

PORT OF DEWATTO
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PORT OF DEWATTO SPECIAL MEETING

March 9, 2004

Commissioner Robert Stevens called the meeting to order at 7:10PM. Commissioner Robert (Doug) Stevens, Commissioner Jon Byerly, and Port Manager Christine Phalen were in attendance. Commissioner Kelly was not in attendance due to illness.

Guest Present: Mr. Jerry Dahl, Mr. McDonald, Mrs. Saylor, Mr. Carey, Mr. Jarstad, Mrs. Woods, Mr. Christen, Mrs. Iddings, Mr. Clements, Mr. Vogt, and Mr. Iddings.

The meeting was called to explore changes to the existing Port of Dewatto Comprehensive Plan. Meeting was Moderated by Commissioner Byerly

Commissioner Byerly presented the Charts plus all material presented at the prior Comprehensive Plan Meeting. He stated that this planning session would not work unless we have insight and input from the public. He said the process doesn't work unless everyone is involved. These meetings are a very open process. Otherwise, the product is of no value.

The objective is to review the existing 2000 Comprehensive Plan and to update and add any pertinent facts.

He stated this meeting will review the Principals and Philosophy with the goal and the objectives to develop a new plan in 2004. This plan will include the Philosophy of the Port. There will be short term and long term goals with strategy to accomplish our set goals.

The moderator set ground rules to facilitate the meeting.

The Moderator will keep the meeting on target which will move the meeting through the process.

Respect for everyone with no interruptions. If someone has a comment or a suggestion, he would recognize them.

He requested no sidebar conversations as these are very distracting to other people who want to hear what is being discussed.

All ideas are important to the success of this process.

&The meeting will develop criteria for analysis and evaluation.

A set time to complete the task for this evening is to adjourn by 9:00PM. If more time is needed, another meeting will be scheduled.

The Moderator showed the people the map of all the area the Port of DEWATTO encompasses. He explained that a Port is the only agency to promote Economic Development, build and operate

facilities to foster trade for Economic Development. That is the mission established by the State of Washington under a set of RCW's.

Some Ports operate in all sections, others in only one or two. He said we are a small Port so area of involvement differs from large Ports. A Ports of this size is involved in buying, leasing and selling real property, develops land for industrial and commercial uses. They can operate trade cents, and promote tourism.

Other area is to provide environmental enhancement, protection and public access to lands in their Port districts.

There are many ways to finance these special projects such as: Tax levies, special property tax levies, and other taxes. Other are general obligation bonds, revenue bonds, service charges, leases and rental fees, grants and gifts.

Commissioner Byerly stated that some Ports finance their projects with grants. He said there are grants out there that Ports apply for funding to other projects.

The Port of Dewatto must have a Comprehensive Plan developed before it is able to apply for these grants which again stress the need to complete this task.

Ports like the Port of Dewatto are limited as to their development. One realistic goal is to construct parks and recreational facilities.

One of the first issues to be addressed is the philosophy. This philosophy needs to look at the future and build in the goals to help direct the Port in coming years.

Idea's presented for Revenues are:

- Acquire Property
- Land for Christmas Tree leases
- Harvest Timber
- Brush Leases
- Conservation land
- Special purpose use (such as bird watching)
- Museum
- Boat Ramp
- Lease land

Other ideas promoted:

1. Improve Campground
2. Acquire lease marina, boat landing, oyster house
3. Acquire Land on TSF Boundaries
4. Promote building rental
5. Aqua farm
6. Heli pad
7. Storage building
8. Paint Ball course
9. Marina
10. Port Concession at Campground

11. Lease existing DNR facilities
12. Partners with other Port Districts
13. Dance Hall
14. Facility for research

It must be stated that these are ideas only to be explored in the development of the Comprehensive Plan.

Commissioner Byerly stated that one of the projects that is making money out here is communication sites. There are now three towers out here.

Question from audience concerning a disaster center. Commissioner Stevens states the Port of Dewatto building is already designated as a disaster center.

A concession stand at the campground was offered as an idea. Commissioner Byerly thought this idea had merit.

An idea to possibly have joint ventures with the Port of Tahuya was presented by the audience. DNR has campsites that they have closed and might be available for managing by the Port.

Mr. Olsen asked about a dance hall to go along with the concession stand.

Commissioner Byerly said the one thing he would like to see in our official Port document would be:

&#The philosophy of our Mission

&#Add elements listed for Port activities, etc.

Long term objectives for future Commissioners.

Make money consistent with all other philosophy

Set if for success.

If we build it they will come

Develop partnerships.

Evaluation criteria:

Following are the four major areas for evaluation:

- A. Short/Long term financial gain to the Port
- B. Enhance Public Access
- C. Environmental Protection
- D. Quality of life to local area

Commissioner Byerly said the Commission will have all the criteria tallied up before our next meeting. With these numbers we can go through the process of elimination and set some priorities.

It was decided not to hold a special meeting to finish this but do it at our next regular meeting which is April 6.

Commissioner Stevens said the Port is holding a work party on April 10, 2004 at the park to put up our information sign. We need volunteers. The time is scheduled for 10:00AM.

Commissioner Byerly agreed to stick around and explain to Mr. Iddings what was covered in this meeting. Mr. Iddings had missed the first meeting and arrived late for this meeting.

The next regular Port of Dewatto Meeting will be April 6, 2004 at 7:00PM.

Meeting adjourned at 8:53 PM.

Robert (Doug) Stevens, Chairperson

Lorraine Kelly, Commissioner

Jon Byerly, Commissioner

Christine F. Phalen, Port Manager