



**Port of Kingston Board of Commissioners  
Special Meeting**

**10/10/2016 7:00 PM  
Village Green Community Center - Windermere Room: 26159 Dulay Rd NE  
Kingston, WA 98346**

**Meeting called by:** Port of Kingston Commissioners

**Type of meeting:** Special Meeting

**Meeting Minutes**

**Commissioners Present**

Commissioner Walt Elliott  
Commissioner Bruce MacIntyre  
Commissioner Mary McClure

**Commissioners Excused**

**Staff Present**

Executive Director, Jim Pivarnik  
Recording Secretary, Samantha Berger

**Counsel Present**

Goodstein Law Group, Carolyn Lake

**Public In Attendance: 8**

- 1. CALL TO ORDER: 7:00 p.m.**
- 2. PLEDGE OF ALLEGIANCE**
- 3. PUBLIC COMMENT:** *Citizens addressed the Commission with comments related to Port business, including items on the agenda. Absentee comments submitted via email by the public in response to the Commission's consideration of the endorsement of Ballot Initiative: Kitsap Transit Proposition No. 1 were presented to the Board prior to the meeting and are listed below as public comments for the record:*

**Sonny Woodward:** Mr. Woodward shared information from the Puget Sound Regional Counsel that reported on Ferry Trends and growth, with data forecasts out to 2040 and projections for a population increase of up to 1mil new residents in the Puget Sound region. He provided a recap of the ferry system's shortcomings in the last 20 years, noting that in 1998 voters approved \$120mil for passenger-only ferry services; 53% of which was taken away and redirected, and we have seen no progress - he believes that now is the time for Kitsap Transit's Fast Ferry. Mr. Woodward is in support of Kitsap Transit's Proposition No. 1, and is *for* the Commission's endorsement of the Ballot Initiative.

**Don Hutchins:** Mr. Hutchins has been a resident of Kitsap County since 1981. He addressed the Board with comments in support of Kitsap Transit's Fast Ferry, noting his viewpoint that public transit never pays its own way; a tax-funded passenger ferry is needed. Mr. Hutchins is in support of Kitsap Transit's Proposition No. 1, and is *for* the Commission's endorsement of the Ballot Initiative.

**John Lyon-Smith:** Mr. Lyon-Smith addressed the Board, noting that as a regular commuter to Seattle he very much supports a passenger ferry service from Kingston to Seattle. Mr. Lyon-Smith expressed some concerns about the planning and logistics aspect of the proposed ferry service, recalling past experiences of markedly poor communication of schedule changes, delays and cancellations of ferry routes and poor back-up planning and coordination between transit service providers. He commented that commuters need to be able to count on Kitsap Transit's Fast Ferry service to make smart scheduling decisions, coordinate with connecting transit providers to ensure reliability, and to keep riders informed of any schedule deviations through live updates online. He does believe that if it is executed well, that the Fast Ferry is a valuable resource for commuters and Kingston. Mr. Lyon-Smith is in support of Kitsap Transit's Proposition No. 1, and is *for* the Commission's endorsement of the Ballot Initiative.

**Mary Gleysteen:** Ms. Gleysteen is a longtime resident of Kitsap County. She addressed the Board with strong reservations regarding Kitsap Transit's ability to provide reliable and effective passenger ferry service. She expressed her opinion that Kitsap Transit does not service Kitsap County well with its existing transit system, and that they need to work on developing and refining the scheduling of their existing services before they add an additional transit service. Ms. Gleysteen also expressed her concerns about the potential negative impact the Fast Ferry service would have on Kingston as a community, noting her observation of a visible increase in the homeless population in Kingston and speaking on the impact this could possibly have on available affordable housing for existing Kingston residents. She does not want to see the current residents of the community displaced as she experienced while living in the community of Bainbridge Island. Ms. Gleysteen does not support Kitsap Transit's Proposition No. 1, and is *against* the Commission's endorsement of the Ballot Initiative.

