



**SPECIAL COMMISSION BUSINESS MEETING**  
**July 12, 2018 at 8:30am**  
**City of Port Angeles City Council Chambers**  
**AGENDA**

- I. CALL TO ORDER / PLEDGE OF ALLEGIANCE**
- II. RECAP OF JULY 2, 2018 DISTRICT LISTENING SESSIONS**
- III. OPTIONS FOR JOHN WAYNE MARINA**
  - A. Direction to Staff
  - B. Resolution 18-1176 – Property Tax Levy
- IV. PUBLIC COMMENTS SESSION (total session up to 20 minutes)**
- V. EXECUTIVE SESSION** The Board may recess into Executive Session for those purposes authorized under Chapter 42.30 RCW, the Open Public Meetings Act.
- VI. ADJOURN**

**RULES FOR ATTENDING COMMISSION MEETING**

- Signs, placards, and noise making devices including musical instruments are prohibited.
- Disruptive behavior by audience members is inappropriate and may result in removal.
- Loud comments, clapping, and booing may be considered disruptive and result in removal at the discretion of the Chair.

**RULES FOR SPEAKING AT A COMMISSION MEETING**

- Members of the public wishing to address the Board on general items may do so during the designated times on the agenda or when recognized by the Chair.
- Time allotted to each speaker is determined by the Chair and, in general, is limited to 3 minutes.
- Total time planned for each public comment period is 20 minutes, subject to change by the Chair.
- All comments should be made from the speaker's rostrum and any individual making comments shall first state their name and address for the official record.
- Speakers should not comment more than once per meeting unless their comments pertain to a new topic they have not previously spoken about.
- In the event of a contentious topic with multiple speakers, the Chair will attempt to provide equal time for both sides.

# Important Considerations

## JWM and the Port's Mission Implications of What We Learned

*Karen Goschen, Executive Director*

# Should the Port Subsidize JWM for Replacement of Marina Improvements?

- ***Our county is still in need of economic development***
  - While the county has diversified its economic base, it is not as strong as it was in the 1980s
- ***The Port's statutory authority is centered on economic development***
- ***The Port's strategic plan guides our investment***
  - Recreation was not a strategic priority
- ***The Port has other capital projects in need of funds that will retain and/or create new jobs***
- ***Difficult to justify using Port funds***
  - Will not result in creating new jobs
  - Will retain some jobs



# Is a Levy Lid Lift a Fair Way to Pay for JWM Float Replacement?



- The Port can only levy taxes district wide
- \$250,000 home pays \$44.77/yr to the Port
  - current levy \$.17906
- Estimate a levy lid lift of \$0.0637/\$1000 assessed value
  - 35.6% increase on a \$250,000 home is \$15.92 more per year

# What are the Options for JWM?

- ***Other Government***

- County, City, Metropolitan Park District supported by taxes where parks & recreation is part of their mission
- Other government or public purpose entity

- ***Nonprofit Entity***

- Marine research, maritime education and recreation, marine environmental education and stewardship, historical and cultural conservation, land/shoreline trust, marina tenants coop

- ***For Profit Entity***

- Public use requirements can be enforced by the Port, County, City of Sequim and the public



# What are the factors affecting the transfer of JWM assets?

*Sale price*

*Expertise*

*Capacity to make future improvements*

*Nonprofit purpose*

*Ability to create more jobs*

*Long-term viability of the entity*



***Many things must be balanced!***

# Maintaining Public Access is Important!

***The Port believes that any future option should consider:***

- Retain public access to marina facilities, beach, picnic areas and parking
- Support a vibrant community yacht club
- Support community events
- Support tribal aquaculture
- Collaborate with John Wayne Enterprises

RESOLUTION NO. 18-1176

A RESOLUTION PROVIDING FOR THE SUBMISSION TO THE QUALIFIED ELECTORS OF THE PORT OF PORT ANGELES AT AN ELECTION TO BE HELD ON NOVEMBER 6, 2018, OF A PROPOSITION AUTHORIZING AN INCREASE TO THE PORT'S REGULAR PROPERTY TAX LEVY AND THE PORT'S PROPERTY TAX LEVY BASE TO \$0.24 PER \$1,000 OF ASSESSED VALUATION IN ORDER TO PAY COSTS OF JOHN WAYNE MARINA MAINTENANCE AND TO FUND FACILITY RENOVATIONS.

WHEREAS, the Port of Port Angeles, Washington (the "Port") owns, maintains and operates the John Wayne Marina (the "Marina"); and

WHEREAS, the Marina is in need of capital improvements and updates and additional ongoing maintenance (collectively, "Marina Improvements"), all of which will require funding not currently provided for within the Port's resources; and

WHEREAS, the Port is in need of additional funding to support the Marina's ongoing capital and maintenance needs; and

WHEREAS, RCW 84.55.050 authorizes the voters of a port district to permit the levy of taxes in excess of the levy limitations established in RCW 84.55.010 pursuant to a "levy lid lift"; and

WHEREAS, the Port Commission proposes to present a ballot proposition to the Port's voters to increase the Port's regular property tax levy from the current amount of \$0.179064474802 per \$1,000, to \$0.24 per \$1,000 for collection in 2019 and to provide that the dollar amount of such levy be used for the purpose of computing the limitations for subsequent levies provided for in RCW ch. 84.55.

