

PORT OF BREMERTON
BOARD OF COMMISSIONERS
REGULAR BUSINESS MEETING

A G E N D A

July 13, 2021
10:00 AM

Remote Access Only
Zoom Meeting ID: 335 903 0010
Zoom Call-In: (253) 215-8782
BKAT Live Stream

Call to Order

Approval of Agenda

Consent Items

All matters listed under Consent Items have been distributed to each member of the Commission for reading and study, are considered to be routine, and will be enacted by one motion of the Commission with no separate discussion. If separate discussion is desired, that item may be removed from the Consent Items and placed under Action Items by request.

- A. Minutes of the special meeting and executive session of June 18, 2021; regular business meeting and executive session of June 22, 2021; and special meeting and executive session of July 2, 2021.
- B. Payment of checks #082546 and #E00548 and #82550 through #82584 and #E00550 through #E00560 and 901359 through #901361 and #901362 through #901365 and #901366 and #82586 through #82603 and #E00561 through #E00565 and #901368 and #82607 through #82617 and #E00568 and #E00569 through #E00572 and #E00573 from the General Fund for \$191,891.48; #82547 through #82549 and #E00549 and #82585 and #E00566 and #901367 and #E00567 and #82604 through #82606 from the Construction Fund for \$629,298.17. Void Check # 901358.
- C. Chief Executive Officer Contract Extension

Information Items

- 1. Port Orchard Marina Breakwater Replacement Project Status Update
- 2. City of Port Orchard Update – Mayor Rob Putaansuu

Citizen Comments: *Open to the public for comment. Speakers are asked to keep their comments to less than 3 minutes. Please feel free to submit further comments in writing to the Clerk of the Board.*

Action Items

1. Bid Authorization for the Monuments Project
2. Bid Authorization for Port Orchard Marina Fire Repairs
3. Ratification of Agreement with Teamsters Local Union 589

Staff Reports

Commission Reports / New Business

Executive Session *(if necessary)*

Adjournment

Regular business and other meetings that may be attended by members of the Board

<u>Date</u>	<u>Time</u>	<u>Meeting</u>
07/13	10:00 am	*Commission Regular Meeting via ZOOM
07/22	10:00 am	Puget Sound Regional Council (PSRC) Executive Board – Remote Only
07/22	11:45 pm	PSRC Executive Committee – Remote Only
07/26	6:30 pm	Kitsap All-Ports – Port of Brownsville
07/27	6:00 pm	*Commission Regular Meeting via ZOOM

Meetings are subject to change or cancellation

**Denotes events in which two (2) or more Commissioners may attend*

PORT OF BREMERTON
BOARD OF COMMISSIONERS
SPECIAL MEETING

MINUTES

June 18, 2021
10:00 AM

Bill Mahan Conference Room
Port Administration Offices
CEO Office
8850 SW State Hwy 3, Bremerton

Commissioners and Staff Present

Commissioners
Cary Bozeman
Axel Strakeljahn
Gary Anderson

Staff Members
Jim Rothlin

Call to Order

President Bozeman called the meeting to order at 10:00 a.m. and immediately recessed the special meeting and reconvened into executive session for approximately two hours regarding: personnel [RCW 42.30.110(1)(g)]. At 12:00 p.m., executive session was extended 15 minutes.

At 12:15 p.m. the regular meeting was reconvened.

Adjournment

There being no further business before the Board, the meeting was adjourned at 12:15 p.m.

Submitted,

Approved,

Jim Rothlin
Chief Executive Officer
June 22, 2021

Gary Anderson
Commission Secretary
June 22, 2021

PORT OF BREMERTON
BOARD OF COMMISSIONERS
EXECUTIVE SESSION

MINUTES

June 18, 2021
10:00 AM

CEO Office
Port Administration Offices
Bremerton Nat'l Airport Terminal Bldg
8850 SW State Hwy 3, Bremerton

Call to Order

President Bozeman called the executive session to order at 10:00 a.m., June 18, 2021.