**Cynthia McCurdy:** Ms. McCurdy addressed the Board with comments in support of the Fast Ferry, and that every time a passenger-only ferry service has been attempted she has been in strong support. Ms. McCurdy agreed with the concerns and reservations expressed by Mr. Lyon-Smith and Ms. Gleysteen regarding reliability, scheduling and communication of alerts to passengers, but she feels that the technology available today is far more advanced than was available during times that this route was attempted in the past. Ms. McCurdy believes that if Kitsap Transit utilizes the technology available to better communicate service interruptions

to its rider base, and can effectively match land transit and passenger ferry schedules, that it will be providing a valuable service. Ms. McCurdy is in support of Kitsap Transit's Proposition No. 1, and is *for* the Commission's endorsement of the Ballot Initiative.

**Jon Rose:** Mr. Rose addressed the Board with comments regarding the proposed Fast Ferry service, opening with feedback he received while attending KCAC events that were summarized as: "What's Kingston going to be like in 20 years?" He described an observation of modest changes in the last 20 years, and does not anticipate much change in the next two decades. Mr. Rose spoke on what it might take to make Kingston's Downtown more vibrant, commenting that unless something happens - a step shift in change - that the community will not see a change in the trend of shuttered storefronts along Kingston's Downtown Corridor. He views the Fast Ferry as being the best solution for Kingston, and it being a catalyst for the positive economic change the community needs. Mr. Rose also presented the Board with data from studies conducted on the Agate Passage Bridge, noting concerns about the longevity of the bridge's service as the only connector for commuters traveling from the Olympic and Kitsap Peninsulas to Seattle via the Bainbridge Island Ferry, and that based on that data, the addition of the Fast Ferry service to Kingston, Bremerton and Southworth would not only expand transportation options for those travelers, but would also extend the viability of the Agate Pass/SR305 corridor by more evenly dispersing ferry traffic along Kitsap County's Puget shoreline. Mr. Rose believes that the last attempt for a passenger-only ferry service failed because the demands the service placed on the Port's then Staff of 10 employees could not be sustained; Kitsap Transit is equipped to handle the service with its existing workforce and the manpower that will be provided through its collaboration with King County to operate the vessels. Mr. Rose is in support of Kitsap Transit's Proposition No. 1, and is *for* the Commission's endorsement of the Ballot Initiative.

**ABSENTEE COMMENTS SUBMITTED VIA EMAIL:**

**Nancy Langwith:** "I strongly support the Fast Ferry and urge you to endorse the Kitsap Transit Proposition No 1 to bring the Fast Ferry to fruition. The Fast Ferry will give Kitsap residents access to the many resources and amenities of the Greater Seattle area, but more importantly it will significantly positively impact the economic vitality of the Greater Kingston area by bringing not only tourists, but also residents that are now able to live and enjoy a walkable downtown with a convenient connection to the Seattle area. I urge you to endorse the proposition. Thank you for considering the endorsement and providing an opportunity for citizens to comment." Ms. Langwith is in support of Kitsap Transit's Proposition No. 1, and is *for* the Commission's endorsement of the Ballot Initiative.

**Tony & Kim Clark:** “My name is Tony Clark. My wife and I are the owners of The Kingston Ale House and I also am serving as the Commodore for the Kingston Cove Yacht Club this year. I wanted to offer my opinion on the Port’s endorsement of the Fast Ferry for Kingston. I absolutely think the port should endorse this measure and encourage the people of the Port District to vote in favor of this ferry.

I could give you a million reasons why I believe this is a good idea but it all boils down to one simple fact. It would be good for Kingston. It will bring visitors here and allow residents to have greater and quicker access to Seattle. As someone who works a regular job during the week having a fast way to get to Seattle would be fantastic. It would not only allow me to get to work and back much faster it would give me time back from commuting and that is more valuable than anything.

I hope the port will be in favor of this ballot initiative. I look forward to hearing your position on this.” Mr. & Mrs. Clark are in support of Kitsap Transit’s Proposition No. 1, and are *for* the Commission’s endorsement of the Ballot Initiative.

**Jerry Kirschner:** “I would urge you to pass a resolution supporting the Kitsap Transit Proposition No. 1 “Fast Ferry”. Hopefully, as you have done in the past, you will recognize the potential for not just sustaining the economic vitality within Kingston, but also help our area grow by bring visitors to north Kitsap, by helping our residents save time in transiting to/from Seattle, by encouraging residential development in Kingston's UGA and by encouraging mom and pop retail and service businesses in the Kingston area. Please support this proposition.” Mr. Kirschner is in support of Kitsap Transit’s Proposition No. 1, and is *for* the Commission’s endorsement of the Ballot Initiative.

