

of Silverdale

Minutes of Regular Meeting
February 18, 2021

Due to the COVID-19 Virus and Governor Inslee's Proclamation 20-05 the meeting was being held virtually through the ZOOM application. The link to the meeting was posted on the Port's website – portofsilverdale.com.

1. CALL TO ORDER

Commissioner Caleb Reese called the meeting to order at 6:00 PM. Also in attendance were Commissioner Randy Hunt; Commissioner Ed Scholfield; Attorney Phil Best; Administrator, Theresa Haaland; Lee Knapp of TIKAR Services; former Port Commissioner Henry Aus; Bridget Burke of Clam Island Rowing (CIR); John Bouck, Julie Jablonski, Greg Jacobs and Donna Moore of Kitsap Sailing Foundation (KSF); Amy Leitman of Marine Surveys and Assessments (MSA); Jesse Beals of Olympic Photo Group (OPG); Jim Knapp; and Mark Hughes.

2. CONSENT AGENDA

Commissioner Scholfield made a motion to accept the Consent Agenda items. Phil asked that Amy Leitman of MSA be added to the agenda early on as she has a previous commitment. It was agreed to add Ms. Leitman immediately after the Consent Agenda. *Commissioner Scholfield amended the motion to approve the Consent Agenda as follows: the February 18, 2021 Agenda as amended; January 21, 2021 Regular Meeting minutes; January 25, 2021 Kitsap All Ports Meeting minutes; January 28, 2021 Special Meeting minutes; February 11, 2021 Special Meeting minutes; the Authorization for Electronic Transfer of Payroll Taxes #2021-02 to the U.S. Treasury in the amount of \$2,229.02; and the February 18,*

2021 checks numbering 12651 through 12673 totaling \$30,405.73 as outlined in the attached Voucher Approval (motion by Scholfield; second by Hunt; unanimous).

Phil introduced Amy Leitman of MSA and explained that the Port hired MSA to pursue all of the necessary permits for the dredge. Ms. Leitman testified in the recent hearing with the Pollution Control Board, where Sound Action, a Puget Sound watchdog group, is in litigation with the Washington State Department of Fish and Wildlife (DFW) after they granted the Port the permit to move forward with the dredge. Phil explained that no decision has been made on that case. The Army Corps of Engineers (CORPS) has not yet approved their permit for the dredge. Ms. Leitman explained that in the past the Federal Government required compensatory mitigation, which is basically an eye for an eye mitigation. An example is if a pier is removed and replaced within the same footprint, while using a more benign construction method, then no mitigation would be required. For the last two years the National Oceanic and Atmospheric Administration - Fisheries (NOAA) has been working on a calculator that assists in determining the estimated mitigation that will be required for a project. The calculator is named the Mitigation Conservation Calculator (MCC). It was first released last summer and there have been five versions thus far. There is a lot of information that goes into the calculator. Phil explained that the Port has applied for grants for an over-the-water project, but have not yet applied for any permits. Ms. Leitman said that if the project includes replacing or installing something the MCC will be used to determine mitigation requirements,

ugh if the new project is over water that is more than ten feet in depth, things loosen up quite a bit. The MCC calculates points and those points are multiplied by a dollar figure. Ms. Leitman said the dollar figure for each point runs anywhere between \$800 and \$1,000. If you have the potential to mitigate on-site, money can be saved. There are many non-profit environmental groups such as the Puget Sound Partnership or the North Olympic Salmon Coalition that benefit from others mitigation debt. Ms. Leitman used the MCC to come up with a preliminary calculation for the Port's dredging project. It added up to 105 points. Commissioner Scholfield questioned some of the information that was used for the preliminary calculation and Ms. Leitman explained that the information she used was just to provide a quick estimate. This will not be the final. Phil asked if the Port could use the derelict boat (WN3254NN) that is awaiting disposal towards mitigation credit. Ms. Leitman said that she has been in contact with Jennifer Quan the Branch Chief at NOAA Fisheries and they will be working together on the required mitigation. It was explained that the boat sunk at the Port's moorage facility and has since been brought up to the boat launch until the appeal date on March 5th at which time the Port can demolish and dispose of it. Ms. Leitman questioned it since it is on land and asked if there were any photographs of it sunk in the water. Commissioner Scholfield said that yes there are plenty of photographs and documentation of it. Ms. Leitman said that she wasn't sure if NOAA would accept it since it has already been removed from the water. Phil suggested that before the disposal of the boat, Ms. Leitman contact Ms. Quan to see if it is a possibility.

