

Port of Silverdale – Minutes of Regular Meeting on June 21, 2018

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Minutes of Regular Meeting
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1. CALL TO ORDER

Commission chairman Lawrence Greaves called the meeting to order at 7:00 PM in the Port office. Also present were Commissioner Henry Aus; Commissioner Ed Scholfield; Attorney Phil Best; Administrator Theresa Haaland; Tim Knapp of TIKAR Services; Mike Vasquez of MTV Home Repair; Carla Larson of Whaling Days; Julie Wurden-Jablonski of Kitsap Sailing and Rowing Foundation (KSRF); Marvel and Randy Hunt of the Central Kitsap History Club; and Caleb and Vickie Reese.

1.1. Agenda – *the agenda was approved* (motion by Aus, second by Scholfield, unanimous).

2. CONSENT AGENDA

2.1. *The May 17, 2018 Regular meeting minutes were approved as submitted* (motion by Aus; second by Scholfield, unanimous).

3. PUBLIC COMMENT

3.1. Julie Wurden-Jablonski of the KSRF explained that she is currently the foundation's fundraising chairman. They are trying to raise funds in the amount of \$30,000 to purchase three additional sailboats that would stay on the trailer for regattas. This would allow the kids more time on the water without having to load and unload the boats. KSRF has been offered a donation of several hours of the Admiral Pete foot ferry beginning in the late afternoon of August 18th. KSRF would like to sponsor a dinner/auction on the dock during that time with the Admiral Pete moored on the outer dock. Ms. Wurden-Jablonski envisions tables set up on the dock for the food and fundraising participants to sit at and eat. She thought wine tasting could be set up on the

Admiral Pete so that alcohol is not on the docks. As a backup in case the weather doesn't cooperate they will reserve the County's shelter at the park. *It was agreed to allow KSRF to use the outer dock on Saturday, August 18th from 4:00PM to 8:00PM to hold a fundraiser dinner/auction* (motion by Scholfield, second by Aus, unanimous). Ms. Wurden-Jablonski thanked the Commissioners and said that she hopes this may be the first of many dinner/auction fundraisers at the dock.

3.2. Carla Larson of Whaling Days reported that she is working on the insurance for the festival. She questioned if Olympic Outdoor Center (OOC) will have their truck removed from the parking area prior to the festival. It was explained that John Kuntz of OOC had called the Port office explaining that they needed to park their trailer in the lot for a week, just until the shelter being built on the dock was complete, which will be prior to the festival. Ms. Larson said that during a recent meeting she attended she was asked if the Port is responsible to stock the loaner life jacket station at the boat launch as it is empty. Phil said that a business near the Poulsbo Sons of Norway has a lot of used vests. Tim offered to stock the jackets. Carla reminded everyone to complete the on-line County/Port survey.

4. UNFINISHED BUSINESS

4.1. Port Programs

a. Sailing – Tim is working on the description of the damaged motor so that it can be listed with Washington State Department of Enterprise Services - Surplus Property Disposal.

b. Rowing – nothing to report.

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c. Non-motorized boat storage –

Commissioner Scholfield reported that the new kayak rack has been received and is partially assembled. Once it is moved to the storage area he may have to move other items around in there to make room for the new rack.

4.2. Port Facilities

a. Dredging – Phil reported that the original dredge was to a ^{minus}10 in the moorage facility area and to a ^{minus}3 at the boat ramp. The permit for the new dredge was for a ^{minus}11 near the moorage facility and a ^{minus}3.5 at the boat ramp. Since the request didn't fit within the parameters of the original dredge the County suggested a State Environmental Policy Act (SEPA) analysis be conducted. This would be very costly and time consuming. Phil suggested a modification to the permit be made stating it will not exceed the original parameter. Phil will continue to work with the County and Marine Surveys and Assessments.

b. Ladders – Tim reported that all the ladders are in place. He will begin swapping the ladders out one at a time to apply the anti-fouling paint and anti-skid paint on the steps.

c. Dock maintenance – Tim explained that in order to maintain the dock the existing rub rails need to be replaced. He provided Estimate #2018-1026 and a sample of the material to be used as outlined in the estimate. The estimate also includes repair of wood on the floats and replacement of bolts. Tim explained that he spoke with Commissioner Scholfield about these two additional items and it was agreed that they would be billed by time and material as there is no way to pre-determine exactly how much time nor material

it will take to complete the job. Phil said that he has noticed at other Port of calls that instead of cleats they have a board along the dock for boats to tie up to, which is more convenient than cleats. Tim said that may be a good alternative using the high-density poly ethylene. Commissioner Scholfield said that between the wave action and tripping hazard it could be problematic.

d. Port rules/Windsock – Commissioner Scholfield has received the vinyl which the rules will be printed on and then assemble onto the metal sign blank. The windsock has also been received and it states “No Wake” on it. Both will be installed soon.