**Ken Dalgleish:** “I fully support the initiative.” Mr. Dalgleish is in support of Kitsap Transit’s Proposition No. 1, and is *for* the Commission’s endorsement of the Ballot Initiative.

**Jeff & Katrina Hays:** “I am a Kingston resident and rent space at the Port of Kingston. I live a block from the Port property. I am in favor of establishing a tax payer subsidized passenger only ferry between Kingston and Seattle.” Mr. & Mrs. Hays are in support of Kitsap Transit’s Proposition No. 1, and are *for* the Commission’s endorsement of the Ballot Initiative.

**Sonny Woodward:** “The new proposed Passenger Ferry is a very needed operation for all of Kitsap County, please vote in favor of this Service.” Mr. Woodward is in support of Kitsap Transit’s Proposition No. 1, and is *for* the Commission’s endorsement of the Ballot Initiative.

**John Evans:** “I would urge the Port Commission to not endorse Kitsap Transit Proposition No. 1 - Passenger-Only Ferry Investment Plan and Sales & Use Tax. That government is best which governs least. We do not need more government nor more taxes.” Mr. Evans does not support Kitsap Transit’s Proposition No. 1, and is *against* the Commission’s endorsement of the Ballot Initiative.

#### 4. ACTION ITEMS:

##### **A. Commission Deliberation on Endorsement of Ballot Initiative: Kitsap Transit Proposition No. 1 - Passenger-Only Ferry Investment Plan and Sales & Use Tax**

The commission held a discussion regarding the endorsement of Ballot Initiative: Kitsap Transit Proposition No. 1 “Fast Ferry”. Comments received from the public were considered, and active public comment was accepted prior to and during the deliberation on the endorsement of the initiative.

Commissioner MacIntyre commented on his ridership of prior passenger-only ferry services between Kingston and Seattle, and his having served on the Advisory Committee for a previous passenger-only ferry route. He stated that he agreed with comments made both for and against the proposition, with an understanding that there was a possibility that should the measure pass, there would likely be consequences and problems that would arise. He commented on the potential for an impact on parking at the Port, and that a pro-active approach should be taken regarding the handling of potential issues as they arise. He stated that he did not have any concern that tax dollars might be diverted away from the Ferry, but did voice the concern that Kitsap Transit’s projections on ferry ridership might be optimistic. He stated that he intended to vote in support of the initiative personally, and that he would vote in support the Port’s endorsement of the ballot initiative.

Commissioner Mary McClure noted that since the early 1990’s, a ferry service connecting Kingston to Downtown Seattle has been an important addition to the community. She stated that the current generation of Kingston residents are charged with the responsibility of trying to be wise about the future we are creating for our children. She commented that the “Fast Ferry” is an opportunity to make a wise decision for that future, that it would be an asset to Kingston and that it would provide for the continuance of this amazing community, as well as the surrounding communities of the North Kitsap Peninsula. She did voice her agreement with potential concerns about Kitsap Transit’s approach to the plan, noting that she had questions on their focus and development of ground transit routes and planning to support the integration of transit needs arising from the addition of the ferry into their existing routing. She noted that she felt it is too late to make substantial changes to support those needs, and too early for provisos; and that a program with flexibility will move forward if given a basic funding floor to build off of. She stated that she saw no reason not to support the initiative, commenting that “if this is not the Port’s right role, then what is?”. She concluded her comments stating that she would vote in support of the Port’s endorsement of the ballot initiative.

Commissioner Walt Elliott commented that the Port’s mission is economic development. He commented about his experiences as a long-time resident of Kingston, having watched the town ramp up from the late 1980’s into the 1990’s, and the detrimental impact the Recession had on the community - reflected in its

empty storefronts. He commented on the great potential for the community with the fast-growing tech industry in Seattle, Lake Union and Everett, noting Kingston's tremendous opportunity for economic growth through the bedroom community market. He commented on his understanding of the concerns voiced regarding the uncertainty, noting that it should be a risk that we should be willing to take. He commented on the importance of connecting young families and active members of the workforce to jobs available across the Puget Sound, and that to grow the community and maintain the benefits of that growth, those people need to be able to have access to those jobs.