It was mentioned that there is also a lot of concrete west of the boat ramp. Ms. Leitman said that credit for cleanup all depends on how close to the shoreline the cleanup is located; removing a bulkhead normally provides a lot of credit. Phil said that he would provide Ms. Leitman with the Port's Recreation Conservation Office (RCO) presentations so that she can determine if anything may qualify towards mitigation credit. At a recent Kitsap All Ports meeting the issues between the CORPS and NOAA Fisheries were brought up as many Ports are dealing with major delays in obtaining needed permits. Ms. Leitman said that Ms. Quan has asked that agencies be proactive as much as possible and that includes using the MCC to have an idea of the mitigation costs. Phil said that he has asked Ms. Leitman to provide support on the Port's behalf under her current contract with the Port. Commissioner Reese informed Ms. Leitman that one of the project's that the Port is attempting to receive a grant for is to install a separate gangway to a non-motorized float. The float will be located in the same area as a portion of the dredge. He asked if a separate permit would be required. Ms. Leitman said that since they are two separate components, one being dredge and the other structure, two separate permits are needed and we are so close on the dredge permit, she wouldn't want to have anything change the direction it's going. Commissioner Scholfield said that since it was mentioned that things are much easier in water that is deeper than ten feet, what about the possibility of moving the entire structure out two hundred feet, which would alleviate a need to dredge that area now and in the future. Ms. Leitman said that was an interesting idea and the only thing that mitigation would be applicable to

be the longer ramp as deeper water is always preferred. Ms. Leitman was thanked for attending the meeting on such short notice. She left the meeting.

3. SIGNING OF DOCUMENTS –

Commissioners agreed to stop by the Port office individually tomorrow to sign documents.

4. UNFINISHED BUSINESS

4.1. Waterfront Center Predesign Project/Pump Station #3 – Phil reported that he received an email from Chris Patano yesterday explaining that they are working on an outline of the services they intend to provide the Port. They had already provided a sample contract that they had used with the Port of Friday Harbor. Phil said it was a stock contract and he didn't see any problems with it. Once Phil receives the outline, he will review it and provide the Commissioners with his feedback.

Phil had sent the Commissioners the County's draft Interlocal Agreement (IA) regarding moving the County's pump station onto Port property. An item that Commissioner Reese had questioned and brought to Phil's attention was that within the IA it was stated that once the current pumpstation is demolished the Port would be responsible to clean up that property. It didn't seem right unless the County was to convey that property to the Port, but that hasn't been discussed, so Phil changed it and a couple of other items before sending it back to the County. They are supposed to respond by next week.

Phil said that there was discussion with Patano about funding the project and they suggested the Port contact Todd Nicholson, the Executive

Director of the Port of Friday Harbor as he has secured a lot of funding for their projects. Phil said that when the time is right, he will set up a ZOOM meeting with Mr. Nicholson and others. When Patano has the design at thirty percent then we can show what the project will look like. Commissioner Scholfield said that it will take the Port at least two months to hire someone. Commissioner Reese agreed and said that we shouldn't wait for the thirty percent design, but rather talk to Mr. Nicholson in the near future. Commissioner Hunt agreed. Commissioner Scholfield said that it seemed in reference to the Port of Friday Harbor there was talk of grants, but we are going to need more than just grants. Kitsap Transit hired an individual who was able to secure a lot of different funding.

Commissioner Scholfield had suggested Phil order a title report on the Port's grassy area lot as a starting point to determine if there are any constraints on the property. Phil explained that the title would show restrictions, but won't provide exactly what is needed. Commissioner Scholfield said that former Commissioner Harry Knapp's daughter, Dianne, who worked for the Department of Ecology was involved in that property when it was cleaned up and capped. Phil asked that we look in-house through the old documents to try and determine what was done. Commissioner Scholfield said that if no one has an issue with it, the next time he sees Dianne he will ask her. No one raised an issue.

