

MINUTES OF SILVERDALE PORT MEETING ON JANUARY 28, 2021

Commissioner Reese called the meeting to order at 10:00AM at the Port office at 3550 NW Byron Street, Silverdale, WA. Social distancing guidelines were adhered to. Also in attendance were: Commissioner Hunt, Commissioner Scholfield, Attorney Phil Best, Administrator Theresa Haaland, Lee Knapp and Tim Knapp of TIKAR Services. A Notice of the Special Meeting was placed on the Port office door the morning of the meeting. A Waiver of Notice of Special Meeting was signed by all Commissioners and is attached to these minutes.

Commissioner Reese reported that he, Phil and Port staff attended a ZOOM meeting with John Kuntz of Olympic Outdoor Center (OOC) on January 26, 2021. Phil had provided an outline of the outcome of the meeting. It had been determined that due to COVID-19 and the construction in and around the waterfront, Mr. Kuntz agreed that the OOC contract will not be renewed for 2021. Phil had suggested to Mr. Kuntz that he attend the upcoming meeting with Patano Studio Architecture to provide input about the needs of a kayak rental concession. In December of 2021 or early 2022 the opportunities for the kayak concession will be readdressed. Mr. Kuntz agreed to remove the concession stand from the pier, when it is accessible. He said there is just no way that he could get it off the pier with all the construction equipment and closed street in that area. It was suggested that Mr. Kuntz look at the water end of Pacific Avenue to determine if that location might work for kayak rentals in the future. Commissioner Reese said that Ceccanti should be contacted to see if there is anyway that they can make room for OOC to remove the shed. Mr. Kuntz had mentioned possibly putting an ad on Craigslist to get someone to remove it. Commissioner Reese said that whoever removes the shed needs to provide the Port with proof of insurance, listing the Port as additionally insured. Everyone agreed.

Commissioner Hunt said that he is interested in the Port buying the 3550 Byron Street Port office building that is and has been rented from the Simons family for many years. He explained that it would look better to the taxpayers for the Port to be using a building it owns rather than rents. He asked that a letter be sent to Carrie Simons. Phil took note.

At 10:10AM the meeting continued in and around Old Town, viewing the Port-owned properties and facilities.

There was a lot of trash near the sidewalk along Pacific Avenue adjacent to the Port's wetlands property and trash in the wetlands. It was thought the County would be responsible for the majority of the trash in that area.

There was discussion about the possibility of installing a wood boardwalk in the wetlands area. Commissioner Scholfield explained that it had been mentioned to Washington State Department of Fish and Wildlife personnel (WDFW), who weren't in favor of it as it would kill

anything underneath the boardwalk. Phil said that they had suggested that the beach be used to walk along, keeping the wetlands as is.

Tim explained the history of dredging underneath the boat launch.

The floats that were used to bring the derelict vessel (WN#3254NN) to shore were sitting outside of the vessel's fenced area. Commissioner Reese asked Tim to move the floats inside the fence. Tim and Lee took note.

The new water spigot was discussed. It will be located on the grassy side of the boat launch parking lot, near the two garbage cans. A locate will be called for prior to digging. Tim said that he will use some of the ecology grass pavers that have been used in that area in the past. There are some in the Port shop. Commissioner Scholfield requested that both garbage cans be outfitted with flaps in an effort to keep the birds out of them. This will be a trial run to see if it helps. Tim and Lee took note.

Tim pointed out that in the past there was discussion about TIKAR installing a dumpster housing unit in the area. That is basically on hold until the details of the Waterfront Activities Center are determined.

The oil separator was discussed. Commissioner Scholfield explained that the oil separator will be expanded eventually. Tim explained that the baffles on the oil separator ultimately need replacing. Commissioner Hunt asked what the timeframe for that is. Tim said anywhere from two to two and a half years. It will take about four days of work. Commissioner Hunt questioned what caused the damage to the asphalt in the area. Commissioner Scholfield said that it has been caused by salt water and fuel from cars.

The Sailboat float was viewed in the parking lot. Kitsap Sailing Foundation has requested it be installed by the end of February, when their season begins. Commissioner Scholfield pointed out that there are several maintenance items that must take place on the float before it is put back in the water. Tim and Lee took note.

The exteriors of the Port-owned Byron Street buildings were viewed. Commissioner Reese was concerned about a low hanging gutter on the east side of the Old Town Pub building. Lee and Tim were asked to take care of removing the gutter.

Commissioner Scholfield said that there is work happening at the downstairs of the Seaport Building, which used to be Cash Brewery, but there is no County-issued permit. The business that Commissioner Reese had heard was going in there is Breaking Waves Brewery. The business doesn't have adequate parking and more than likely its customers will end up parking in the Port's vehicle lot. The property doesn't have adequate parking and it is surprising that the County would allow it. Commissioner Scholfield explained that years ago when it was the

Bistro Martini Bar the owner had trouble with the permit because of the inadequate parking, so he approached the Port and entered into an agreement and paid the Port a monthly fee, allowing for their customers and employees to park in the Port's lot after hours. Commissioner Reese said that it seems a lot of the businesses in the area are using the Ports parking lot during the day. Commissioner Scholfield said it's basically economic development during the day, as it provides the businesses' employees a place to park which frees up the side street parking next to the businesses for their customers, but after hours use is a bit different as the Port incurs costs, if the parking lot is to remain lit and this is something that needs to be addressed with the new Breaking Waves owners. Commissioner Scholfield said that the Port will eventually be converting all the lighting to LED.

