

## **Port of Silverdale**

Minutes of Regular Meeting  
January 21, 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 7:01 PM. Also in attendance were 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, Greg Jacobs and Donna Moore of Kitsap Sailing Foundation (KSF); Christopher Patano of Patano Studio Architecture (PSA); Monica Downen of Monica's Waterfront Bakery; John Kuntz of Olympic Outdoor Center (OOC); Hank Anderson; Randy Hunt; Jim Knapp; Carla Larson; and Dave Montoure.

### **2. CONSENT AGENDA**

*It was agreed to approve the following Consent Agenda items as submitted: January Meeting Agenda; December 17, 2020 Regular Meeting minutes; December 18, 2020 Special Meeting minutes; December 30, 2020 Special Meeting minutes; January 5, 2021 Special Meeting minutes; January 12, 2021 Special Meeting minutes; January 15, 2021 Special Meeting minutes; the Authorization for Electronic Transfer of Payroll Taxes #2021-01 to the U.S. Treasury in the amount of \$2,287.74; and the January 21, 2021 checks numbering 12625 through 12650 totaling \$74,477.46 as outlined in the attached Voucher Approval (motion by Scholfield; second by Reese; unanimous).*

### **3. SIGNING OF DOCUMENTS –**

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

### **4. COMMISSIONER VACANCY – District 2 –**

Commissioner Henry Aus originally resigned effective December 31, 2020, but later extended the date to January 15, 2021. A letter to the editor of the Kitsap Sun was sent informing the public of the vacancy and inviting those interested, who live within the District 2 boundaries, to apply. Applications were received from Heidi Hottinger and Randolph B. Hunt. It was determined that Ms. Hottinger does not live within the Port of Silverdale boundaries and was informed that because of this she was disqualified for being considered. There was an allotted time for Executive Session to further discuss the applicants, but since it was just down to one person there wasn't a need for Executive Session. Phil said that the Commissioners could enter into Executive Session to discuss the merits of even just one individual. The Commissioners said that would not be necessary. *It was agreed to appoint Randolph B. Hunt to fill the vacancy of Port of Silverdale Commissioner, District 2; (motion by Scholfield; second by Reese; unanimous).*

Phil explained that he called the Kitsap County Auditor asking about the process of swearing in a new Commissioner during a virtual meeting. The Auditor's office wasn't sure on how to proceed. It was agreed that swearing in Mr. Hunt during tonight's public meeting and having him sign the Oath of Office tomorrow in the presence of a notary should be adequate. Phil administered the Oath of Office.

## 5. EXECUTIVE SESSION – unnecessary

## 6. ANNOUNCEMENT OF APPOINTMENT – Congratulations Commissioner Hunt.

## 7. ELECTION OF OFFICERS

*It was agreed that Commissioner Reese will serve as Chairman and Commissioner Scholfield will serve as Secretary* (motion by Scholfield; second by Reese, unanimous).

## 8. UNFINISHED BUSINESS

8.1. Waterfront Center Predesign Project/Pump Station #3 – Phil introduced Chris Patano and explained that during the Port’s Special Meeting held on January 15, 2021 the Commissioners agreed to hire PSA to design the Port’s Waterfront Activities Center, which will also house the Kitsap County pumpstation #3. PSA had provided the Port with their rate sheet. Mr. Patano explained that tonight’s plan of action was to inform the Commissioners on how PSA typically structures their fees and how they like to work with public agencies such as Ports and then to plan a date and time for an onsite meeting and walk about with the PSA team. Mr. Patano asked the Port’s timeline for the project. Commissioner Reese explained that the timeline is partially depicted by the County and just to be clear the construction that is seen on the site at this time is not directly related to the pump station but to the County’s Bayshore/Washington/Byron Street project. It is thought that the County will want the design by the end of this year and so it is imperative that PSA is on board to get that design going and working directly with the County to avoid any confusion or miscommunication. Commissioner Reese said that the Port will also need to move forward with determining how the project will be