4.2. Recreational Conservation Office (RCO) Grants – Commissioner Scholfield reported that Kathleen Byrne-Barrantes made the final Boating Facilities Program (BFP) grant

ntation yesterday. He said it went well and he answered just a couple of questions at the end of the presentation. Ms. Byrne-Barrantes had it all well laid out. Unfortunately, the State budget for this fund was reduced by \$5,000,000, leaving the total budget at \$14,000,000 instead of \$19,000,000. Ms. Burke asked when the Port will be informed of the ranking. Commissioner Scholfield said that as soon as the State budget is set, we should know if we are successful. Phil said that even if the Port falls under the threshold of successful projects that doesn't necessarily mean we are out. He recalled one time the Port fell just under the threshold, but a couple of the successful projects dropped out for various reasons and the Port ended up receiving a grant.

4.3. County's Bayshore/Washington/Byron Street Project – Phil had no update about the tree. A letter to Ceccanti dated February 17, 2021 was reviewed. It was asking for payment of \$1,000 of electrical overages due to Ceccanti's use of the Port's power supply. Commissioner Scholfield plans to drop the letter off to Jack Campbell of Ceccanti. Commissioner Scholfield said that he has noticed that they have been encroaching a bit more into the Port's boat launch parking lot. They are supposed to be done with Byron Street soon. Mr. Beal asked if a solar stop sign could be installed at McConnel and Byron Street. He said that he and his employees have witnessed about eight people each day just driving through the stop sign without stopping. Commissioner Scholfield said that a solar stop sign will not stop this behavior. He doesn't believe it is an issue of people not seeing the stop signs, but rather they just don't care. There have many times that he has nearly gotten hit. Mr. Beal said that OPG's front awning has come loose from all of the rattling of his building due to the heavy

machinery working along Byron Street. Commissioner Scholfield suggested he talk to Terrell, who works for the County and is normally on site daily.

4.4. Port Programs

a. Sailing – John Bouck thanked the Port for getting the chase boat engines maintained. Both boats are back in KSF's boat pen across from the Port office. He explained that at a sailing meeting earlier this month it was decided to shift the start of the season a couple weeks later, so more towards the middle of March. Mr. Bouck sent the Port an email explaining this so that TIKAR could be made aware of the change and not have to rush to get the sailboat float put in the water. The decision was made mainly because due to COVID there will not be a race season. Although, there were about twelve sailors that showed up to the meeting who are keen to start and get out on the water. KSF recently submitted payment of the 2020 Leasehold/Excise Tax to the Port. Once he has the confirmation back from KSF's insurance agency he will sign and submit the Use Agreement. He just wants to verify the insurance coverage is in compliance with the agreement requirements. Commissioner Reese picked up the donated trailer from Greg Jacobs. Mr. Bouck said that they will be happy to have a new trailer as it will replace the really old dodgy trailer. KSF also has some new cradles to install on the sailboat float. They are made of metal. Mr. Bouck explained that he would like to install them prior to the sailboat float being installed on the water. Lee explained that once they power wash the sailboat floats, he will let Mr. Bouck know. Lee thanked Mr. Bouck for the heads up about the later start for the program and added that the closer we get to spring the better for the sailboat float to be installed. Commissioner Reese explained that new wheels and tires are going to be purchased for the trailer and current wheels and tires will be swapped out

other trailer to upgrade it. He plans to replace the bunks to match the other decent trailer that is in use. So once that chase boat is in the water Commissioner Reese will be working on that project. Mr. Bouck said that when they took the boat to Aquatech for the engine maintenance one of the tires went flat. They got a used tire to get back to the Port. He said it would be a good spare. Commissioner Reese said that the one trailer is in really bad shape so we will probably just swap it out for one of its tires.