4.3. Port Properties

a. 9004 Washington/DRC – Phil sent an e-mail dated June 11, 2018 to Faithe Lester of the DRC. It included the breakdown of the upgrades that Mike had provided to the DRC months ago. Ms. Lester plans to bring it to the DRC Board meeting on June 26th and will inform Phil of the outcome.

b. 9020 Washington/Elizabeth's House of Wax – Commissioner Scholfield e-mailed Robison Plumbing the County drawing that shows the sewer outlet for the building. Mike said the he touched base with Robison and they said they are working with the County to determine exactly where the sewer outlet is located.

c. 3255 NW Lowell Street/Central Valley Daycare – Mike obtained the necessary permits and the work on the building is nearly complete.

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d. 3215 NW Lowell Street, Suite 161 a construction company is planning to sign a lease next week.

e. 3473 NW Byron Street – the building was broken into last month causing approximately \$8,000 worth of damage. Trevor Ray Mercer was taken into custody on May 25, 2018 as he was found on the premises (K18-005511). A Victim Impact Statement and Restitution Estimate was received from the Kitsap County Prosecutor's office and has since been completed and returned.

4.4. Waterfront Master Plan – Phil reported that he, Commissioner Greaves and Steve Rice of Rice Fergus Miller (RFM) met with Doug Newell the Executive Director of Business and Operations of Central Kitsap School District (CKSD) to determine mutual interests in the re-development of Old Town Silverdale. A partnership between the Port and CKSD to restore Strawberry Creek was discussed. Phil and Mr. Rice later met with Steve Sego, who is a specialist in stream restoration. They went on a walking tour of Strawberry Creek and the Port's waterfront area. Along with the creek Mr. Sego was interested in creating soft beach protection along the waterfront heading east from the Port's boat launch towards the pier, which includes the County's property that houses the sewage pump station. This will be incorporated with the master plan that Rice Fergus Miller has been contracted to prepare.

Tim reported that the plans for the new Silverdale library have changed. It has been decided not to build on the corner of Blaine Avenue and Bucklin Hill Road. They are

working with the CKSD to relocate the library to the 900 building, which is on Dahl Road. There have been discussions about creating a lighted trail system that leads from the new library to the YMCA. Tim said that it made him think of Mr. Rice's idea of creating the Old Town focal point near the head of the pier with possibly adding a trail system leading to the Jenne Wright building.

4.5. Pump Station 3 – a County-sponsored public meeting is scheduled for Thursday, July 26th at 6:30PM in the conference room at the Silverdale Water District. Commissioner Aus suggested that the July meeting be continued to allow all three Commissioners to attend the July 26th meeting. This will be considered at next month's meeting.

4.6. Bayshore Drive/Washington Avenue Project – the County paid the Port \$3100 for the three easements. The checks have since been deposited into the Port's account.

4.7. Charles Lewis is the individual who was moored at the Port facility last month when Kitsap County Sheriff (KCS) deputies had to forcibly remove him after he threatened people on the dock and park goers. He was taken in for a mental evaluation. The next day he returned to the area and apparently began making threatening remarks to individuals at Cash Brewery and was trespassed from that property as well as from Port property. He left the area via his boat. The next week the Coast Guard apparently escorted him from the Illahee dock. On May 26th he was back at the Port of Silverdale. He was verbally told that he was not allowed to be on Port property. Safe Security called Commissioner Scholfield

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informing him that Mr. Lewis was back on Port property. Safe Security was directed to call the KCS and Mr. Lewis was later arrested once again. It is believed he is currently in jail awaiting a court date. His boat continues to be moored at the Port and he currently owes \$240 in moorage fees. The boat was tied up on the far outside pier where it was damaged and also caused minor damage to the pier. The boat has since been moved to the inside finger pier. It is unknown who moved it. Commissioner Scholfield explained that he didn't plan to chain the boat because then it will become the Port's responsibility and it has very little value.

4.8. Last Day of CK Schools was yesterday, June 20th. Commissioner Scholfield reported that there were a lot of kids down at the park and Port area. For the most part they were well behaved. Safe Security guards did have to kick a few kids off the pier when they refused to comply with the rules. Up until a couple years ago, New Life Church sponsored the last day of school at the Port. It is unknown exactly why they stopped doing it, possibly funding issues. Commissioner Scholfield thought the Port might want to consider partnering with New Life in the future to promote and support the event. Tim said that it was his understanding that New Life sponsored a last day of school event at their new facility on Poplars Avenue.

4.9. 4th of July – two Safe Security guards will be on duty from 4:00PM to midnight. The Waste Management dumpster has been ordered. Tim said that he will pass out trash bags to the public who are participating in setting off fireworks. He has been doing this for several years now and is encouraged as

the attendees have really taken on the responsibility to clean up after themselves.

