

**MINUTES OF THE PORT OF BELLINGHAM COMMISSION MEETING
HELD TUESDAY, MAY 5, 2015
HARBOR CENTER BUILDING CONFERENCE ROOM
1801 ROEDER AVENUE, BELLINGHAM, WASHINGTON**

Present:	Commissioners:	
	President	Dan Robbins
	Vice President	Jim Jorgensen
	Secretary	Michael McAuley
Staff:		
	Rob Fix	Executive Director
	Dan Zenk	Aviation Director
	Mike Stoner	Environmental Programs Director
	Tamara Sobjack	Finance Director
	Fred Seeger	Facilities Director
	Elizabeth Monahan	Human Resources Director
	Dan Stahl	Maritime Director
	Sylvia Goodwin	Planning and Development Director
	Shirley McFearin	Real Estate Director
	Dodd Snodgrass	Economic Development Specialist
	Neil Clement	Emergency Management and Security Officer
	Frank Chmelik	Port Counsel
	Diane McClain	Executive Secretary

CALL PUBLIC MEETING TO ORDER AND RECESS TO CLOSED EXECUTIVE SESSION

Commissioner Robbins called the meeting to order at 2:00 p. m. to report that the purpose of the closed session would be to discuss real estate transactions pursuant to RCW 42.30.110(1)(c).

RECONVENE PUBLIC MEETING AND ROLL CALL

Commissioner Robbins called the meeting to order at approximately 3:04 p. m.

PUBLIC COMMENT PERIOD

No one signed up for the public comment period.

CONSENT AGENDA

Motion: Adopt Consent Agenda items A through C as follows:

- A. Approve the minutes of the April 7, 2015, and the April 21, 2015, regular Commission meetings.

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- B. Approve a Month to Month Lease Agreement between the Port of Bellingham and the Bellingham Squadron of the Civil Air Patrol for premises located at the former Washington National Guard Facility.
- C. Approve a Memorandum of Airport Land Lease for Aviation Component Services, Inc., as required by lender.

Discussion: None.

Motion approved with a 3-0 vote.

PRESENTATIONS:

1. Update – Draft RI/FS – Blaine Marina, Inc. (MTCA) site.

Environmental Programs Director Mike Stoner provided a brief overview of the Port property that includes the Blaine Marina, Inc. site, used for fueling operations for over 50 years. This particular site overall is in poor condition; contains aging structures, various levels of contamination and Above-ground Storage Tanks (AST). This is a Model Toxics Control Act (MTCA) cleanup site and under an Agreed Order (AO) with the Department of Ecology (Ecology) to perform a Remedial Investigation/Feasibility Study (RI/FS) to assess the site and evaluate the cleanup options. Of the 6 cleanup alternatives, ranging in cost from \$1.9 million to \$4.7 million, Alternative 2 has been identified by Ecology as the preferred alternative, pending public comment. Alternative 2 allows for the removal of the fuel ASTs, contaminated soil, bio-remediation, and extension of the sheet pile bulkhead at an estimated cost of \$2.2 million. Ecology has indicated that 50% of the cost would be MTCA grant eligible. The next steps for this MTCA site include: Ecology public comment period on the draft RI/FS from May 18 to June 16, 2015, Ecology public comment on the draft Cleanup Action Plan and Consent Decree in 2015/2016, Remedial Design and Permitting in 2016, and site Cleanup/Construction to occur in 2017.

2. Update – Recreation Northwest: Economic Impact of Recreational Activities in Whatcom County.

Economic Development Specialist Dodd Snodgrass introduced Executive Director Todd Ellsworth and Executive Manager April Claxton from Recreation Northwest. Commissioner McAuley announced that as a member on the Recreation Northwest board, he would not be commenting or voting on any action if presented to the Commission. It was also clarified that under the delegation of powers, Executive Director Rob Fix authorized the Port's participation in the funding of a recent study. Port Counsel Frank Chmelik agreed with Commissioner McAuley's statement.