Walking towards the pier there was discussion about OOC's ability to remove the shed from the pier. It was agreed that with all of the construction although it wouldn't be as convenient, it could be done. Tim said that TIKAR could remove it for \$1,000, which would include bringing all of the larger appliances to the Port's shop for Mr. Kuntz to pick up at his convenience with everything else being removed. Mr. Kuntz will be notified that this is an option for him. OOC's lease is through May 17, 2021 at which time the building needs to be gone.

Commissioner Hunt pointed out that there is a bench underneath the head of the pier. It was said to be a County item.

The new pier decking that TIKAR had installed recently was viewed. It looked really good. The next section can be installed in 2022. Commissioner Reese noticed that the wood at the end of the gangway was still deteriorated. He had thought TIKAR was going to take care of that some time ago. Tim took note.

The black sailboat that is and has been anchored out in Dyes Inlet, not too far from the Port facility, was discussed. Commissioner Scholfield asked if the Port should post it and take possession of it. Commissioner Reese said that he wasn't sure about doing that. A kayak was tied up to the dock and apparently it is used as the black sailboat's dinghy.

Commissioner Scholfield told Tim that the drains on the waterside of the 3215 Lowell Street building need to be jetted out. The basement of the building was viewed. It had mildew and it will be sprayed with bleach. This is something that has been done in the past. Commissioner Scholfield said that he had showed the space to Bridget of Clam Island Rowing to be used as storage for the rowing ergs, but with the moisture and mildew in that space he thought she didn't want to move forward with using it. Rick Wells still owes back rent of the upstairs closet. It was agreed that the agreement needs to be terminated and Mr. Wells will be informed that he must remove the items immediately.

Slowey's house was discussed. Apparently, Patrick Slowey passed away not too long ago. Phil was tasked with writing to Ms. Slowey about the Port's interest in the property. Phil took note.

Tim said that they can begin the permitting process to pave the area between 3255 and 3215 NW Lowell Street. It was explained that the actual job will have to go out for bid. Tim was aware of that and said that he will explore permitting for this new portion. Commissioner Hunt questioned the reasoning of changing the amount of square footage that was paved with the recent paving job. It was explained that anything over 5,000 square feet takes an engineering design.

Apparently, Jim Monro, the property owner of the 9092 Washington Avenue lot which is and has been referred to as the "Monro Property" has passed away. The Port has discussed the possibility of purchasing this lot throughout the years. Phil was asked to look into this further.

There were three large 50 gallon drums, one containing an unknown substance, behind the outside of the Port office building. Tim said that he will try to determine what the substance is and look into getting rid of drums.

The walk about meeting continued into the shop at the Port office building. Commissioner Hunt asked when the last time the shop was cleaned and organized. It was explained, not in quite a while. Commissioner Reese said that it was supposed to have been worked on two years ago. The Port has been holding on to all of its unused electronics and they are starting to pile up in the Port's shop and in the office area. Commissioner Scholfield said that something will need to be written up documenting all of the items to be disposed of and/or donated to Good Will. Commissioner Scholfield said that he will first have to dismantle the computers and remove the hard drives.

Commissioner Scholfield offered to cleanup along Pacific Avenue.

TIKAR will be asked for a current maintenance schedule.

Phil was asked to pursue contacting other property owners in the area besides the ones discussed earlier in the meeting but also include Closser, Biegenwald and Reed.

His Hands Landscaping will be asked not to trim the bushes behind the Port's boat launch restrooms.

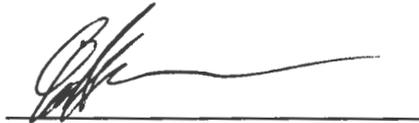
Commissioner Reese reported that he picked up the trailer from Greg Jacobs of Kitsap Sailing Foundation. He plans to remove the tires and give them to Commissioner Scholfield for replacement. The wheel bearings need to also be replaced. He said that once the other trailer is back from Aquatech he will match them up and go from there. He is donating his time on this.

There will be a Special Meeting on February 11, 2021 at 11:00AM starting at the Port office and meeting with the Patano team to discuss the Waterfront Activities Center design and walk the site.

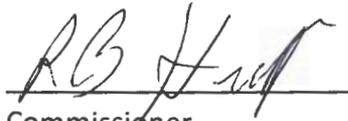
An email will be sent to John Kuntz explaining TIKAR's offer to remove the concession stand/shed from the pier for \$1,000 and storing the larger appliances in the Port's shop for Mr. Kuntz to pick up. Mr. Kuntz will be told that if he does decide to hire someone to remove the shed they will have to be insured and list the Port as additionally insured. Also remind Mr. Kuntz that his agreement with the Port is through May 17, 2021 at which time the shed needs to be off the pier.

At 1:28PM Commissioner Scholfield moved to adjourn the meeting; second by Commissioner Hunt; unanimously approved.

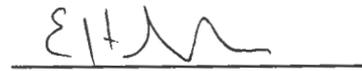
Approved:



Commissioner



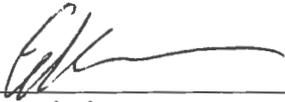
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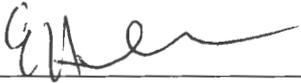
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WAIVER OF NOTICE OF SPECIAL MEETING

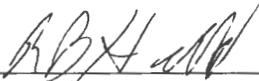
The undersigned, Port Commissioners for the Port of Silverdale, hereby waive the requirement of notice in writing of the special meeting of the Port of Silverdale held on January 28, 2021, at 10:00AM Port Office, is present at such meeting, and agrees to the conduct of the Port business as announced by the President in calling this meeting.



Commissioner



Commissioner



Commissioner

SPECIAL MEETING OF THE PORT OF SILVERDALE

A “WALK ABOUT” OF PORT PROPERTIES WILL BEGIN

FROM THE PORT OFFICE

ON THURSDAY, JANUARY 28, 2021 AT 10:00AM