facility need and pondered whether the Port should consider building such a structure as part of an economic development plan for the community. Commissioner Short observed such a facility could be used for large group meetings, trade shows, boating events and other community functions, as well as Port offices. If the Transit Shed continued to be used as a multipurpose facility, he believed some upgrades should be made. Commissioner Mooney agreed.

Commissioner Rubin asked the Commission if they would like to have Port staff work up numbers on both facility upgrades to the Transit Shed versus costs of a new facility. Discussion continued with Commissioner Hopley noting that in terms of investment, upgrades to the Transit Shed or consideration of a new facility may not be economically viable and as such not something the Commission would generally approve. However, he noted the Port could figure out the costs and give the public the opportunity to take on that financial responsibility, understanding that it would not be profitable, with the Port administering the project.

Staff will research costs as discussed and provide the information to the Commission.

COMMUNICATIONS

Director Johnson announced the Port will hold ribbon cuttings for two recently completed projects, the “T” Avenue Improvements project and the Wyman’s Ramp Rehabilitation project, on March 11th at 11:30 a.m. The “T” Avenue project was funded in part by a Job Development Fund (JDF) grant from the State of Washington Dept. of Commerce Community Economic Revitalization Board (CERB). The Wyman’s project was funded in part by a tax fund grant from Skagit County. All in the community are invited to attend.

As noted earlier in the meeting, the Washington Public Ports Centennial will be celebrated March 14th in Olympia.

Commissioner Rubin noted he had attended a meeting at City Hall and heard a presentation by Evelyn Adams called “Transitions Fidalgo” on sustainability and how to transition from being a society that uses a lot of carbon products to one which uses less. He noted is there were not objections he would like to have Ms. Adams speak to the Commission at a later date.

UPCOMING MEETINGS

Director Johnson reviewed the Commission's upcoming meeting schedule. Special meeting notices will be issued for both the ribbon cuttings and the Washington Public Ports Centennial. The next Regular Commission Meeting will be on March 17, 2011 at 7:00 p.m.

PUBLIC COMMENT PERIOD

Commissioner Rubin opened the public comment period for items not on the regular agenda. Hearing no one with a desire to address the Commission, the public comment period was closed.

ADJOURNMENT

With no further business to come before the Commission, Commissioner Short moved to adjourn, which was seconded by Commissioner Hopley. Commissioner Rubin called for the vote on the motion, which carried unanimously and at 8:04 P.M. the meeting adjourned.

Attest:

Keith Rubin, President

Pat D. Mooney, Vice-President

Ray Niver, Secretary

Steve Hopley, Commissioner

William L. Short, Commissioner

Julie Johnson Lindsey, Executive Assistant
March 3, 2011