funded. Mr. Patano said that PSA could provide drawings at the thirty percent level, which will provide the solid conceptual design including materials. At that time the Port can use the designs and renderings to move forward with fundraising and/or grant applications. Commissioner Scholfield said that the Port will need a company to help with determining the route to take to fund the project. It is unclear when the County plans to break ground on the new pumpstation, but it is thought paramount to get the pump station design documented by the end of the year. Mr. Patano asked if there was any other phasing for the project. Commissioner Reese said it basically all comes down to funding and that we can plan to build the rest of the building around the pumpstation if necessary. Commissioner Scholfield explained that the Port is planning to build the exterior of the County’s pump station and then the County will rent that space for a minimal amount from the Port. Mr. Patano shared the screen on ZOOM and showed a sample of PSA’s “Level-of-Effort” spreadsheet used to determine the costs and it also provides a clear understanding to both the Port and the PSA team of what is expected and the timeline. Mr. Patano said that this can be further discussed during the “kick-off” meeting. Phil explained that a lot of meetings with the public have already taken place, which is how we got to where we are with the plans from Rice Fergus Miller. The minutes from those meetings will be forwarded to PSA. Mr. Patano said that he will prepare a first draft level-of-effort spreadsheet and send it to Phil so that the Commissioners have a chance to review it prior to the kick off meeting, where questions can be answered and changes can be

discussed. Phil asked if PSA has a contract that is similar to might be used with the Port that it be sent to him so he can review the details of it. Mr. Patano took note. He said that the plan is to get the design to thirty percent and then PSA will wait for the Port's request to move it forward to the sixty-percent level. There was discussion about the stakeholders. Bridget Burke of CIR and John Bouck of KSF were introduced to Mr. Patano. It was suggested that he talk to them outside of a meeting to determine the needs of the Rowing and Sailing Programs. Commissioner Scholfield said that Monica Downen should also be included to get her thoughts and ideas regarding catering. Ms. Downen agreed that she would like to be included. Phil said that John Kuntz of OOC is also a stakeholder and should be included. Jim Knapp asked how PSA tracks requests for information (RFI). Mr. Patano said that they have a line item for RFI's and will use a project management website for the project, where all of the contract documents are downloaded and it is continually updated. Commissioners will have access to it. Mr. Patano asked if there is a topographical survey of the site. It was explained that the Port has used AES Consultants in the past, who have provided the Port with many surveys through the years. Mr. Patano said that he will be contacting AES and ask them to pull together what they have. Commissioner Reese explained to Mr. Patano that anytime more than one Commissioner is together discussing Port business, it is considered a public meeting – just something to keep in mind. Mr. Patano said that he will send a few dates/times to Phil for the next meeting and, in the meantime, will determine what sort of surveys already exist and review

the notes from the public meetings that have already been held. He will also prepare the spread sheet for the entire project. He asked if the spread sheet should be for the thirty percent level or through construction. Commissioner Reese said that the Commissioners still need to look at how much PSA is going to charge the Port because although it was agreed to hire PSA, entering into a contract still depends on how much it will cost. Phil explained that the next step is to draw up a contract. Mr. Patano said that normally at the kick off meeting the fee schedule and contract are executed at the same time. Phil suggested PSA contact the Port office for the scheduling of the kick off meeting. Mr. Patano said it probably would be sometime around the first week of February and will include about seven to eight people from the PSA team. Phil suggested he contact the Port office once the date is clearer. He reminded that the County should be involved or at least given the opportunity to be involved in all stages. They will also have important input at the beginning as to what they need and/or expect from the building. Mr. Patano said that he thought there should be a stand alone meeting with the County. Phil suggested a list of individuals that Patano will need to communicate with be generated. Commissioner Hunt asked what renderings are. Mr. Patano explained that it's a type of 3D design that works well for fundraising and grants as it provides a more real feel of the project vice sketches and drawings. He said that they want to get the materials and the renderings right from the start because they have found this is what gets the community, not only excited for a project but also actually supporting the project. Ms. Burke asked when