b. Rowing – Bridget Burke reported that they got the Coho back from Aquatech and thanked the Commissioners for taking care of the maintenance. She explained that their trailer also has some sort of disturbance with the wheel of the EZ Loader trailer so the Commissioners might want to look at that too. Commissioner Reese said that it looked like a new bearing buddy was on that trailer. Commissioner Scholfield agreed and said that they are all good. Ms. Burke said that she is hoping to paint the bottom of the Coho, but wasn't sure if that was permitted to do that over at the cage across from the Port office. She said that she is not chipping off any old paint or anything like that. Commissioner Scholfield said that as far as he knows, it's okay. She offered KSF a can of paint as she got a two-for-one deal on it. Ms. Burke said that they haven't noticed any issues from the heavy machinery in the area, but the heavy winds have been blowing off large pieces of the Old Town Pub's roof. She thought the Commissioners should be aware of that. Julie Jablonski asked if there might be asbestos in the roofing material. It was explained that the roof is fairly new and the only asbestos found in the building was in the subfloor on the entry level. Ms. Burke said that they are still looking for a place to hold indoor erg exercise. They are talking about installing a 4x8 shed in the boatyard with the rowing shells to house the ergs. Commissioner Scholfield asked if Ms.

Burke has inquired about the old upholstery shop at the corner of Washington and Byron Street. She said that she has for the past two years and this year another rowing member approached the owner, who is apparently using the space. Ms. Burke said that she also contacted Cheryl Bouck of Bilingue to see if she might be interested in sharing space, but she wasn't. Ms. Burke said that CIR is starting within the next ten days, so we should see kids rowing out on the water. They are limited to five kids at a time per coach. Ms. Burke is also trying to obtain one more rack since they have transitioned to the smaller shells. She has determined that this rack may need to be fabricated. A CIR group continues to exercise at 6:30AM and anyone is welcome to attend. Today Ms. Burke dropped off the CIR/Port 2021-2022 Use Agreement and Transfer of Boats and Equipment form transferring many items to the Port. The second chase boat is still located in Keyport. Ms. Burke explained that she purchased the boat for \$400 and it was in need of some serious maintenance. She said that during the last day of sailing practice the entire teak console just fell apart. They had to take it all apart and now it just needs to be put back together, but it got more entailed than they had anticipated. Commissioner Reese said that since it is Port equipment it needs to be brought back to the Port's lot. Ms. Burke said it will be back next week. Commissioner Reese explained that Ms. Burke did move the rowing shell that was across the street from the Port office, but an old canoe remains there. Ms. Burke said it should be thrown away as it is damaged beyond repair. They have stripped it and reused anything of value on it. Commissioner Reese said that there should be an attempt to sell it even if it is just for a small fee. Ms. Burke said she will put it on Facebook Messenger for sale for \$50 and see if there are any bites. Commissioner Scholfield said that if there are no offers by March 8th it can be added to the dumpster that the derelict vessel

ing in. *It was agreed to dispose of the canoe if it is not sold by March 5, 2021* (motion by Scholfield; second by Hunt, unanimous).

c. Trailers – discussed under Item 4.4.a.

4.5. Facilities

a. Closure – Kitsap County is now in Phase II of the State's Safe Start Reopening.

b. Olympic Outdoor Center (OOC) – Commissioner Reese reported that John Kuntz will not be renewing the lease for the 2021 season and he is aware that he must remove the concession stand from the pier by May 17th. TIKAR had offered to remove it for \$1,000, but Mr. Kuntz was not interested and said he would arrange to have it removed by his company. Commissioner Reese said that Mr. Kuntz was told that whoever removes it must be insured and list the Port as additionally insured.

c. Dredge – Phil said that he hasn't heard of any decision from the Pollution Control Board.

d. Preventative maintenance – Commissioner Hunt is interested in helping with the preventative maintenance database. He explained that he isn't really familiar with an Access database, but thought we would write up exactly what would need to be done with the most complicated building and then put it in the database with targeted dates and it should be a good start and could be used as a template for the remaining buildings. This proactive approach will help keep things from *being forgotten and falling through the cracks* and it will also ensure everyone is on the same page with regard to expectations and timelines. Commissioner Hunt said that he hasn't had a lot of time to study the Port's buildings/properties and this is not a quick fix item that can be completed within a week or two, but rather it will take months, but he feels

it will be a beneficial component to the Port's maintenance. Ms. Jablonski said that she knows people at the Port of Brownsville that might be able to help. Commissioner Hunt said that he also thought about talking with other Ports, although some other Ports seem to be reactive rather than proactive.

