

Port of Shelton
Regular Commission (Workshop) Minutes
March 30, 2010

I. Call to Order

Commission Chairman Hupp called to order the work shop meeting of the **Port of Shelton Commission** at **2:00 p.m.**

The following persons were present: Commissioner Wallitner, Commissioner Miles; John Dobson, Executive Director; Steve Bloomfield, Jason Dose, City of Shelton, Dedrick Allan, KMAS, Mary Duncan, Mason County Journal, Teresa Rebo, Property Development Manager, Wendy Smith, Executive Assistant.

II. Pledge of Allegiance

III. Approved Agenda as Modified

Commissioner Hupp suggested moving the Executive Session to the very end of the meeting so that the public would not have to wait.

IV. Business Discussion Items with No Action

A. Alcohol on Port Property

John Dobson reported that staff has not found a Resolution that addresses this issue. Commissioner Hupp knows a prohibition exists but he doesn't think that it was a resolution. Commissioner Hupp suggests looking in operation guidance/Port policy documents. John stated that the issue is that Oysterfest relies on the beer garden for their revenue. Basic insurance policies do not cover alcohol rider. Alcohol rider is an expensive rider to get. If Port allows alcohol we would also need to require proper insurance. The use of alcohol has been allowed in the past under someone else's license. Port will allow alcohol only given 3rd party handling. If allowed, it will need to be addressed in contracts for use. Gathering of more information is required and this issue will be brought back up at a future workshop.

B. Airport Master Plan

John Dobson has received a document from Century West with all the changes that were made to this plan. John will get copies out and plans to reconvene the committee. Previous submission to FAA proceeded without Commissioner approval. Plan is to redraw, redesign and then resubmit to the FAA. More consideration for use needs to be added. John stated some frustration with the list of items to be fixed – the LPV approach was given a 5 year time frame when the GPS approach should have happened 10 years ago. This marked up document will be provided in Friday's Commission Pack. John did find out from Century West and Stan Allison, FAA, that they are waiting on 14 layouts and until they receive those they are not moving this plan forward. This allows time for the committee to reconvene. Commissioner Hupp stated that there is another serious approach from Aerocontrols for doing work on 737's.

C. Elimination of the Port Commissioner Districts

Commissioner Wallitner believes in term limits and best possible talent regardless of district. He is proposing the elimination of districts so that any qualified person within the entire Port district can run for Port Commissioner. The goal is to pull from a broader available talent pool. John Dobson had Skip Houser give an opinion on this issue. His opinion states to eliminate 3 Port districts would require a public vote. Both Commissioner's Wallitner and Hupp agree that there is no logical reason to split the Port districts into 3 segments as there is no distribution of projects into segmented Port districts. There are approximately 12,000 voters in the Port district. Ports were created to facilitate growth and provide jobs. Commissioner Miles stated that Mason County has 5 Ports. Is that necessary or can they work together in creating a county wide Port district? Would that be more beneficial? Commissioner Hupp suggests this is a different subject and not something that would be advantageous to our Port. John Dobson outlined the process per Skip's opinion and gave 2 options. Option 1: A petition – 10% of the number of voters to pass or Option 2: The commissioners can adopt a resolution. Once either of these take place the information is transferred to county auditor to be set up for election which would require a simple majority. Commissioner Hupp is interested in moving forward with a Resolution for the next decision making meeting. Commissioner Wallitner suggested further discussion. Commissioner Miles suggested doing the petition process. Both Commissioner Hupp and Wallitner agree that the voters would be heard through the election and are not interested in a petition. The Attorney also suggested doing a public hearing for feedback from voting community. Consensus was to gather more info, review RCWs and have further discussion at later meeting.

V. Staff Comments

A. Letter to Tom Loranger, Dept. of Ecology

John Dobson stated that he received a letter from DOE congratulating the Port for their work and cooperation with the City of Shelton and PUD #3. The letter brought up questions about the boundary of John's Creek and the interim compliance agreement that ended Dec 31, 2009 – question regarding water rights at Johns Prairie – questioning water used for sports field – letter to DOE outlining water concerns for JP. DOE shows claim for 1.25 acre feet. Port is sending letter asking for further clarification that also includes a FOIA asking for all related information on the specific claim.