the County is projected to finish the pump station. It was explained that their current project is the Bayshore/Washington/Byron Street project, which is scheduled to be completed in 2022 and is separate from the pump station project. Phil said that Barbara Zaroff of Kitsap County Public Works is in charge of the pump station project and we would need to discuss that further with her and obtain the schedule. Commissioner Scholfield said that construction is set to start in January 2023 with the completion sometime in 2025 and the design process starting now. Commissioner Reese said that is why the Port is in this process of hiring PSA to move forward with the County on the design of the Waterfront Activities Center that will also house the County's pump station. Mr. Patano said that PSA plans to work with the Port for the long haul. They have several governmental projects that they have been working alongside for four to five years now.

Phil reported that the County has not yet signed off on the Interlocal Agreement, but at first sight there seems to be no big issues. Phil suggested he talk with Cynthia Weed a well-known bond attorney out of Seattle to get ideas on funding. Commissioner Scholfield suggested contact be made with Carla Sawyer who is a well-known and successful funding specialist. Mr. Patano said that PSA does have contacts with companies that can assist. He suggested the Port talk to Peter Leon, who attended the interview with the Port. Mr. Leon's company successfully secured millions of dollars for the Port of Friday Harbor's recent project. Mr. Leon will be attending the kick-off meeting so further discussion will take place then. Mr. Patano said that it might benefit the

Port to contact Todd Nicholson the Director at the Port of Friday Harbor. Phil said that he did talk to Mr. Nicholson when calling PSA's clients for references. Mr. Nicholson was enthusiastically pro-Patano. Mr. Patano was happy to hear that. He said that he would send the Port an email with contact information for businesses he would suggest be contacted to help with funding, etc.

8.2. Recreational Conservation Office (RCO) Grants – Phil reported that Kathleen Byrne-Barrantes contacted him to tell him that she was out of state on a family emergency and asked Phil to talk with the Port's RCO grants manager, Kim Sellars to find out if there was anything needed from the Department of Natural Resources (DNR). Don Olmstead of the DNR was contacted and assured there was no problem with the project from the DNR's standpoint. Ms. Byrne-Barrantes is planning to make the final RCO presentation mid-February. Once the date and time is known the Commissioners will be sent the information.

8.3. County's Bayshore/Washington/Byron Street Project – Phil had no update about the tree. Commissioner Scholfield was approached by Ceccanti personnel about the possibility of using two vehicle/boat trailer parking stalls to store excess project material. Commissioner Scholfield said that Ceccanti's other option would be to store the items on the side of the road in front of the building that houses Monica's Bakery. He thought since it is the off-season and the boat launch parking area isn't overly busy with boaters, it would benefit the businesses in Old Town to have the items stored in the lot instead of along the street. In exchange for allowing the items to be stored on Port property, Ceccanti will demolish the derelict vessel WN3254NN and place debris into a Port provided dumpster.

Commissioner Reese said that he was just concerned because it seems Ceccanti is continually asking for more space. Bridget Burke said that she had heard that the Bayshore/Washington/Byron Street project is a \$26,000,000 project awarded to Ceccanti. She plans to approach Ceccanti and ask them if they would consider purchasing/donating a boat for the Rowing Program, which would end up becoming Port property. Ms. Burke said that CIR is having to rebuild their entire fleet because they must use single shells due to the pandemic.

Christopher Patano thanked everyone and left the meeting.