e. Facility cleanup – Lee reported that the two trashcans near the boat launch have the bird netting now, so we will see how that works. Commissioner Scholfield said that a lot of the signs are faded and several of the "One-Way" signs have been stolen. Cleanliness of the restrooms was discussed. Commissioner Hunt explained that he had visited many of the Kitsap Ports within the month. He provided a list outlining where he went and notes on what he saw. In particular he was comparing the Port of Silverdale's restroom facility with the others. He ranked the Port's restrooms second to lowest on a cleanliness scale compared to the others. He said that the Port of Eglon scored the lowest as it consisted of a sani-can that didn't look like it had been serviced in a while. Commissioner Scholfield said that because of many public restrooms closed due to COVID, the Port's restrooms are being used more than ever. Commissioner Hunt said that our restrooms are very dark and it's hard to even tell if the floor is clean or dirty. He suggested the floor be painted with a lighter color and possibly increase the lighting. Commissioner Scholfield explained that there is a sealant on the floor, which is supposed to help keep it easier to clean. If it were to be painted it would just easily chip off. He said that the other option would be to acid etch it, but it would make it darker. He added that it's *really the nature of the majority of the users*. Half the time the homeless are using them and then there are construction workers and County employees just coming off worksites with dirty boots. Commissioner Hunt said that the Port of Poulsbo has a really nice light tile floor and bright lights. It was very impressive

looked clean. He did notice that the Port of Limerick had a painted floor with most of the paint peeling off. Commissioner Hunt said that the rowers and sailors are also using these restrooms, so they do support a wide-range of people. A lot of the public use the restrooms and he wants them to be well taken care of and clean. He doesn't want someone entering the restroom and having second thoughts about using it because it is dirty or appears dirty. Greg Jacobs said that when he worked as a life guard at a big pool, he and others were responsible to clean up the restrooms. They were coated with a Linex material and to clean them after removing any loose and/or cloth items they would blast the stalls with a bleach solution using a firehose. It worked really well. Commissioner Scholfield said that the material on the floors consists of a two-part epoxy and if it is decided to go with a lighter color, we will need to continue to use the same two-part epoxy. He likened the Port's restrooms to a truck stop. He said that they were designed with prison-grade material in an effort to accommodate high-use and at the same time fight vandalism and graffiti. He explained it's tough as a lot of the individuals that use them just don't care. Now instead of graffiti, words are carved into the doors. It cost \$200 per door to repaint, so we can't afford to repaint every time a name or word is carved into the doors, but rather repaint them once a year. Commissioner Scholfield said that he could check the lights being used to see if the wattage could be increased to make it brighter. He said that we could see about brightening them up and close two at a time, acid wash the floors and reseal them. Lee said that the process TIKAR performs to clean them is spraying soap on everything and letting it sit, then it is rinsed and sprayed with ammonia. Commissioner Scholfield said that the ammonia might be stripping the sealant and the floors haven't been resealed for probably over five years so maybe it's time. Mr. Bouck said that he appreciates the conversation. He

realizes it's a challenge with complex clientele. KSF will be using these restrooms more this year than in the past, so if there is anything that can be done to improve them, that would be great and if KSF can help in any way, they are willing to help. Commissioner Scholfield said that an adult should police the restrooms before kids use them to make sure they are safe and free of any drug paraphernalia, including needles. Lee explained that just the other day about twenty needles were found in one restroom. It seems to go in waves, where there is not much of any garbage and/or drug paraphernalia and then there is a lot including needles and broken glass. Ms. Burke suggested Sharps containers for needles be added to the restrooms. They would benefit not only the drug users but also diabetics. She said that when the mall is closed the homeless have no public restrooms to use and with the recent snow they may have come down to the Port. She said that if the bathrooms look terrible in the first place, others aren't going to care about them – it's the broken window principle. She cautioned shaming homeless people and lumping them in with vandals. Commissioner Scholfield said that they aren't necessarily vandals, but in his experience, he has found that the majority have a tendency to leave their items and trash behind. He has found lists showing all of the public restrooms and service hours. Ms. Burke asked if they are free to use the restrooms or are the restrooms intended just for boaters. Commissioner Scholfield said that technically they are just for boaters as a portion of the costs were paid for by an RCO grant. When the restrooms were closed for a time early in the State shutdown due to the COVID-19 pandemic, it was noticed that people were relieving themselves behind the restroom facility, so it is better just to have them opened. Mr. Jacobs concurred and said as a wheelchair user he is thankful. Commissioner Hunt said that he would like the Port to be in the top three for cleanliness rather than the bottom three. Commissioner Reese

t if the restrooms are well lit and clean
w... anything the way they need to be and
are found to still not staying clean with the daily
cleaning routine, then we may need to consider
having them cleaned twice a day. He agreed
that with the COVID pandemic there are limited
public restrooms available. He used Safeway's
the other day and they seem to be having the
same issue with cleanliness.