Commissioner Mary McClure noted the value in reflecting comments back to Kitsap Transit regarding concerns on reliability, the development of a "Plan B", and routing logistics and circulation development. It was requested that Port Staff summarize those concerns and potential issues to present to Kitsap Transit for them to address. Public comment was received from Mr. Sonny Woodward, Mrs. Cynthia McCurdy, Mrs. Barb MacIntyre, Mr. Don Hutchinson, Mr. John-Lyon Smith, and Ms. Mary Gleysteen to provide Port Staff with a list of those concerns to present to Kitsap Transit. Staff will provide the Board and the Public with this synopsis at the next Regular Meeting of the Commission on October 26<sup>th</sup>, 2016.

**Motion:** Endorse Kitsap Transit Proposition No. 1 - Passenger-Only Ferry Investment Plan and Sales & Use Tax

**Moved by:** Commissioner Mary McClure

**Seconded by:** Commissioner Bruce MacIntyre

**Action:** Passed 3-0

#### **B. Vessel "Kingston Express" - Maintenance & Haul Out Scheduling**

Executive Director Jim Pivarnik discussed maintenance requirements for vessel "Kingston Express", noting that during a routine inspection and appraisal of the vessel, it was found that the bottom paint needs to be re-coated. It was noted that it has been four years since the Express' last out of water maintenance, and this preventative work needs to be completed as soon as possible. Port Staff has tentatively scheduled an October 24<sup>th</sup>, 2016 appointment with the Port of Port Townsend for haul-out and shipyard services pending Commission approval. Two bids to perform service were received: one from Bottom's Up Marine Services, and the second from Craftsman United, both located in Port Townsend. An approximation of fees for the required maintenance services was presented to the Board, with maintenance service estimates totaling \$10,000.00, and round-trip hoist charges and yard fees from the Port of Port Townsend totaling \$3,000.00. During this time, a hull survey and USCG Certificate of Inspection will also be completed on the vessel, which Executive Director Pivarnik noted was included in the estimated amount presented.

He stated that these are estimated amounts pending discovery of further maintenance items requiring attention once the vessel is out of water, and it is anticipated that the total expense is not to exceed \$15,000.00. The vessel is scheduled to be out of water for 10 days, which would provide time for the Commission to call a Special Meeting to discuss any discoveries that would incur costs exceeding that amount.

**Motion:** Authorize Executive Director to have vessel “Kingston Express” taken to Port Townsend for routine maintenance and bottom paint.

**Moved by:** Commissioner Bruce MacIntyre

**Seconded by:** Commissioner Mary McClure

**Action:** Passed 3-0

### **C. Rental of Tent for Chamber of Commerce Holiday Events**

Executive Director Jim Pivarnik presented the Board with the proposal that the Port provide a tent for the Chamber of Commerce’s holiday festivities, and that in meetings with the Chamber and the Chamber’s Events Committee it was expressed that having a tent up for Santa to have a sheltered place to meet the kids, as well as a protected space to provide attendees with hot cocoa and hot cider would really help the events. Port Staff investigated having the current tent stay up for a few more months, but the County Permit does not allow for an extension. Port Staff solicited bids for putting up a tent for this event, and received a quote from Advanced Rentals for delivery and installation of a 20’ x 40’ tent with sidewalls. The quoted price for tent rental from Friday, December 2<sup>nd</sup> to Monday December 5<sup>th</sup> is \$945.00. This price includes set-up and breakdown by the rental company. Commissioner McClure and Commissioner Elliot requested details on the allocation for this expense, and it was determined to be a Promotional Expenditure. The permitting restrictions on the existing tent were discussed, and with the Rotary Tent only allowed to stay up for six months, and Port Staff will explore the possibility of putting the Rotary Tent up in June instead of May to extend the availability of the tent for functions into the more weather-heavy months. The issue of needing to put the tent away in a dry condition was discussed, and it was noted that attempting to extend the tent’s availability into the wet season by moving the date it is put up every year could lead to problems. It was noted that it may become an expectation that the Port provide a tent every year following this, and that a discussion should be held regarding the integration of that anticipated expense into future planning should the expectation arise. It was agreed that the value to the community exceeded the expense to the Port. This expense falls within the Executive Director’s spending authority, and no motion was required to approve the Port’s contribution to the community holiday events by providing a tent on the dates described.