Commissioner Reese asked if the two vehicle/boat trailer stalls will be used by Ceccanti through April; the same timeframe as the Use of Port Property Agreement. Commissioner Scholfield said not necessarily as they will be using the material so it will diminish as the project continues. Commissioner Reese said that with the sailboat floats and the boat launch handling pier currently being stored in the vehicle/trailer lot along with the derelict vessel being stored, there isn't a lot of parking available to boaters. He questioned if Ceccanti personnel are parking in the Port vehicle lot. Commissioner Scholfield said that as far as he knows County personnel, personnel from the Esser building and workers at the former Cash Brewery are parking at the Port's vehicle lot. Ceccanti personnel have apparently been told to park off-site. Commissioner Scholfield said that it is hoped, with Ceccanti storing the material at the Port's lot, it will help with the flow of traffic which would be good for economic development in Old Town. Commissioner Scholfield added that the sailboat floats will be installed the end of February, so that will free up some space. It is estimated that having Ceccanti demolish the derelict vessel will save approximately \$5,000. Phil questioned if

Ceccanti will need to be charged to use those parking stalls in accordance with the resolution that was recently passed. Commissioner Scholfield said no, because they will be paying by taking care of the demolition of the derelict vessel; otherwise, the Port would pay TIKAR to complete that task.

#### 8.4. Port Programs

a. Sailing – John Bouck reported that he forwarded the quotes from Aquatech for the winterization of the safety boats. He said it was pricier than normal because it was recommended to change out the water pumps. He thought maybe the replacement of the water pumps could be postponed to save money. Commissioner Reese asked what the recommendation is for replacing the pumps. Mr. Bouck said every three years and the newer motor is about three years old now and the older motor is about five years old. The water pump hasn't ever been replaced in either motor. Commissioner Reese told Mr. Bouck to get them both replaced. Mr. Bouck said that one of the tires on a trailer needs to be replaced, so he asked for a quote. Commissioner Scholfield said that he went through Les Schwab for a couple tires and suggested Mr. Bouck bring the tire to Les Schwab. Mr. Bouck said that maybe he will shuffle the wheels from the trailer that isn't going to be used. He reported that they are in the process of getting the sailing season up and going again and hope to be on the water by the end of February/early March. They will be following the State's social distancing guidelines. Mr. Bouck said that high school sports start up in February so it is hoped that the sailboat float can be installed by the end of February. Lee took note and said that it is easier to install the sailboat float than the handling pier. Commissioner Scholfield said that before the sailboat float is installed TIKAR needs to repair the hinge. Lee was asked to install the yard hydrant tying into the irrigation system near the two garbage cans prior to the

sailing season. Mr. Bouck asked when the handling pier will be installed. Commissioner Scholfield said that it usually is installed at the end of April just prior to opening day of boating. Last year it was installed a bit early and it was damaged. Mr. Bouck said it makes it easier to get the chase boats in and out of the water with the handling pier. He said that they will have less shuffling of the sailboats because there doesn't seem to be any competitions due to the pandemic. Greg Jacobs said that it is still uncertain, but there may be more single-handed boats on the float depending on the COVID restrictions. The float will undoubtedly be full. Mr. Jacobs said that he has a boat trailer that he would donate to the Port if there is a use for it. It's a single-axel, light duty trailer in need of bunks and new tires. Mr. Bouck offered to send pictures of it to the Port. Mr. Jacobs said to just give him a call if one of the Port Commissioners want to stop by and take a look at it. Commissioner Reese said that it would save the Port money.

b. Rowing – Bridget Burke reported that one of CIR's chase boats is at Aquatech and they suggested the water pump on it also be replaced. They informed Ms. Burke that 700 hours were on the motor from the last time it was there. They were surprised as that is a lot of hours. Ms. Burke was thankful Commissioner Reese said to just go ahead with the replacement of the water pump because the maintenance schedule is very important. She reported that the console of the other boat is still being rebuilt. Once complete she plans to bring it to Aquatech. A new hub is needed for one of the trailer wheels. Commissioner Scholfield told Ms. Burke to let him know when it's down at the Port and he will take a look at it. Ms. Burke said that CIR is hoping to be fully functioning about the same time as KSF. They are actively looking to build their fleet of singles so that they too can follow the State's socially distancing guidelines. The big problem they have right now is that there