4.6. Port Properties

a. Reduction in Rent – Commissioner
Reese said that since things are starting to
open back up again, he is wondering if the
reduction should be for twenty-five percent
instead of fifty percent. Commissioner
Scholfield agreed that things are starting to
open up. Several of the Port's tenants have
continued to take advantage of the reduction.
It was agreed that for April a twenty-five
percent reduction will be considered and
tenants will be notified so that they have time
to budget accordingly. *It was agreed to offer a
fifty percent rent reduction for March to tenants
that qualify* (motion by Scholfield; second by
Hunt; unanimous).

b. 3421 Byron/Bilingue – Lee reported
that he inspected the leak during the snow,
hoping to get a better idea of where it is
originating from, but nothing showed. He
talked with the tenant, Cheryl Bouck, and
asked her to contact him directly when she
notices any dampness on the ceiling. Lee said
that he doesn't think the leak is from the hvac
unit itself, but rather the leak is forming in that
area and moving down the unit. It looks like it
might be above the heating pipe of the hvac
unit. Commissioner Hunt said maybe
condensation from the pipe. Lee said it seems
to be coming from above the pipe, so he
doesn't think it's condensation. Commissioner
Scholfield said that when Mike of MTV worked
on it, he would strip back everything and start
over with new tar paper and sealant. Lee said
if it can't be pin-pointed he and Tim suggest

just putting a full aluminum coat of material on
it in the summer.

c. 3425 Byron/Kitsap Art – Lee reported
that there has been no leaking in the
breezeway since they installed the plastic,
although they plan to keep monitoring it
especially when there is a big wind to make
sure. An email dated February 3, 2021 from
Sarmila Basu had been received. Ms. Basu
wanted the Port to keep in mind that she is
interested in expanding and asked if there
were any anticipated vacancies in the area.
She was informed that no one has informed
the Port of any intention of moving at this time.

Lee reported that he removed over forty
gallons of debris from the gutters on the east
side of the Old Town Pub. He decided not to
remove the gutter, but rather just clean them.

The walls in the basement of 3215 Lowell were
sprayed to combat the mildew. The restroom
in the basement will take several rounds to
clean it. Apparently, the County sewage
backed up in that toilet sometime ago.
Commissioner Scholfield said that bathroom
will need to be monitored to make sure if it
happens again the County can be notified.
TIKAR was tasked with getting the restroom
back to operational.

Lee explained that they removed and disposed
of two of the three 50-gallon drums from the
back of the Port office building. The third one
contains a substance and will eventually be
removed.

TIKAR looked into the permitting for the area
between 3255 and 3215 Lowell Street. They
have been talking to Chuck Smiley of Kitsap
County and determined that in order to get the
next section paved a substantial development
permit is required. It is unknown if an
engineering report will also be required.

Apparently, the County made a mistake on the permit for the recent paving of the alley and it too should have been a substantial development permit. Lee said that even though the project is under 5,000 square feet the more intensive permit is required because of the area's proximity to the water. He will try to get more details for the required permit. Phil said that he had just today received an email from the County asking the status of the permit. Phil was told to go ahead and have the County cancel that as it was the original application that ended up not being used.

Lee explained that in relation to cleaning and organizing the Port shop, eighty-percent of the items in there are from previous construction and maintenance projects. There is a lot of paneling, insulation, paints, wood, etc. He asked if TIKAR has the authority to throw out old building material they deem unnecessary and/or unusable. Commissioner Reese said that if the material has any use to the Port, it should be kept, but arranged in such a way that we know what we have and can get to it. Commissioner Scholfield said that there are several cardboard items in there that he can throw out. Lee reported that the boat motors are out of there now. Commissioner Scholfield said that any paint that is solid should be thrown out. Lee said that he can document the paint colors and provide that to the Port. The tubs could probably just go out in the alley. Commissioner Reese said that he noticed the old wood from the pier is in the alley. Lee explained that material will be removed soon, they were just trying to find somewhere that might be able to repurpose it and they recently found a place. Mr. Bouck said that his ears perked up when he heard "shop" he asked if KSF could ever use the shop to work on the boats out of the weather. Commissioner Scholfield explained that the shop is and always has been pretty full and will soon house an F350 and it also normally houses TIKAR's