4.10. Port Host – Commissioner Scholfield reported that there are three guards who alternate the position. There is a slight learning curve, but it seems to be working out well.

4.11. Argosy Cruise scheduled for June 15th has been cancelled. It was agreed to refund Argosy the \$75 reservation fee.

4.12. Dockwa – it is believed this is more of a reservation system, but boaters are able to electronically pay through it. If the reservation portion of it can be eliminated it may work for the Port. Commissioner Scholfield plans to look into it further.

NEW BUSINESS

5.1. Chico Towing incident – on June 17th the vehicle/boat trailer lot was full. There were a few vehicles without boat trailers that were illegally parked in there, so Commissioner Scholfield tagged those vehicles with the parking notice that tells them the lot is for vehicles with boat trailers only and directs them to park in the vehicle lot on the corner of Washington Avenue and Byron Street. After an hour or so Commissioner Scholfield noticed there were boaters in their vehicles with trailers attached hunting for spaces to park, he called Chico Towing. Before Chico Towing showed up one of the illegally parked vehicle owners saw the notice on his car and re-parked it in the authorized area. Chico Towing arrived on scene and located the vehicle in the vehicle lot and continued to hook the vehicle getting ready to tow it. The owner noticed it and confronted the tow truck driver. The owner ended up paying an unhook fee; otherwise the car would have been impounded. The next day the owner called the Port office making the obvious

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complaint. He was invited to attend tonight's meeting. An e-mail that explained the incident was sent to Chico Towing on June 19th. Kevin Ungren of Chico Towing replied to the e-mail and explained that they have two new drivers with a bit of a learning curve about how tows are handled with the Port. He said that Chico would be taking full responsibility and would contact the owner directly. Mr. Ungren has since met with Commissioner Scholfield and walked the parking lots to ensure Chico is on the same page as the Port with regards to towing. If cars re-park in authorized areas they are not to be towed.

5.2. Ball fields – Commissioner Scholfield reminded everyone of Mike Walton, the Executive Director of the Kitsap Public Facilities District (KPF), who was in attendance at the Central Kitsap Community Council (CKCC) meeting where the Port Waterfront Improvement Project was presented. At that meeting Mr. Walton introduced himself and explained that the KPF is looking for projects to fund. One of the requirements is that the project cost at least ten million dollars. Proposals for new projects will be accepted through December 31, 2018. Commissioner Scholfield thought the Port may want to propose a ball field project on property located near Greaves Way and Clear Creek Road. Phil was unsure if the Port could take part in such a venture. Randy Hunt thought that was the property that Chuck Haselwood used to dump fill dirt. Commissioner Scholfield said that it is part of the Clear Creek watershed and could maybe be used as a mitigation site. Phil will look into the legalities. Commissioner Scholfield might reach out to Mr. Walton.

5.3. Restoring Puget Sound Outdoor Displays - now include more educational information about Puget Sound. The cost for a 23-month listing is \$1,360. *It was agreed to list on the Restoring Puget Sound display map with a locator*

under the "Explore Puget Sound" section costing \$1,360 (motion by Commissioner Aus, second by Commissioner Scholfield, unanimous).

5.4. Enduris Board of Directors election ballot was reviewed. *It was agreed to vote for the two incumbents, Vicki Carter and Greg Brizendine, who were both running unopposed (motion by Scholfield, second by Aus, unanimous).*

5.5. E-mail dated May 30, 2018 from Phil was sent to the tenant of Suite B upstairs in the Port office building. There had been a complaint that his office was in disarray, which was later confirmed. The e-mail reminded the tenant of the provision within his lease that states at all times the property will be kept in a neat, clean and sanitary condition. The e-mail also explained that although the lease doesn't expressly prohibit pets it is suspected that his dog, that is often brought to the office, might be making it difficult to maintain the office. The tenant was receptive to the e-mail and has since picked up his area and seems to be no longer bringing his dog on a regular basis.

6. SAFETY – nothing to report.

7. APPROVE EXPENDITURES & ELECTRONIC TRANSFER

The attached voucher approval totaling \$33,518.56, checks numbering 11786 through 11811 and Electronic Transfer 2018-06 to the U.S. Treasury in the amount of \$1,656.62, were approved (motion by Scholfield, second by Aus, unanimous).

8. EXECUTIVE SESSION – At 8:22PM it was announced that the meeting would be going into Executive Session for approximately fifteen minutes to discuss potential litigation.

At 8:30PM it was announced the meeting was returning to Regular Session. Several

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individuals had stepped outside and were told the Executive Session didn't take quite fifteen minutes and that the meeting was returning to Regular Session although there was no more business to be conducted.

9. ADJOURN

The meeting adjourned at 8:31PM (motion by Aus, second by Scholfield, unanimous).

Approved:



Henry Aus, Commissioner



Lawrence Greaves, Commissioner



Ed Scholfield, Commissioner

