

MINUTES OF SILVERDALE PORT MEETING ON JANUARY 15, 2021

The meeting began at 9:04AM via ZOOM. Those in attendance included: Commissioner Aus, Commissioner Reese, Commissioner Scholfield, Attorney Phil Best, and Administrator Theresa Haaland.

Commissioner Aus explained that the meeting was being held to determine which architectural firm, Patano Studio Architecture (PSA) or Rice Fergus Miller (RFM), will be hired to move forward with the design of the Port's Waterfront Activities Center.

Evaluation Criteria forms were used by the Commissioners to score each of the firms.

Commissioner Aus said that his tallies came up equal for both firms.

Commissioner Scholfield explained that he scored RFM higher for the following reasons: RFM is local; has a history with the Port, the players involved and working on projects in the Central Kitsap area; has experience working with Kitsap County through the permitting process; has a financial specialist that will assist to secure funding; has a large staff that can ensure the project is moving forward; and will provide on-site representation during the construction phase. He agreed that PSA, no doubt, could create a beautiful facility, but with them being an hour and a half away that is problematic, especially when it comes to permitting and then once in the construction phase on-site representation will be necessary to avoid any delays, especially if there are change orders. A red flag with PSA is that they will subcontract a lot of the work, which Commissioner Scholfield said will cost the Port an additional fifteen percent.

Commissioner Aus said that in reviewing PSA's work, he saw that they don't have a big history of change orders, which is a sign of a good design.

Commissioner Reese said that he didn't think there would be problems and/or delays with PSA submitting the permit, since it is now all done online anyway. Commissioner Scholfield said that he likes the idea of a local firm being able to just quickly drive over to the site or to the County, if necessary.

Commissioner Reese said that he ranked PSA higher. He really liked the natural look of the buildings they designed that were shown in the presentation. He also liked the out-of-the-box thinking about construction, which will apparently save money in the long run. More than anything Commissioner Reese likes the idea of having a new set of eyes and thoughts involved in this next phase. Commissioners Aus and Scholfield agreed that a fresh set of eyes and ideas is attractive.

Phil reported that he spent a day making contact with past clients for both firms. Overall, feedback for both firms was good, but the Port of Friday Harbor's representative was exuberant about PSA, couldn't say enough good about them.

Commissioner Reese said that one issue with RFM that he wasn't pleased about was how at one point the sailing program was totally left out of the plan; it was aimed all towards rowing. Commissioner Scholfield said that he could understand that because when RFM was working on the Port's Comprehensive Plan and the project was briefly discussed, there was discussion about building a facility for the sailboats across from the Port office. Commissioner Reese said that there were many meetings after that with discussion about the sailors needs at the new facility.

Commissioner Aus said that he could go either way. Commissioner Scholfield said that he wouldn't have an issue going with PSA as it would be nice to get a new set of eyes moving forward, as long as the costs are not completely out of line. Phil said that if an agreement isn't reached regarding the costs, then the Port should be able to go back and choose another firm.

Each of the Commissioners' evaluation criteria tallies were discussed. How the Commissioners rated each firm was also discussed and determined that Commissioner Scholfield rated both firms a bit higher for each of the categories. He made some changes and retallied everything. The overall scores were very close with RFM being just slightly ahead.

Commissioner Aus said that either firm would do a decent job. He likes the idea of having someone new, although it could be risky, but with Patano's experience he doesn't see it being a big risk. Phil said that he has noticed in RFM's bills that they have a pretty high overhead rate and it makes sense with twenty-eight employees. Commissioner Scholfield said that we will find that just about anywhere; there is always going to be overhead related to the project although not directly.

Phil was asked if the Port would be required to chose the firm that scored the highest. Phil replied no. Commissioner Reese said that they are both so close anyway. Commissioner Aus said that he was hesitant to make a decision since at 11:30AM today his resignation is final and he wouldn't want to leave the aftermath to the others, if there happened to be an issue with the firm he chose.

