

PORT COMMISSION OF THE PORT OF EDMONDS

MINUTES OF REGULAR MEETING

March 10, 2014

COMMISSIONERS PRESENT

Jim Orvis, President
David Preston, Vice President
Bruce Faires, Secretary
Mary Lou Block
Fred Gouge

STAFF PRESENT

Bob McChesney, Executive Director
Marla Kempf, Deputy Director
Tina Drennan, Finance Manager

OTHERS PRESENT

Bradford Cattle, Port Attorney
Karin Noyes, Recorder

CALL TO ORDER

Commission President Orvis called the regular meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

All those in attendance participated in the Pledge of Allegiance to the American Flag.

CONSENT AGENDA

COMMISSIONER BLOCK MOVED THAT THE CONSENT AGENDA BE APPROVED TO INCLUDE THE FOLLOWING ITEMS:

- A. APPROVAL OF AGENDA**
- B. APPROVAL OF FEBRUARY 24, 2014 MEETING MINUTES**
- C. APPROVAL OF PAYMENTS IN THE AMOUNT OF \$166,404.25**

COMMISSIONER PRESTON SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY, WITH COMMISSIONER FAIRES ABSTAINING FROM VOTING ON ITEM B.

PUBLIC COMMENTS

Paul Harris, tenant and Port District resident, recalled that he was recently required to relocate his boat to a new slip to accommodate Jacobsen's Marine. He said he really liked his former slip because it had a long dock with easy access, and the location made it easy for him to meet new people. In addition, the slip was visible on the webcam via the Port's website, close to the parking area for easy loading, close to the yacht club, had a southern exposure, and had a great cost structure.

Mr. Harris reminded the Commission that the Port has policies and procedures that everyone must follow for slip transfers, and he was on the waiting list for several years for various sizes of slips. While the Port may make reassignments as necessary for safe and effective use of the facility, it is important to remember that he was paying for 60 feet of moorage in a 50-foot slip. There is also 100 feet of available space on the east end of the dock that is currently only used seasonally. He argued that the change is being made to meet the aesthetic preference of a future tenant against the wishes of a current tenant, and there are more effective ways to use the space.

Mr. Harris said the only concession the Port offered him beyond refunding the fees he paid for the electrical improvements is a one-year hold on his current rate structure. While he appreciates this gesture, it is a small consolation considering his rates will go up after that and he will be paying more for less benefits. He asked the Commission to develop an appeal process for conflicts so tenants can feel they are being treated fairly. He said he does not feel the Port has offered him any recourse to address his concerns. He asked the Commission to consider offering him a permanent exception on the rate structure as long as his boat occupies a 50-foot slip in the marina.

APPROVAL OF REVISED STRATEGIC PLAN

Mr. McChesney reminded the Commission that they reviewed the Strategic Plan as part of their annual budget cycle in 2013. While they agreed that most of its fundamental elements remain valid, some important changes had occurred that needed to be addressed. They held a retreat discussion in January to further identify and discuss modifications. An updated Strategic Plan was presented to the Commission at their last meeting, but they postponed their discussion to allow time for each Commissioner to submit comments. The document currently before the Commission incorporates all of the comments received from Commissioners to date. He recommended the Commission approve the revisions as presented.

COMMISSIONER FAIRES MOVED THAT THE COMMISSION APPROVE THE REVISED STRATEGIC PLAN AS DISCUSSED AND DIRECTED AT THE COMMISSION AND STAFF RETREAT OF JANUARY 14, 2014. COMMISSIONER GOUGE SECONDED THE MOTION.

Commissioner Orvis reviewed that the proposed changes are intended to reduce the size and complexity of the Strategic Plan by removing extraneous verbiage and reorganizing the document to make it more readable and relevant.

Mr. McChesney observed that the Commission typically reviews the Strategic Plan each year at the start of the budget process. This year, the Commission felt the changes were significant enough to require a workshop discussion to update the plan.

Commissioner Block recommended, and the remainder of the Commission concurred, that the word “great” should be removed from Item 6 on Page 8 of the Strategic Plan.

COMMISSIONER FAIRES AMENDED HIS MOTION TO INCLUDE DELETING THE WORD “GREAT” FROM ITEM 6 ON PAGE 8 OF THE STRATEGIC PLAN. COMMISSIONER GOUGE ACCEPTED THE AMENDMENT, AND THE MAIN MOTION CARRIED AS AMENDED.