are more kids interested in the Program then there are boats. Ms. Burke plans to contact a couple businesses, including Ceccanti, to see if they would be willing to donate money to be put towards the purchase of a single shell or more. The Masters continue to work out via ZOOM and at an area they have at the mall. They have that area at not cost through April. Ms. Burke said that they desperately need to find a place near the water to store ergs, so that when it is too windy to be out on the water, the group can still at least work out together. She said that the ergs really don't take up much space and asked if there was any way that they could store them in the back of the shop at the Port office. This is a big issue because the program can't be run where kids are sent home when the weather is bad. Phil said that Cheryl Bouck with Bilingue might be willing to allow CIR to store ergs.

Commissioner Scholfield said that he has been thinking about the basement of the 3215 Lowell Street building. It's not a rentable space because it does have access issues and it does tend to flood during extreme weather. Ms. Burke said that she was interested in it and would like to talk to Commissioner Scholfield more about it. Ms. Burke thanked the Commissioners for taking the time to view the Bainbridge Island Rowing Center. She was curious of what the Commissioner thought about the building. It was agreed it was very nice. Commissioner Reese said that the Port isn't going to be building the same kind of one-purpose building, unless CIR is willing to pay for it. Ms. Burke understood. She said that they are continually on the pursuit of getting boats and racks. The fence came down a bit at the boatyard during a big storm.

c. Trailers – Mr. Jacob's has offered to donate a trailer.

## 8.5. Facilities

a. Closure – new State restrictions are in place due to the rise in COVID-19 cases. Online meetings will continue.

b. Olympic Outdoor Center (OOC) – Commissioner Reese said that there was discussion about extending OOC’s lease for another year. John Kuntz had wanted a new five-year lease. He said that he can’t live with a one-year lease. It was explained that since the pier was partially paid for with non-refunded boat gas tax, there is an issue with having a non-temporary concession building on it, as the RCO would, more than likely, take issue with it. Commissioner Reese said that even if it was permissible by the RCO, with all of the complaints from the public it was decided that the building must be removed. Mr. Kuntz questioned the number of complaints that have been received. Commissioner Reese said that he has heard about twenty complaints through the past few years. Mr. Kuntz said that he has repeatedly asked that a Port representative meet with him outside of a public meeting to discuss the lease renewal. He said he never heard back about a meeting. Commissioner Reese said that he was pretty sure that Phil had responded to one of his emails and that the Port is more than willing to meet with him, although anything that is done is all public record. Mr. Kuntz said that the Port has private leases with other businesses that aren’t talked about in the public meetings. Commissioner Reese said that those are also all part of public record and many times the leases and lease amounts have been discussed during the public meeting. Mr. Kuntz said that he wants a multi-year plan as he can’t live on a one-year plan especially with everything that is going on with the pandemic. He said there had been discussion about OOC running from the parking lot again and that it took him seven years to get on the pier and out of the parking lot. Phil informed Mr. Kuntz that the Port can’t make a decision without two Commissioners and having two Commissioners present at a meeting would constitute a Special Meeting. Mr. Kuntz said that he wasn’t asking for decisions to be made, but rather determine the details outside of a

meeting and then discuss them with everyone during a meeting. Commissioner Reese said that he would be willing to meet with Mr. Kuntz and Phil. They all three agreed to meet on January 26, 2021 at 10:00AM via ZOOM. Commissioner Scholfield normally hosts the ZOOM meetings, so he will get it started and turn it over to Port staff. Phil said that Mr. Kuntz will need to provide what he wants. The first contract shows that OOC would provide their own float to run the business from. Mr. Kuntz said that it just never penciled out financially. Phil said that he noticed during the tour of the Bainbridge Island Rowing Center that there was a kayak concession out on the dock there. Mr. Kuntz said that yes, that is Exotic Aquatic and they rent a portion of the dock from the City of Bainbridge Island. Phil said that should be discussed as a possible future venture. Mr. Kuntz thanked the Commissioners.