workboat as part of their contract. Currently the forklift and pressure washing equipment is in there. Mr. Bouck said that they would really like to use it, if it is ever possible, especially during the summer. He realizes there are competing wants for this, but just wanted to make sure the Commissioners knew KSF's needs.

d. 3215 Lowell Street/Closet/Rick Wells – an email dated February 11, 2021 was sent to Rick Wells asking him to remove all items from the closet by February 28, 2021. Mr. Wells has since contacted the Port office and explained that he and his wife have had health issues and lost track of time with regard to payment on the closet. He said that he needs to continue to rent the closet as legally he must continue to store the items. He said that he would send the Port the amount owed plus three months in advance and be more attentive to the matter. Commissioner Scholfield had told Mr. Wells during the phone call that if payment isn't received, the Port will be forced to put the items in a rented storage unit and pay for just one month.

4.7. Small Claims the Port was successful and a Certified Civil Judgement on Small Claims Action (No. 20SC00074) in the amount of \$2,183.00 against Mr. John F. Gotschall was provided to the Port. Also, a Small Claims Order Denying Claim (No. 20SC00089), Mr. Gotschall's counterclaim against the Port, was also provided to the Port. An email dated January 28, 2021 from Mr. Gotschall was received. He explained that due to the COVID-19 pandemic he is and has been unemployed and is no longer receiving unemployment benefits, so cannot pay the amount owed. The Commissioners agreed that Phil should start the legal process to collect. Commissioner Reese suggested that Mr. Gotschall be informed of the Port's plans. Jim Knapp said that this guy has jerked the Port around enough, why give him any options.

Commissioner Hunt said that we are going to move forward with collection.

4.8. Boats anchored in Dyes Inlet –

Commissioner Scholfield said that since we have the pictures and documentation of the derelict vessel (WN3254NN) that is being stored in the Port's boat launch parking lot, we will go ahead and dispose of it after March 5, 2021. Commissioner Reese said that he provided Tim with a name and phone number of Jesse Linden who bought the old wrecking yard in Belfair. Mr. Linden told Commissioner Reese that it is now an approved Department of Natural Resources (DNR) site for disposal of vessels. They can provide dumpsters and are able to load vessels into the dumpsters without dismantling them. Commissioner Reese was unsure of the costs. For this derelict, it had already been verbally agreed that Ceccanti will demo it and put it in a Port-ordered dumpster in exchange for their use of a portion of the vehicle/boat trailer lot. Lee said that there are still some pieces of the derelict vessel under the dock that will need to be removed using a raft. He questioned if this should be done or saved for mitigation. Commissioner Reese asked if it should wait and just be removed during the dredge. Commissioner Scholfield said it needs to be removed now as that will create additional issues with the dredge. Lee said they will have those items removed by March 8th, which is the estimated day the dumpster will be delivered.

Commissioner Reese said that with regard to the black sailboat that has been anchored out in Dyes Inlet for over two years, maybe any time the Port is in discussion with the County it should be mentioned and the public should be urged to contact County Commissioner Ed Wolfe about it.

Mr. Knapp asked why the derelict vessel, the Jojo, was able to be removed so fast. Commissioner Scholfield said that since it was

still a sailable boat the owner was able to turn ownership of it over to the DNR through their Vessel Turn-In Program. Lee said that also since the Jojo was a diesel engine, the DNR probably wanted to take care of it quickly. Commissioner Scholfield said that he has received several calls from the Department of Ecology asking for information and the timeline the Jojo was moored at the Port. Phil said that he had received an email from Donna Moore with a picture of two boats on a barge in Dyes Inlet. It is thought one of the boats on the barge was the Jojo.

4.9. Breaking Waves – a letter dated February 11, 2021 was sent to Breaking Waves Brewery asking them to contact the Port to discuss after-hours use of the Port's vehicle parking lot. No response has yet been received.