Hall Equities

Presentation by city last Monday night – rebuttal will come on 5/05/10 – 3 minute allocation for each individual to testify – Port will ask for additional time to respond to commentary made at last meeting.

VI. Public Comments

Dedrick Allan – commented that the population for each port district was looked at in 2002 or 2003.

Jason Dose - would like a copy of new draft plan for airport. Port will supply digital copy directly following meeting. Also commented on a lack of publishing

of the Commission Agenda for the meeting. Discussion of model for workshops – modeling after county model vs. city model. Commissioners and administrative staff are sorting out the best way to conduct workshops. County sends out agendas in advance for meetings. Public would like agendas in advance, even if preliminary in nature. Agenda not typically set until Monday, variations often follow up until time of meeting. More staff involvement in meeting - goal is to open flow of communication within community.

Executive session began at 2:57pm – discussion Real Estate

At 3:20 Executive Session was extended to 3:30

Regular session reconvened at 3:23pm

Noted that Executive Session was discussion of real estate – no decisions made.

Matt Matayoshi, EDC present for the remainder of the meeting.

Commissioner Hupp noted that we need to add commissioner comments to workshop agenda

Commissioner Wallitner had a couple of items: Rob Goodwin – Rob's Excavating – offered to fix septic at fairgrounds for free – wants to fix. He called Commissioner Wallitner and was upset that no one was contacting him to do the work. John Dobson explained that he was quoted as stating he didn't need any permits to do the work. The Port needs to avoid work being done illegally or doing things we will then need to fix. The Port is still hoping to use his services in some manner. Health and safety work first must be completed before any outside work can be done. Volunteer work must be under another corporate entity. We are still working to get this into place. Timing is an issue in trying to coordinate with Patty Case, Skookum Rotary. John will call Mr. Goodwin to explain Port's position. Commissioner Wallitner said that the other issue Rob had was a car show at the inactive runway that was approved in this office prior to Terra leaving. John will also talk about this issue when he calls Rob. Commissioner Wallitner asked about the City meeting last Monday. John explained that the intention is to have Paul Roberts carry the presentation augmented by experts. Big picture is to set up so that the record reflects pertinent info for Growth Management Hearings Board.

Commissioner Wallitner also asked whether the beds for Haiti were still on Port property. He suspects that they are gone.

Commissioner Miles asked about the Marina inspection this past Saturday. Staff reported that the event was well attended – almost half were present. John had a conversation about Port helping to finance part of the Yacht Club's deck as goodwill outreach. Port working on cleaning up Marina. Working on new Patron Guide which will help clean up Marina. Too much money is needed to run and maintain Marina. Discussion of selling marina. All in agreement that it may be the best option. Need to check with Skip about the legalities and process to do this.

Commissioner Hupp asked Matt Matayoshi if he had any comments since he missed the public comment portion of the meeting. Matt indicated that he invited

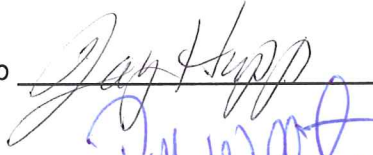
the Recruitment Section of the Dept of Commerce to visit the Port of Shelton. It was the first time their recruitment division has been to Mason County. This was a great for opening the door to any opportunities that might come through their office to remember what the Port of Shelton and Mason County has to offer.

VII. Adjournment

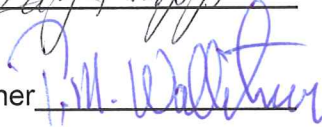
With no additional business and no action, Chairman Hupp adjourned the workshop of the Port of Shelton Commission at 3:42PM.

Minutes submitted by: Wendy Smith, Executive Assistant

Minutes approved by: Chairman Hupp



Minutes approved by: Commissioner Wallitner



Minutes approved by: Commissioner Miles