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

d. Preventative maintenance – Commissioner Scholfield asked that the database for preventative maintenance be tabled.

e. Facility cleanup – Lee reported that the restrooms are being serviced by 9:00AM daily. He said that Tim said the trashcan flaps will just cause individuals to litter as the flaps get grimy and people don’t want to touch them. It is thought that getting everything serviced by 9:00AM is helping. Commissioner Hunt asked if there might be a better style of trashcan since the flap won’t work. Commissioner Scholfield said that the County’s big belly trash cans cost about \$10,000 each. Commissioner Hunt asked how the bag is removed and Lee explained. Carla Larson told Commissioner Hunt that it is really gross as you have to reach your arm way back to release the bag. Lee

said that the flaps aren't going to be a good solution because instead of the birds dragging the garbage out of the can, the public will just end up littering. Ms. Larson said that Mr. Jacobs had suggested a foot pedal style trashcan. Lee said that would probably require a new trashcan rather than just a modification. Commissioner Scholfield said that we haven't ever had flaps on any of the trashcans and asked Lee to install a flap on the bad looking trashcan and give it about six months, or so, to see if it makes a difference one way or another. Lee took note.

#### 8.6. Port Properties

a. Reduction in Rent – Commissioner Reese said that he doesn't see where the government has changed within the last month. ***It was agreed to offer a fifty percent rent reduction for February to tenants that qualify*** (motion by Scholfield; second by Hunt; unanimous).

b. 3421 Byron/Bilingue – a letter dated December 18, 2020 from Cheryl Bouck was reviewed. She thanked the Commissioners for their continued support during the pandemic and gave an update on how she is adjusting. An email dated January 12, 2021 from Ms. Bouck was received. She informed the Port that the roof is still leaking. She said that several of the newly installed ceiling tiles are now stained. Lee said that he used five gallons of a heavy fiber patch and thought that took care of the issue. He said that he wasn't sure what else could be done at this time. Commissioner Scholfield asked Lee to enter the building and find the stained ceiling tiles to help determine where the water is entering in at and then patch the roof above those areas. Lee said that he can go in and take a look but if the water is coming in at the same spots, he is not sure what else can be done since he already patched from ten to twelve feet of all of the seams in those areas. He said that Tim had suggested that an aluminum coat be applied to the roof this summer. Lee said that

when he was last up on the roof, he didn't notice any holes or pocks so he just applied the sealant to all of the seams and around the hvac unit. He said it looked like there had been two previous patches in that area as there were old cans of the material left up there. Commissioner Scholfield asked if Lee had stripped off the old patch around the hvac unit before applying the new coat. Lee said that he didn't as it looked like the patching was further down and possibly some hot tar was used.

c. 3425 Byron/Kitsap Art – an email dated January 13, 2021 from Vickie Sontag of Kitsap Art was received. She reported that they have had several water leaks in the back storage room. Several of the items that were being stored in there were damaged and had to be thrown out. She also said that the hornet's nest has returned. Lee said that he will spray the nest. Commissioner Scholfield said that TIKAR needs to take a look at the south facing window in the breezeway. He said that that area was not originally included in the lease because it is just a breezeway. Lee said that Tim did look at it and he thinks there is a leak coming from the side wall. He wants to put plastic on the wall to see if that stops the leak and if it does when it's dryer weather a repair would be made. Commissioner Scholfield said that sounded good.