4.10. Safe Security was informed about the after-hours erratic drivers believed to be in and around the boat launch. Jason, Safe Security supervisor, responded stating he will pass the information along to the crew and target the Port area around 11:00PM the best they can.

5. TABLED ITEMS

5.1. Port Facilities

- a. Department of Natural Resources (DNR)
- b. Benches

5.2. Benefits

6. NEW BUSINESS

6.1. Agendas – the Port normally provides the public with what is known as the “Public” agenda. It is a very basic outline of the meeting. The Commissioners are provided more of a working-copy agenda as it has all of the details of each item. It has been questioned why we have two agendas. It was agreed that the public can be provided the working agenda, Phil suggested the word “Preliminary” be added to it.

Commissioner Hunt is hoping to be provided with business cards. Commissioner Reese said that Costco no longer has their photo department at the Silverdale store.

Commissioner Scholfield said that we should still be able to use the Costco online photo center to order business cards. This will be pursued for both Commissioners Hunt and Reese.

6.2. Silverdale Chamber Destination Guide – for the last couple of years the Port had an article placed in the guide at no charge. It was agreed to have another article published similar to last year's and there wouldn't be a need to further advertise.

7. SAFETY/SECURITY

Commissioner Scholfield said that as discussed earlier in the meeting there have been a large number of used needles found on Port property. He said that one of the Sharps containers is used for these items when cleaning up, but he wouldn't be in favor of having them installed. He has heard they can become an issue with people digging out used needles to reuse.

8. PUBLIC INPUT VIA EMAIL

Mr. Knapp asked the status of the electrical on the docks. Commissioner Scholfield said that once the boating season starts, power to two-thirds of the pedestals will be available. The Port has applied for a grant to upgrade the entire facility to 50-amp service. Mr. Knapp questioned how long this may take. It was explained possibly up to two years.

Commissioner Scholfield said that the water may also need to be upgraded at that time.

Commissioner Scholfield said that he had read that the Port wouldn't have to publish the new start time of the meetings. All it takes is a motion and that was completed last month.

The new time has also been added to the front of the Port office window.

9. EXECUTIVE SESSION

None

10. ADJOURN

At 8:33PM the meeting adjourned (motion by Scholfield; second by Hunt; unanimous).

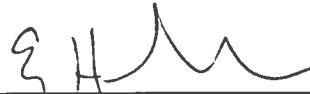
Approved:



Commissioner



Commissioner



Commissioner

VOUCHER APPROVAL

We, the undersigned Board of Commissioners of the Port of Silverdale, Kitsap County, Washington, do hereby certify that the merchandise or services hereinafter specified have been received and that the vouchers listed below are approved for payment in the amount of

\$30,406.73 and from the General Fund, this 10th day of February, 2021


Treasurer


Port Commissioner


Port Commissioner


Port Commissioner

Number	Name	Amount
12651	CALEB A. REESE	\$471.80
12652	ED SCHOLFIELD	\$1,783.01
12653	RANDOLPH B. HUNT	\$586.78
12654	THERESA R. HAALAND	\$3,850.00
12655	LOWE'S	\$29.78
12656	WAVE BROADBAND	\$185.04
12657	CASCADE NATURAL GAS	\$153.87
12658	CRYSTAL SPRINGS	\$4.55
12659	KITSAP COUNTY PUBLIC WORKS	\$982.06
12660	PUGET SOUND ENERGY	\$672.78
12661	SILVERDALE WATER DISTRICT	\$1,448.85
12662	WASTE MANAGEMENT - BREM AIR DISPOSAL	\$158.62
12663	WAVE BROADBAND,	\$112.15
12664	VISA	\$3,382.09
12665	SILVERDALE DANDY LIONS	\$80.00
12666	HIS HANDS LAWN CARE & SERVICES	\$1,005.88
12667	TERI ORR	\$200.00
12668	VERIZON WIRELESS	\$60.51
12669	KITSAP SUN	\$37.22
12670	SIMONS FAMILY LIMITED PARTNERSHIP	\$3,163.84
12671	TIKAR SERVICE, LLC	\$9,604.32
12672	ED SCHOLFIELD -	\$114.80
12673	PHIL BEST, ATTORNEY	\$2,475.00