Commissioner Scholfield moved to hire Patano Studio Architecture to move forward on the final design for the Port's Waterfront Activities Center; second by Commissioner Reese; carried unanimously.

Thank you letters informing of the outcome will be sent to both PSA and RFM.

The All Ports meeting is scheduled for Monday, January 25, 2021. This will be via ZOOM using the Port's account with Commissioner Scholfield as host.

The tree that was on Port property that Ceccanti chopped down was discussed. Phil said that he is still trying to find some pictures of the tree as an arborist will need to know some details

about the tree prior to providing an estimated replacement cost. Commissioner Scholfield reminded Phil that there is a good picture of it on the County Assessor's parcel map of the lot.

Commissioner Reese reported about 23-year-old Daniel McGlasson who had a lengthy video post on Facebook about himself and being a boat owner. He apparently has owned twenty-three boats over the past few years, many of which have either sunk or were beached. Several of what he mentioned were in and around Kitsap County waters. Commissioner Reese had heard Mr. McGlasson might be headed to Silverdale. Commissioner Scholfield said that the facility has been closed for several days as TIKAR is working on replacing decking on the pier, so not sure if Mr. McGlasson showed up or not. There are currently no boats moored at the facility. Trespassing Mr. McGlasson, if he were to arrive at the Port facility, was discussed. Phil said that if what Mr. McGlasson says can be documented, other than on social media, to establish he is who he says he is and what he admitted to, the Port may be able to justify not allowing him to use the facility. Commissioner Reese said that Mr. McGlasson has apparently already been kicked out of the Bremerton Marina. Commissioner Scholfield said that we are going to have to do something because they are going to be coming more and more. Phil said that he would contact the Port of Bremerton and see if he can find out any more information.

Commissioner Scholfield reported that the barge contracted by the Department of Revenue came in and removed the JoJo off of the Silverdale Waterfront Park beach last night.

Phil was working on a resolution for the cost of using the Port's parking stalls for overnight use. ***Commissioner Scholfield moved to adopt Resolution 2021-01 Charges for Overnight Use of Parking Area; second by Commissioner Reese; carried unanimously.***

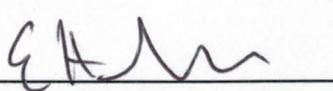
This will allow the Port to add the overnight parking fees to the costs associated with the removal of the 32' Carver WN3254NN, as it will need to be stored on-site through February 3rd. Commissioner Scholfield said also the rental of the fence, at \$480 a month, also needs to be added to the costs. The fence is keeping the public from climbing on the boat.

Commissioner Aus was thanked again for all his time, effort and willingness to extend his resignation in order to be involved in deciding the firm that will move the Port forward with the Waterfront Activities Center, that is sure to benefit the Silverdale community and beyond for many years. Commissioner Aus was first appointed to fill the District 2 vacancy in January of 2009. He will be sorely missed.

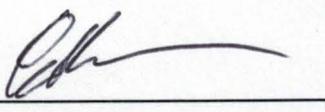
Approved:



Commissioner



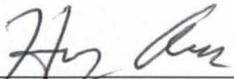
Commissioner



Commissioner

WAIVER OF NOTICE OF SPECIAL MEETING

The undersigned, Port Commissioners for the Port of Silverdale, hereby waive the requirement of notice in writing of the special meeting of the Port of Silverdale held on January 15, 2021, at 9:00AM zoom, are present at such meeting and agree to the conduct of the Port business as announced by the President/Chairman in calling this meeting.



Commissioner



Commissioner



Commissioner

SPECIAL MEETING OF THE PORT OF SILVERDALE

FRIDAY, JANUARY 15, 2021 @ 9:00AM

**TO DECIDE THE ARCHITECTURAL FIRM THAT WILL BE HIRED TO WORK ON THE
WATERFRONT CENTER**

THE MEETING WILL BE HELD VIA ZOOM (<https://zoom.us>)

MEETING ID: 366 324 6345

MEETING PASSWORD: port