8.7. Small Claims has been postponed until January 27<sup>th</sup>.

8.8. Boats anchored in Dyes Inlet – the vessel #WN3254NN registered to John McDonald that has been tied up to the floating moorage facility sank on December 31, 2020. Commissioner Scholfield had several discussions with Kitsap Credit Union personnel about the boat since they are the lienholder. The Credit Union had one of their property assessors take a look at the boat, before it sank, at which time it was decided that the Credit Union would not get

involved. TIKAR was on site immediately once they saw the boat sank. They had to move the boat to the side of the dock; otherwise, it would have done significant damage to the dock. TIKAR had provided a verbal estimate of \$15,000 to move the vessel up to the Port boat launch area and properly dispose of it. The Department of Natural Resources (DNR) was contacted and there was discussion about pig tailing off of their efforts to remove the JoJo from the County's waterfront area. It was expected this would be a cost saving effort for both the DNR and the Port. The DNR contractor, NRC, provided the Port with a quote of \$24,000. It was explained to NRC as a cost saving effort the Port would be using its contracted maintenance company to perform the removal and disposal. TIKAR moved the vessel over to the boat launch area and pumped it out before bringing it up to the Port's boat launch parking lot. The official Custody Date is February 3, 2021 and the final Appeal Date is March 5, 2021. If there is no appeal the Port can proceed with the demolition after March 5, 2021. Ceccanti will be demolishing the vessel as previously discussed. Lee said that TIKAR will need to get in there prior to Ceccanti so that they can remove all of the holding tanks and motors. Commissioner Scholfield agreed and explained that all the hazardous waste materials must be removed and disposed of with the receipts provided to the Port to turn in to the DNR along with the reimbursement paperwork. NRC removed the JoJo on or around January 13, 2021.

Commissioner Reese said that he watched a Facebook video with 23-year-old Daniel McGlasson boasting about himself being a boat owner. He apparently has owned twenty-three boats within the last few years. Many of the boats have either been abandoned, beached or sunk. Commissioner Scholfield asked if the Port should have something in place to protect itself. He reviewed the RCW and believes that proof of insurance can be

required to be provided for boats over 40'. He also saw that the Port of Bellingham requires proof-of-insurance for all vessels that are tied up there. He asked if the Port can refuse moorage to people based on their past practices. It's becoming more and more of an issue and if/when a boat sinks at the facility it costs anywhere between \$15,000 to \$20,000 to get rid of it. The State does offer the ninety percent reimbursement through the Derelict Vessel Removal Program, but the ten percent is still a fair amount of expense and we don't want to depend on the State's reimbursement because there is no guarantee it will continue. Commissioner Hunt asked if we knew some of the other Ports practices for these types of situations. Commissioner Scholfield said just that Bellingham requires proof of insurance and a current registration/license. Phil suggested the WPPA be contacted. Commissioner Reese said that he plans to bring this up at the next Kitsap All Ports meeting this coming Monday. Commissioner Scholfield said that Commissioner Nye of the Port of Brownsville might have some information on it. Commissioner Hunt asked if the other Ports have the same trouble with Mr. McGlasson. It was explained that we don't know at this point, but Commissioner Reese does plan to discuss it during Monday's meeting. It was thought that having communication between the Ports about possible derelicts heading their way might benefit everyone. Phil said that he looked at the Port of Bellingham's website and determined that the proof-of-insurance was related to permanent moorage. Phil questioned if the Port could make its own rules and regulations for this type of issue. Commissioner Scholfield said that according to the RCW the Port can. Phil cautioned about implementing selective enforcement as it is unconstitutional.

8.9. Squid fishermen – Allan Solonsky had been provided with a letter permitting him to

squid fish from the Port facility after hours, but then it was decided that actually anyone using the facility afterhours should enter into a Limited Use Agreement. So, Phil drew up the agreement and it was sent to Mr. Solonsky via email, but he never replied. John Krache is another squid fisherman that was provided a letter permitting him afterhours access. There is no contact information for Mr. Krache. Both letters gave the fishermen permission for afterhours use of the facility through February 2021. From now on the Limited Use Agreement will be used for such request.

## **9. TABLED ITEMS**

### **9.1. Port Facilities**

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

### **9.2. Benefits**

## **10. NEW BUSINESS**

10.1. Breaking Waves Brewery is apparently a new business that is moving into the old Cash Brewery building – 3388 NW Byron Street, Old Town Silverdale.