Commissioners and Staff Present

Commissioners
Cary Bozeman
Axel Strakeljahn
Gary Anderson

Staff Members
Jim Rothlin

Item #1: Personnel issues were discussed [RCW 42.30.110(1)(g)].

With no further business to come before the Board, the meeting was adjourned into regular session at 12:15 p.m.

Submitted,

Approved,

Jim Rothlin
Chief Executive Officer
July 8, 2021

Gary Anderson
Commission Secretary
July 13, 2021

PORT OF BREMERTON
BOARD OF COMMISSIONERS
REGULAR BUSINESS MEETING

MINUTES

June 22, 2021
6:00 PM

Remote Access Only
Zoom Meeting ID: 335 903 0010
Zoom Call-In: (253) 215-8782
BKAT Live Stream

Commissioners and Staff Present

Commissioners

Cary Bozeman
Axel Strakeljahn
Gary Anderson

Staff Members

Jim Rothlin
Fred Salisbury
Sherman Hu
Arne Bakker
Warren Hendrickson
Ginger Waye
Taylor Korizon
Anne Montgomery, Atty

Call to Order

President Bozeman called the meeting to order at 6:00 p.m.

Approval of Agenda

It was moved by STRAKELJAHN, seconded by ANDERSON to:

Approve the Agenda as presented.

MOTION CARRIES, 3-0

Consent Items

- A. Minutes of the regular business meeting of June 8, 2021.
- B. Payment of checks #E00533 and #E00534 and #82505 through #82522 and #E00535 through #E00539 and #901354 through #901356 and #82524 through #82545 and #E00540 through #E00547 and #901357 from the General Fund for \$103,300.05; #82523 from the Construction Fund for \$2,172.80.
- C. Resolution 2021-03 declaring the Airport Diner and all its contents surplus and authorizing disposal in the Port's best interest.

It was moved by ANDERSON, seconded by STRAKELJAHN to:

Approve the Consent Items as presented.

MOTION CARRIES, 3-0

Citizen Comments - None

Executive Session

President Bozeman recessed the meeting at 6:03 p.m. and reconvened into executive session for approximately 10 minutes regarding: real estate issues [RCW 42.30.110(1)(c)].

At 6:16 p.m. the regular meeting was reconvened.

Action Items

1. Bid Award to Ahearn Electric, Inc. for the Wastewater Emergency Generator Project
Presented by Fred Salisbury, Chief Operations Officer

Following presentation and discussion;

It was moved by BOZEMAN, seconded by STRAKELJAHN to:

Approve the bid award to Ahearn Electric, Inc. and authorize the CEO to execute the contract and issue the Notice to Proceed.

MOTION CARRIES, 3-0

2. Lease Agreements (3) with SAFE Boats International for locations in Olympic View Industrial Park

Presented by Arne Bakker, Director of Business Development

Following presentation and discussion;

It was moved by STRAKELJAHN, seconded by BOZEMAN to:

Approve the building lease for the premises at 8800 Barney White Road (OVIP 5) with Safe Boats International, LLC with a correction in Section 2.2 to move (Commencement Date) after July 1, 2021.

MOTION CARRIES, 3-0

It was moved by ANDERSON, seconded by STRAKELJAHN to:

Approve the 3.5 acre land lease for the premises off 8800 Barney White Road with Safe Boats International, LLC with a correction in Section 2.2 to move (Commencement Date) after July 1, 2021.

MOTION CARRIES, 3-0

It was moved by STRAKELJAHN, seconded by BOZEMAN to:

Approve the building lease for the premises at 5650 Imperial Way (OVIP 2) with Safe Boats International, LLC with a correction in Section 2.2 to move (Commencement Date) after July 1, 2021.

MOTION CARRIES, 3-0

3. Final Acceptance for SR3 Frontage Development Project with Henderson Partners, LLC
Presented by Arne Bakker, Director of Business Development

Following presentation and discussion;

It was moved by BOZEMAN, seconded by ANDERSON to:

Accept as final the SR3 Frontage Development construction contract with Henderson Partners, LLC, in the amount of \$2,295,812.19.