APPROVAL OF REVISED MASTER PLAN

Mr. McChesney advised that, in conjunction with the Strategic Plan Update, the Commission also reviewed the Port’s Master Plans for both east and west sides. The intent was to consolidate all three plans into one document. He reminded the Commission that the Harbor Square Master Plan (HSMP) was approved by the Commission in 2012 after a series of public hearings and meetings. Although the plan was never adopted into the City’s Comprehensive Plan, it will remain an integral element of the Port’s Strategic Plan. As discussed at the retreat, the Port will continue to own and operate Harbor Square with the following important qualifiers (see Epilogue on Page 12 of East Side Master Plan):

1. The Port will continue to advocate and defend the existing property rights contained in the current Contract Rezone, the City’s current Comprehensive Plan, and the City’s Shoreline Master Program, including existing marsh setbacks and buffers as provided.
2. During the intermediate timeframe, the Port will continue to recruit new tenants and businesses to Harbor Square, retain existing tenants to the fullest practical extent within market conditions, and maintain and recapitalize the existing assets to a standard sufficient to maximize occupancy in a localized niche market.
3. The Port Commission will remain open to considering other opportunities, including but not limited to public-private partnerships, incremental redevelopment, and or selling the physical assets to private investors while retaining ownership of the land.

Mr. McChesney recommended the Commission approve and adopt the changes to the three plans (East Side Master Plan, West Side Master Plan, and Strategic Plan) as discussed and incorporate them into a single document.

Commissioner Gouge questioned the status of the Edmonds Crossing Project, which is called out in Item 3 (Access and Safety) of the Master Plan for the West Side. Council Member Bloom said the Edmonds Crossing Project is still called out in the City's Comprehensive Plan, and the Council will have a discussion with the Washington State Department of Transportation (WSDOT) regarding the Chevron property and the proposed MP2 zoning at their March 11th meeting. Mr. McChesney added that the Edmonds Crossing Project is alive in concept, but funding is a significant issue. There is still a property transaction in escrow between Chevron and Washington State Ferries for the property where Edmonds Crossing was intended to be located. Commissioner Faies commented that the Edmonds Crossing Project may offer a solution to the railroad crossing issue, as well.

COMMISSIONER FAIRES MOVED THAT THE COMMISSION APPROVE THE UPDATES AND REVISIONS TO THE PORT'S MASTER PLAN, INCLUDING WEST SIDE AND EAST SIDE DESIGNATIONS, AND TO CONSOLIDATE THOSE TWO DISTINCT PLANNING AREAS INTO A SINGLE MASTER PLAN DOCUMENT WITH THE REVISED STRATEGIC PLAN. COMMISSIONER GOUGE SECONDED THE MOTION.

Commissioner Orvis commended staff for doing a great job of incorporating each of the Commissioner's comments into the current draft documents. Commissioner Block expressed particular support for the epilogue provided at the end of the East Side Master Plan, explaining what happened with the Harbor Square Master Plan.

THE MOTION CARRIED UNANIMOUSLY.

SEA JAZZ

Ms. Kempf reviewed that the SEA JAZZ event was created in the summer of 2012 and its debut in the Port's Public Plaza was on July 1, 2012. Each Sunday from 1:00 to 3:00 p.m. and Wednesday from 5:00 to 7:00 p.m. through mid September, award-winning jazz musicians from local high schools casually created musical performances. The Port took on the role of primary sponsor of the event, providing the venue and promotional materials. The Port received assistance and co-sponsorship from Edmonds Daybreaker Rotary and Jazz Connection, who then connected with Seattle Teen Music to schedule and produce each performance. In addition, Anthony's Homeport Restaurant hosted a table for the performers in the Beach Café following each performance.

Ms. Kempf recalled that in 2013, the events started earlier, with a kick off in connection with the Waterfront Festival and a special performance on the weekend of National Marina Day. Also in 2013, the Port held an art contest for Edmonds School District High Schools to create the logo for SEA JAZZ. A student from Meadowdale High School won the contest, and the logo will be used again in 2014 to help with "branding" the event.

Ms. Kempf reported that she and Mr. McChesney met recently with Scott Barnes (Edmonds School District Music Director), Jon Sherrer (Seattle Teen Music), and Ron Keimer (Rotary Daybreakers) to develop the 2014 program, which will start with special performances the weekend of the Waterfront Festival on May 31st and June 1st from noon to 4:00 p.m. both days. In addition, SEA JAZZ will participate in the Port-hosted National Marina Day on June 14th. Regular performances will be the same as in previous years (Sundays from 1:00 to 3:00 p.m. and Wednesdays from 5:00 to 7:00 p.m.) through September 15th.

Ms. Kempf advised that, upon successful completion of the 2014 season, Port staff will request the Commission's approval to give a \$1,000 stipend to the Edmonds School District Music Program.