## **11. SAFETY/SECURITY**

11.1. Body Cameras – a vehicle was parked in the boat launch parking lot after hours recently. Commissioner Scholfield tapped on the window of the vehicle to get the diver's attention to tell him to move along as the area was closed. The individual became irate and accused Commissioner Scholfield of "hitting" his car. This sparked the idea of the possibility of Port staff and even Safe Security guards using body cameras. Commissioner Scholfield said this would protect the Port and Port staff. This isn't the first time someone has been accusatory towards Commissioner Scholfield. Commissioner Reese suggested a flashlight be used instead of tapping on the window. Commissioner Scholfield said that it was during daytime and that could create other problems. Commissioner Hunt asked how a body camera would solve the issue. Commissioner

Scholfield said that it might not solve it, but would protect the Port and staff. It would have been beneficial during the seaplane crash and also other incidents that have taken place through the years.

11.2. Reckless drivers – Commissioner Scholfield reported that he spoke to the NW Boring crew that are living on the construction site at the Port's parking lot. They have told him that erratic drivers seem to show up at the Port's vehicle/trailer lot between 11:00PM and midnight just about every night. The crew have confronted some of them and it seems to have gotten worse. Commissioner Scholfield asked if Safe Security should be asked to provide an emphasis patrol around that time to see if that would help deescalate the situation. The security guard would need to be asked to be proactive about it. Speed bumps were discussed. Commissioner Scholfield said that speed bumps would be hard on the boat trailers and also some of the erratic drivers may use them to cause more trouble. Jim Knapp asked if the Port's surveillance shows the license plate numbers on cars. Commissioner Scholfield said that license plates aren't visible during the nighttime and that most of these drivers are pretty wise to what they can and can't get away with. A lot of the time they are transmitting on the live video footage and can monitor on their cell phone's live stream. Mr. Knapp said that it's every night right around 11:00PM. Commissioner Scholfield said that Gordon Field closes at 11:00PM and everyone is ushered out of there, so it is thought they head down to the Port. Phil suggested chaining off the lot. That creates an issue with being able to keep the area opened to boaters. Commissioner Scholfield said that it possibly could be coned off after Safe Security's first drive through and hope that boaters know they can move the cones. Hiring a Safe Security guard for a temporary shift was discussed. Mr. Knapp suggested hiring a Kitsap County off-duty

Sheriff deputy, but it was agreed that would be pricey. Commissioner Scholfield explained that the Safe Security guards have no problem trespassing individuals and they have lots of different clients so have good experience overall. Commissioner Scholfield said that a call will be placed to Safe Security to see if we can get a 9:00PM to 1:00AM shift for a month or so.

**12. PUBLIC INPUT VIA EMAIL**

Carla Larson asked that a Use or Port Property application be sent to Vicki Webb of Whaling Days and Steve Slayton of the Silverdale Rotary for the duck race. She explained that it is written in the County's contract that the area will be available for Whaling Days, so they are planning to move forward with the event and hope that the COVID restrictions are lifted by then. Commissioner Scholfield asked which carnival company will be used for the event because Paradise left the Port with a big mess in the parking lot and they won't be allowed back, unless they agree to cleanup afterwards.

Monica Downen asked if the Commissioners would consider starting the monthly meetings a little earlier in the day. She explained that they are so lengthy; it makes it hard for people from the business community to attend. Changing the meeting time was discussed. *It was agreed to begin holding the monthly meetings at 6:00PM beginning with the February 18, 2021 meeting* (motion by Scholfield; second by Hunt; unanimous).

**9. EXECUTIVE SESSION**

None

It was suggested Commissioner Hunt attend WPPA sponsored New Commissioners training. Commissioner Hunt said that he will create a new official Port email for himself.

**10. ADJOURN**

*At 9:49PM the meeting adjourned* (motion by Scholfield; second by Hunt; unanimous).

Approved:

  
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Commissioner

  
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Commissioner

  
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Commissioner