MOTION CARRIES, 3-0

Staff Reports

Jim Rothlin, Chief Executive Officer

- Welcomed Bryant Smith, new summer maintenance employee at the airport.
- Request for Qualifications will be sent out for a restaurant operator for the Multipurpose Facility; will work with consultant to create a shortlist and will then issue a Request for Proposals for their business plan.
- Reported on the pre-bid meeting for the taxiway/apron rehabilitation project; bids are scheduled to be opened on July 1.
- John Clausen, Kitsap Transit Executive Director, approached the Port with the possibility of using Harper Pier to store fast ferries – there was good discussion on the history of the pier and the intended use for the community. The Port wants to make sure the intended community use is preserved. Mr. Clausen suggested any plans they have would not take away from the integrity of that purpose. Before any decision is made, Mr. Clausen will come up with options on their intended uses. There was discussion with the Board on the importance of Harper to the community.

Commission Reports / New Business

Commissioner Strakeljahn

- Reported on the recent Gorst Coalition committee meeting.

Commissioner Anderson

- Noted that Gorst transportation is a main topic at many meetings he currently attends. With that interest, it should have a better chance of succeeding.

Commissioner Bozeman

- Met with the Port's lobbyist, CEO Rothlin, and Senator Randall to discuss the Port's disappointment in not receiving capital funding for the Port Orchard Marina breakwater and ways it can be approached next year to be successful.

Executive Session – cont’d

President Bozeman recessed the regular meeting at 6:40 p.m. and reconvened into executive session for approximately 30 minutes regarding: legal issues [RCW 42.30.110(1)(i)]. At 7:15 p.m., executive session was extended 10 minutes. At 7:25, executive session was extended 20 minutes.

At 7:45 p.m. the regular meeting was reconvened.

Adjournment

There being no further business before the Board, the meeting was adjourned at 7:45 p.m.

Submitted,

Approved,

Jim Rothlin
Chief Executive Officer
July 8, 2021

Gary Anderson
Commission Secretary
July 13, 2021

PORT OF BREMERTON
BOARD OF COMMISSIONERS
EXECUTIVE SESSION

MINUTES

June 22, 2021
6:03 PM

Remote Access Only
Zoom Meeting

Call to Order

President Bozeman called the executive session to order at 6:03 p.m., June 22, 2021.

Commissioners and Staff Present

Commissioners

Cary Bozeman
Axel Strakeljahn
Gary Anderson

Staff Members

Jim Rothlin
Fred Salisbury
Arne Bakker
James Weaver
Anne Montgomery, Atty
Seth Woolson, Atty

Item #1: Real estate issues were discussed [RCW 42.30.110(1)(c)].

Item #2: Legal issues related to potential litigation were discussed [RCW 42.30.110(1)(i)].

At 6:16 p.m. executive session was recessed into regular session and at 6:40 p.m. was reconvened.

With no further business to come before the Board, the meeting was adjourned into regular session at 7:45 p.m.

Submitted,

Approved,

Jim Rothlin
Chief Executive Officer
July 8, 2021

Gary Anderson
Commission Secretary
July 13, 2021

PORT OF BREMERTON
BOARD OF COMMISSIONERS
SPECIAL MEETING

MINUTES

July 2, 2021
10:00 AM

Bill Mahan Conference Room
Port Administration Offices
CEO Office
8850 SW State Hwy 3, Bremerton

Commissioners and Staff Present

Commissioners
Cary Bozeman
Axel Strakeljahn
Gary Anderson

Staff Members
Jim Rothlin
James Weaver
Seth Woolson, Atty

Call to Order

President Bozeman called the meeting to order at 10:00 a.m. and immediately recessed the special meeting and reconvened into executive session for approximately one hour regarding: legal issues related to potential litigation [RCW 42.30.110(1)(i)].

At 11:00 a.m. the regular meeting was reconvened.

Adjournment

There being no further business before the Board, the meeting was adjourned at 11:00 a.m.