Mr. Ellsworth and Ms. Claxton provided an overview of their organization and thanked the Port for use of Port property during recreational events such as the Bellingham Traverse and for contributing to the funding of the Whatcom Recreation Economy Study, along with the City of Bellingham, Whatcom County and Bellingham Whatcom Tourism. The recently released study provided by Earth Economics focused on recreation businesses; expenditures and

revenues, consumer spending and how the money flows throughout the county. The study discovered Whatcom County is a very active and aesthetic county. Individuals spend on average 78.1 days a year outdoors, resulting in 279 recreation businesses, 3,728 jobs, producing \$508 Million annually in revenue, \$705 million annually in recreation spending, \$6-10 Billion in ecosystem services, all contributing to the recreation economy in Whatcom County.

ACTION ITEMS:

1. SECURITY SERVICES CONTRACT.

Motion: Authorize the Executive Director to enter into a Security Services Contract with Pacific Security for the period of June 1, 2015, through May 31, 2016, for an annual bid amount of \$257,458.76 plus \$25,746 (10%) contingency for a total amount of \$283,204.76.

Discussion: Emergency Management and Security Officer Neil Clement reported the current security services agreement with Pacific Security expires May 31st and of the 3 responses to the Port issued Request for Proposals (RFP), one submitted was non-responsive and local contractor Pacific Security submitted the lowest responsive bid. Commissioner McAuley discussed hourly wages of security officers and suggested in the future, the Port might consider other selection criteria besides the lowest responsive bid.

Motion approved with 3-0 vote.

2. AQUATIC LANDS REMEDIATION EASEMENT WITH DNR FOR THE WHATCOM WATERWAY SITE.

Motion: Authorize the Executive Director to execute an Aquatic Lands Sediment Remediation Easement with the Washington State Department of Natural Resources (DNR) for the Whatcom Waterway Site.

Discussion: Environmental Programs Director Mike Stoner reported the Port and Department of Natural Resources (DNR) have been working together for several years to address historic contamination problems within the Whatcom Waterway Model Toxics Control Act (MTCA) site. In 2007, both parties entered into an Interlocal Agreement and later, a Consent Decree with Ecology for the remediation of this site. The necessary permits have been acquired and the cleanup project is out to bid. As part of Phase 1 of the MTCA cleanup on state-owned aquatic land, the proposed remediation easement with DNR is necessary for the removal, capping, future monitoring and maintenance of contaminated sediment; consistent with the Port/DNR Interlocal Agreement and the Consent Decree.

Motion approved with 3-0 vote.

3. AMENDMENT NO.1 TO THE INTERLOCAL AGREEMENT WITH THE CITY OF BLAINE REGARDING DEVELOPMENT IN THE WHARF DISTRICT.

Motion: Authorize the Commission President to execute Amendment No. 1 to the Interlocal Agreement with the City of Blaine regarding the development of the Wharf District.

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Discussion: Planning and Economic Development Director Sylvia Goodwin reported that in 2006 - 2007, the City of Blaine and the Port prepared and adopted a Master Plan for the visioning of the Wharf District in Blaine. The Master Plan specifies project management responsibility and planning level cost estimates for public improvements but does not apportion costs for jointly funded projects or third party contributions. In 2008, the two parties entered into an Interlocal Agreement (IA) regarding development in the Gateway Area of the Wharf District, east end of Marine Drive. The proposed Amendment No. 1 to the IA pertains to the funding of a condition survey of the bulkhead, public roadway and bank stabilization in Development Area 5d. This amendment was approved by the City of Blaine on April 27, 2015. The Commission discussed the ownership, management and function of the riprap, breakwater, bulkheads, roadway, and public right of way, access to the Fisherman's Pier.

The next steps involve obtaining cost estimates as a result of the condition survey proposed in Amendment No. 1.

Motion approved with 3-0 vote.

NEW BUSINESS

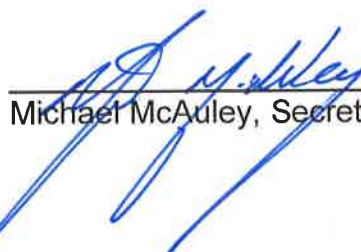
None.

ADJOURN

As there was no further business, the meeting was adjourned at approximately 4:25 p.m.



Daniel M. Robbins, President



Michael McAuley, Secretary