PUBLIC LAUNCH PROJECT

Ms. Kempf announced that the contractor for the Public Launch Project mobilized today, and they have started taking off the railings to accommodate the project. The radius bends and the crane carriage assemblies were shipped by the manufacturer on March 4th and are anticipated to arrive on March 11th. The contractor, IMAC, has fabricated the new spreader bar assembly for the launch and informed the Facilities Maintenance Manager that the project should be completed by March 14th. Tentative reopening of the facility is scheduled for March 15th.

Ms. Kempf advised that notice of the closure was publicized in *THE BEACON, THE EVERETT HERALD*, the Port's website, and on a sign board at the Port entrance. The Puget Sound Anglers and Edmonds Laebugten Salmon Chapter have also been notified, as well as Compass Courses who is a heavy user of the launch. She summarized that the Port is presently ahead of the submitted scheduled Recreation and Conservation Office (RCO) milestones for completion of the project and will continue to work with the contractor to ensure quality of installation and timely completion.

Commissioner Orvis asked about RCO requirements after the project has been completed. Ms. Kempf said staff will make sure all of the RCO's requirements have been met, and the Finance Manager will submit all expenses associated with the project. In addition, a sign would be placed near the launch to inform the public that RCO dollars were used to fund the project. She said that, although the project has not been completed, it appears it will be unnecessary to exercise the contract option to update the electrical service.

EXECUTIVE DIRECTOR'S REPORT

Mr. McChesney advised that Port staff has been working with representatives from the Edmonds Arts Festival to develop the 2014 Artists in Action Program. The program will be similar to the 2013 program, but they are hoping to feature more artists. He reminded the Commission that the program is put on under the auspice of the Arts Festival in exchange for a \$1,000 stipend or contribution from the Port that is used for youth art awards. She noted that the program would run simultaneously with the SEA JAZZ Program.

Mr. McChesney reported that Jacobsen's Marine has resubmitted their development proposal to the City and anticipates that a building permit will be issued by March 31st. He commended the City's Planning Department for helping move the project forward in a timely manner.

COMMISSION COMMENTS AND COMMITTEE REPORTS

Commissioner Faires announced that both the House and Senate have approved bills that will provide funding to the Washington Tourism Alliance's effort to develop a tourism program for Washington State. However, this does not mean the job is finished. As currently envisioned, the plan would allow a private organization to use a mechanism of the Washington State Department of Revenue (DOR) to access revenue from businesses to fund a state tourism promotion fund that would be allocated and spent privately. He noted that both the Port and the City of Edmonds is a member of the Alliance, and he suggested the proposed plan represents an opportunity for the Port and the City to work together to develop strategies and goals that will impact how the money is allocated locally. Commissioner Orvis cautioned against creating a monstrosity that could be used to assess businesses additional fees without calling it a tax.

Commissioner Faires reminded the Commissioners to complete their Public Disclosure documents, which are due soon.

Commissioner Preston reported on his attendance at an Enduris Insurance Meeting where the topic of discussion was titled, "Road Kill on the Information Highway." The discussion focused on issues public employees deal with on a regular basis related to rights and responsibilities and where the 1st Amendment starts and ends. Ms. Drennan, Ms. Kempf, and Mr. McChesney attended the meeting, as well as several Edmonds police officers.

Commissioner Preston announced that he attended an Edmonds Chamber of Commerce Luncheon, which focused on "Brand Rejuvenation." One comment he found interesting was the question, "Is your fragrance heavenly or hellish?" The point being made was that every entity has a public brand, whether they like it or not.

Commissioner Preston also commented on his attendance at a recent Edmonds City Council Meeting where the Sunset Walkway Project was the topic of discussion.

Commissioner Gouge announced his plan to attend the March 11th Edmonds City Council Meeting, where the Council is schedule to elect a new member. They will also discuss the Chevron property and the proposed MP2

zoning. He also indicated that he would attend the Snohomish County Economic Alliance's private regional update on March 19th.

Commissioner Orvis reported on his attendance at the Stormwater Seminar that was sponsored by the Northwest Environmental Business Council. There was some discussion about the problems associated with rain gardens that are not engineered properly. He noted that some cities have had to abandon plans for rain gardens because they cannot be made to work properly. Stormwater sampling was also discussed, and participants were cautioned to "make sure they are only sampling their own stormwater."

Commissioner Gouge advised that he recently spoke with Chris Osterman, the Port's IT professional, about updating the Port's website. He provided an example of Snohomish County's updated website, which is easy, interactive, and very user friendly.

ADJOURNMENT

The Commission meeting was adjourned at 7:45 p.m.

Respectfully submitted,



Bruce Faires
Port Commission Secretary