Submitted,

Approved,

Jim Rothlin
Chief Executive Officer
July 8, 2021

Gary Anderson
Commission Secretary
July 13, 2021

PORT OF BREMERTON
BOARD OF COMMISSIONERS
EXECUTIVE SESSION

MINUTES

July 2, 2021
10:00 AM

CEO Office
Port Administration Offices
Bremerton Nat'l Airport Terminal Bldg
8850 SW State Hwy 3, Bremerton

Call to Order

President Bozeman called the executive session to order at 10:00 a.m., July 2, 2021.

Commissioners and Staff Present

Commissioners
Cary Bozeman
Axel Strakeljahn
Gary Anderson

Staff Members
Jim Rothlin
James Weaver
Seth Woolson, Atty

Item #1: Legal issues related to potential litigation were discussed [RCW 42.30.110(1)(i)].

With no further business to come before the Board, the meeting was adjourned into special session at 11:00 a.m.

Submitted,

Approved,

Jim Rothlin
Chief Executive Officer
July 8, 2021

Gary Anderson
Commission Secretary
July 13, 2021

PORT OF BREMERTON
AGENDA SUMMARY

Agenda Item No: Action Item #1

Subject: Bid Authorization for Monuments Project Construction

Exhibits: Exhibit A

Prepared By: Warren Hendrickson, Airport Manager

Meeting Date: July 13, 2021

Summary:

The Monuments Project will provide Port of Bremerton gateway signage, identity, and branding to both the north and south entry points of Port property lying on both sides of State Highway 3. The 2020 Rice-Fergus-Miller 20-Year Master Plan for Olympic View Industrial Business Park Development made the following recommendation:

“Insert new, periodic “monuments” along the highway, acting as markers that celebrate existing and planned access points. This is about making accents in the landscape and bringing movement to what is static.”

This project will achieve this objective.

Soundwest Engineering Associates has been contracted by the Port to provide design, bid advertisement, and construction management services for this project. FAA environmental approval and City of Bremerton permits are in hand. The proposed bid period will run from July 26 to August 17. The construction period is 61 days, from August 25 through October 25.

Fiscal Impact:

The Port’s approved 2021 capital budget for this project (design and bid services, construction, and construction management services) is \$257,750.00.

Strategic Purposes:

Goal 5. Continue to maintain the Port’s strong connection with the community and support its unique quality of life.
Strategy 5.b. Develop and maintain public access opportunities.

Recommendation:

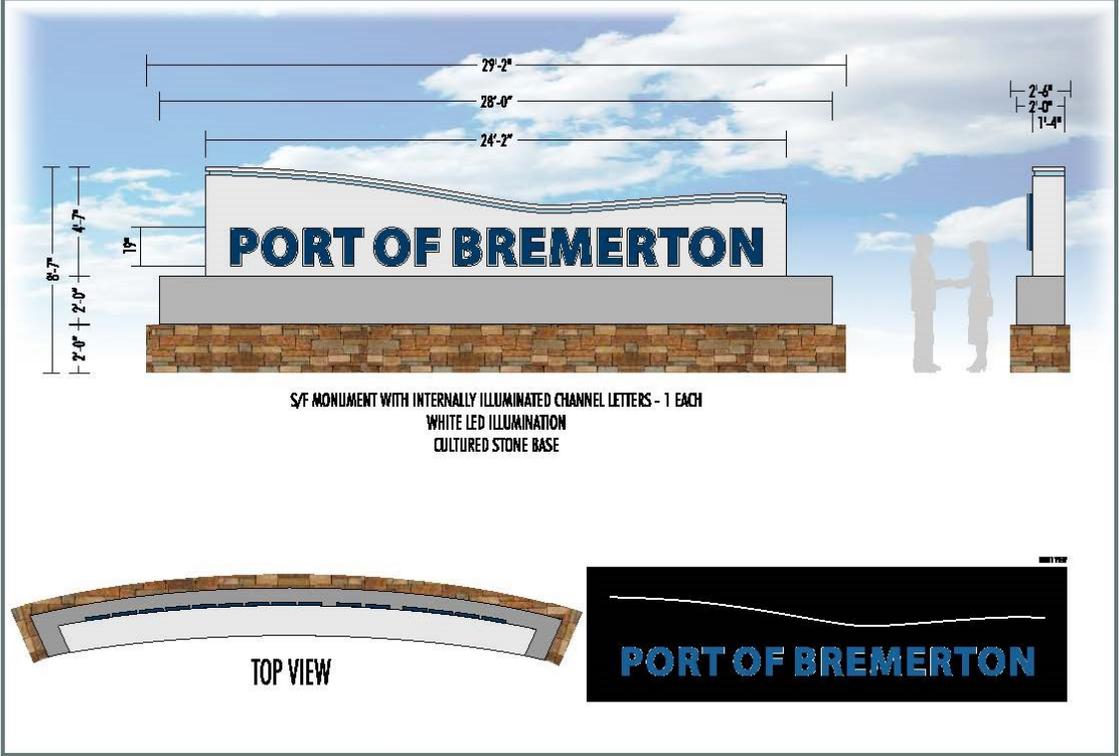
Authorize staff to proceed with the bid call for the Monuments Project construction in accordance with the approved contract documents.