NOW, THEREFORE BE IT RESOLVED BY THE PORT COMMISSION OF THE PORT OF PORT ANGELES AS FOLLOWS:

Section 1. Anticipated initial major capital improvement expenditures include:

- i. Parking Lot Rehabilitation Phase I;
- ii. Sewer Connection to Sequim;
- iii. Parking Lot Rehabilitation Phase II;
- iv. Administration Building Maintenance and Improvements;
- v. Marina Redevelopment; and
- vi. Shoreline and Breakwater Restoration.

Future Marina Improvements, including operation and maintenance priorities, will be identified and undertaken in accordance with the Port's operating plan and capital improvement program as updated over time and as prioritized by the Port Commission.

The cost of all necessary architectural, engineering, financial, legal and other consulting services; inspection and testing; administrative expenses; and other costs incurred in connection with the foregoing Marina Improvements, shall be deemed a part of such Marina Improvements.

The Port Commission shall determine the exact specifications for the Marina Improvements as well as the timing, order and manner of completing the Marina Improvements. By resolution, the Commission may alter, make substitutions to and amend the description of any Marina Improvement as it determines is in the best interests of the Port and consistent with the general descriptions provided herein. By resolution, the Port Commission shall determine the application of moneys available for the Marina Improvements set forth above so as to accomplish, as nearly as may be, all of the Marina Improvements described.

Section 2. It is hereby found that the best interests of the citizens of Clallam County require the submission to the qualified electors of the Port, for approval or

rejection at the general election to be held on November 6, 2018, of a proposition to increase the Port's regular property tax levy to \$0.24 per \$1,000 of assessed valuation for collection beginning in 2019 for the Marina purposes described herein (which amount shall be increased by the limit factor in each of the subsequent limitations). The dollar amount of such increased levy in 2019 shall be used for the purpose of computing the limitations for subsequent levies provided for in RCW ch. 84.55. The Clallam County Auditor, as *ex officio* supervisor of elections in Clallam County, Washington, is hereby requested to assume jurisdiction of and to submit to the qualified electors of the Port the proposition hereinafter set forth.

The Secretary of the Port Commission is hereby authorized and directed to certify the proposition to the Clallam County Auditor in substantially the following form:

PORT OF PORT ANGELES  
PROPOSITION NO. \_\_\_\_

LEVY FOR JOHN WAYNE MARINA MAINTENANCE AND  
CAPITAL IMPROVEMENT

The Port Commission of the Port of Port Angeles adopted Resolution No. 18-1176 concerning a proposition for a levy rate increase. To support funding for John Wayne Marina maintenance and capital improvements, the Port's regular property tax levy base shall be increased permanently to \$0.24 per \$1,000 of assessed value for collection in 2019 and the dollar amount to be collected in 2019 shall be used for the purpose of computing the limitations by the limit factor for subsequent levies within the limitations provided by RCW ch. 84.55. Should this proposition be:

APPROVED? .....

REJECTED? .....

Section 3. If a section, subsection, paragraph, sentence, clause, or phrase of this resolution is declared unconstitutional or invalid for any reason by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this resolution.

Section 4. This resolution shall be effective from and after the date of its adoption.

ADOPTED by the Board of Commissioners of the Port of Port Angeles at a regular meeting held this 12<sup>th</sup> day of July, 2018.

PORT OF PORT ANGELES, WASHINGTON  
BOARD OF COMMISSIONERS

By: \_\_\_\_\_  
Connie L. Beauvais, President

By: \_\_\_\_\_  
Steven D. Burke, Vice-President

By: \_\_\_\_\_  
Colleen M. McAleer, Secretary

CERTIFICATE

I, the undersigned, Secretary of the Port Commission (the "Commission") of Port of Port Angeles, Washington, (the "Port") and keeper of the records of the Commission, DO HEREBY CERTIFY:

1. That the attached resolution is a true and correct copy of Resolution No. 18-\_\_\_ of the Commission (the "Resolution"), duly passed at a regular meeting thereof held on the \_\_\_th day of July, 2018.

2. That said meeting was duly convened and held in all respects in accordance with law, and to the extent required by law, due and proper notice of such meeting was given; that a legal quorum was present throughout the meeting and a legally sufficient number of members of the Commission voted in the proper manner for the adoption of the Resolution; that all other requirements and proceedings incident to the proper adoption of the Resolution have been duly fulfilled, carried out and otherwise observed; and that I am authorized to execute this certificate.

IN WITNESS WHEREOF, I have hereunto set my hand this the \_\_\_\_ day of July, 2018.

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Colleen M. McAleer, Secretary