



PORT COMMISSION OF THE PORT OF EDMONDS

MINUTES OF SPECIAL MEETING

December 29, 2014

COMMISSIONERS PRESENT

Jim Orvis, President
Bruce Faires, Secretary
Mary Lou Block

STAFF PRESENT

Bob McChesney, Executive Director
Megan Barnes, Administrative Assistant

COMMISSIONERS ABSENT

Fred Gouge
David Preston, Vice President

CALL TO ORDER

Commission President Orvis called the special meeting to order at 9:00 a.m.

PLEDGE OF ALLEGIANCE

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

CONSENT AGENDA

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

- A. APPROVAL OF AGENDA**
- B. APPROVAL OF DECEMBER 8, 2014 MEETING MINUTES**
- C. APPROVAL OF PAYMENTS IN THE AMOUNT OF \$263,872.38**

COMMISSIONER BLOCK SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

PUBLIC COMMENTS

No one in the audience indicated a desire to address the Commission.

CHANNEL MARKER LEASE

Mr. McChesney noted that he and Ms. Conner have been in discussions with the owners of the Channel Marker to lease space at Harbor Square, which was previously occupied by Las Brisas. Mr. McChesney outlined the essential terms of the proposed lease.

Mr. McChesney also noted that Ms. Conner does an excellent job managing the properties, as well as negotiating this lease. The Port is enthusiastic about this new opportunity, and looks forward to having the Channel Marker at Harbor Square. This new lease will bring occupancy just above 80%. Mr. McChesney further stated that the \$10,000 deposit plus four additional months are in lieu of a lease bond or personal guarantee. The Channel Marker is moving locations, and will be spending a considerable amount of money on tenant improvements for the space.

Commissioner Faires stated that this lease agreement is reflective of current market rates, and he feels comfortable with the deposit in lieu of a lease bond, as these are sufficient financial guarantees with little risk to the Port. He

also noted that this acceptable taking into consideration the Channel Marker will be doing all of their own tenant improvements in the space.

Mr. McChesney noted that they have gone over all rules and regulations with the lease, and have given notice to all existing tenants at Harbor Square. They have received only positive feedback from those tenants. He further stated that part of the tenant improvements will include soundproofing some walls, and adding bathrooms to the space.

COMMISSIONER FAIRES MOVED THAT THE COMMISSION APPROVE THE LEASE WITH JLM, INC. (THE CHANNEL MARKER SPORTS BAR) WITH THE SECURITY PROVISIONS AS PRESENTED. COMMISSIONER BLOCK SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

I-DOCK WATERLINE REPLACEMENT CONTRACT

Mr. McChesney stated that on November 29, 2014, a storm event damaged the main waterline to I dock, separating a fitting and shutting down water service to the fuel dock and I dock. Temporary repairs to the deteriorated line were not safe to conduct near the fuel line and a bid package was prepared to arrange for replacement of the water line. On December 8, 2014 the Port send out bid invitations and conducted a pre-bid meeting on December 12, 2014. Bids were received on December 18, 2014, and the low bidder was Bering Industrial Contractors for \$16,476.00 plus tax. The work will be substantially completed by January 31, 2015.

Commissioner Faires wanted to clarify that this was a result of a significant storm, and not an issue with the water line. He also asked if there was potential for the other docks to receive the same damage. Mr. McChesney noted that this was scheduled for replacement regardless, but that the storm preceded the replacement.

Commissioner Faires asked if we can expect other water lines to be replaced as well. Mr. McChesney noted that there are no other replacements scheduled at this time, and none are in need of immediate replacement, but Port staff will continue to diligently monitor the other water lines. He also wanted to note that the I dock waterline was in a more deteriorated condition than the remaining water lines.

COMMISSIONER FAIRES MOVED THAT THE COMMISSION AUTHORIZE THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH BERING INDUSTRIAL CONTRACTORS IN THE AMOUNT OF \$16,476 PLUS SALES TAX FOR THE BASE BID FOR THE I DOCK WATER LINE REPLACEMENT. COMMISSIONER BLOCK SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

COMMISSION COMMENTS AND COMMITTEE REPORTS

Commissioner Block reported on her attendance at the Mayor's meeting at Point Edwards. The pedestrian crossing at SR104 was discussed, as well as the train trench concept. Commissioner Block noted is it important for the Port to follow these issues.

Commissioner Orvis noted that this was his final meeting as Commission President, and he again thanked everyone.

ADJOURNMENT

The Commission meeting was adjourned at 9:18 a.m.

Respectfully submitted,



Bruce Faires
Port Commission Secretary