#### **D. Mike Wallace Park Performing Arts Pavilion - Weather Protection for Stage**

Executive Director Jim Pivarnik presented the Board with solutions and quotes for a proposed weather barrier system for the Stage at Mike Wallace Park. Port Staff met with a canvas company, and an option was presented that includes curtains for the back of the stage and a retractable awning on the water side of the stage, with a price quote of \$6,300.00. An additional option that replaces the back curtains with a second retractable awning was estimated to cost \$8,000.00. Awning material would be made of "Sunbrella" canvas and would be made in "Hemlock Green" to best coordinate with the stage and surrounding landscape. Commissioner Elliott noted that there is no weather-protected waiting area for passenger pick up, and requested that Port Staff investigate options to provide people waiting for transportation a place that is protected from the elements. Staff will investigate options for a passenger shelter and will return results to the Board for discussion at a later date.

**Motion:** Authorize Executive Director to proceed with procurement of fabrication and installation of weather protection awning system for the Stage at Mike Wallace Park.

**Moved by:** Commissioner Mary McClure

**Seconded by:** Commissioner Bruce MacIntyre

**Action:** Passed 3-0

#### **5. STAFF COMMENTS:**

Port Staff announced the winners of the raffle drawing held at the Port's booth at the KCAC Annual Open House September 28<sup>th</sup>, 2016. Two winners were drawn to receive a Port of Kingston embroidered logo zip-up fleece: one Mr. Jerry Kirschner, and one Ms. Judy Plunkett. Congratulations, and thank you for showing your support for the Port! Executive Director Jim Pivarnik approached the board with a recommendation that the Port consider contracting with a new broker to sell vessel "Kingston Express", having contacted one that specializes in passenger ferries on a global basis. Contact has already been made with Pinnacle Marine Corporation, and a contract is pending a proposal that Staff will submit to the Board for review at a future meeting. It was noted that the listing price of the vessel will be set to include the value of the maintenance items scheduled to be performed at the end of October.

#### **6. COMMISSIONER COMMENTS:**

Commissioner Bruce MacIntyre commented on his attending the first half of the Stakeholder's Meeting, with presenters there discussing efforts to raise funds to purchase 2,000 acres for a county park. They have until July 2017 to raise the funds. This project has great potential to increase tourism draw to the area.

Commissioner Walt Elliot commented on his interest in holding a meeting with Heartland LLC prior to Christmas 2016 to discuss topics relating to the CERB Grant Feasibility Study. Executive Director Pivarnik requested clarification that Commissioner Elliott desired scheduling this meeting prior to the Port's receipt of the signed contract from CERB, and it was confirmed that the board would like to proceed. Executive Director Pivarnik confirmed that a meeting would be scheduled with Heartland prior to December 21<sup>st</sup>, 2016.

Commissioner Mary McClure requested a clarification on the current established schedule for Monday morning Commission Work Sessions, Special Meetings and Regular meetings on the calendar for the balance of 2016, and she reminded the Board and Port Staff that she was still anticipating being unavailable on select dates due to Jury Duty.

Public Comment was received from Ms. Mary Gleysteen at the conclusion of Commissioner Comments, and she inquired as to whether or not vessel "Kingston Express" was listed for sale on Craigslist. Executive Director Jim Pivarnik answered her question, responding that the vessel was not listed on the classifieds site.

**7. NEXT REGULAR MEETING DATE:** Wednesday October 26<sup>th</sup>, 2016 at 7:00 p.m.

**8. ADJOURN:**

**Motion:** To adjourn Meeting at 8:37 p.m.

**Moved by:** Commissioner, Bruce MacIntyre

**Seconded by:** Commissioner, Mary McClure

**Action:** Passed 3-0.

**Meeting attested by:**

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Recording Secretary, Samantha Berger

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Commissioner, Walt Elliott

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Commissioner, Bruce MacIntyre

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Commissioner, Mary McClure