Motion for Consideration:

Move to authorize staff to proceed with the bid call for Monuments Project construction.

EXHIBIT A

Monument Design:



Monument Locations:



PORT OF BREMERTON
AGENDA SUMMARY

Agenda Item No: Action Item #2
Subject: Authorization to Bid Port Orchard Marina Fire Repairs
Exhibits: None
Prepared By: James Weaver, Director of Marine Facilities
Meeting Date: July 13, 2021

Summary:

On Wednesday October 7, a vessel fire occurred on a 27' Ranger tug that was moored at the Port Orchard Marina on D dock. Unfortunately, the yacht was burnt down to the waterline and was determined a complete loss. Fire and heat damage also occurred for the Port Orchard marina covered metal moorage structure and needed repairs were analyzed by Art Anderson, Inc. Shoreline permits and approvals for the overwater roof and structure repair work were recently obtained from the City of Port Orchard.

The project includes the roof repair to one section of the D dock covered moorage that was damaged during the fire and replacement of 2 purloins and 2 upright posts at the location of the boat fire. The proposed bid period will run from July 16th to August 6th. Work will not begin until after Labor Day and after the end of the summer boating season with project completion by the end of October.

Fiscal Impact:

The engineers estimate is \$98,000 for the boat fire repairs. The construction funds would be temporarily allocated from the 2021 Capital Budget for the North Breakwater emergency dock repairs fund. The Port insurance provider has confirmed the construction funds are reimbursable from the Port liability insurance.

Strategic Purpose:

Goal 6. Develop and fund a 20-year asset replacement/major maintenance schedule.

Recommendation:

Authorize staff to proceed with the bid for the Port Orchard Marina Fire Repairs

Motion for Consideration:

Move to authorize staff to proceed with the bid for the Port Orchard Marina Fire Repairs

PORT OF BREMERTON
AGENDA SUMMARY

Agenda Item No: Action Item #3
Subject: 3-Year Agreement with Teamsters Local Union 589
Exhibits:
Prepared By: Jim Rothlin, CEO
Meeting Date: July 13, 2021

Summary:

Negotiations of the 2021 - 2024 Union Agreement with the Teamsters Local Union 589 have been completed, with the union members voting to accept the contract. The Contract becomes effective June 1, 2021 through May 31, 2024. Ratification of the Agreement is required by the Port Commission.

Fiscal Impact:

The financial impact to the effective Contract date of June 1, 2021 is based on an annual cost of living formula with increases not to exceed 3.5%.

Recommendation:

Staff recommends that the Commission ratify the 2021-2024 Agreement with Teamsters Local Union 589.

Motion for Consideration:

I move that the Port ratify the 2018-2021 Agreement with Teamsters Local Union 589.