

PORT OF BREMERTON
BOARD OF COMMISSIONERS
REGULAR BUSINESS MEETING

A G E N D A

March 8, 2022
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 regular business meeting of February 22, 2022.
- B. Payment of checks #901497 and #901498 through #901500 and #E00883 and #E00884 and #83370 through #83415 and #E00886 through #E00900 from the General Fund for \$258,943.93; #E00885 and #83365 through #83369 from the Construction Fund for \$54,692.23.

Information Items

1. Commercial Aviation Coordinating Commission (CACC) Update – David Fleckenstein, Washington State Department of Transportation (WSDOT) Aviation Director and CACC Chair
2. Legislative Update – Dylan Doty, President, Doty & Associates

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. Final Acceptance of the Marina Piling Repairs Project with Aqua Dive Services.

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><i>Date</i></u>	<u><i>Time</i></u>	<u><i>Meeting</i></u>
<i>03/08</i>	<i>10:00 am</i>	<i>*Commission Regular Meeting via ZOOM</i>
<i>03/15</i>	<i>1:30 pm</i>	<i>Kitsap Regional Coordinating Council (KRCC) PlanPOL</i>
<i>03/17</i>	<i>3:00 pm</i>	<i>KRCC TransPOL</i>
<i>03/22</i>	<i>6:00 pm</i>	<i>*Commission Regular Meeting via ZOOM</i>

Meetings are subject to change or cancellation

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

PORT OF BREMERTON
BOARD OF COMMISSIONERS
REGULAR BUSINESS MEETING

MINUTES

February 22, 2022
10:00 AM

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

Commissioners and Staff Present

Commissioners
Axel Strakeljahn
Gary Anderson
Cary Bozeman

Staff Members
Jim Rothlin
Fred Salisbury
Jeremiah Wiley
Arne Bakker
James Weaver
Warren Hendrickson
Ginger Waye
Taylor Korizon
Anne Montgomery, Atty

Call to Order

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

Approval of Agenda

It was moved by BOZEMAN, seconded by ANDERSON to:

Approve the Agenda as presented.

MOTION CARRIES, 3-0

Consent Items

- A. Minutes of the regular business meeting and executive session of February 8, 2022.
- B. Payment of checks #901486 and #901487 through #901490 and #901491 through #901496 and #83328 through #83340 and #E00857 through #E00864 and #E00866 and #E00867 and #83341 through #83364 and #E00869 through #E00882 from the General Fund for \$190,920.57; #E00856 and #E00865 and #E00868 from the Construction Fund for \$687,543.04.

It was moved by STRAKELJAHN, seconded by BOZEMAN to:

Approve the Consent Items as presented.

MOTION CARRIES, 3-0

Citizen Comments - None

Action Items

1. Acceptance of Recreation and Conservation Office (RCO) Boating Infrastructure Grant (BIG) Agreement for Port Orchard Marina Breakwater Replacement Project
Presented by James Weaver, Director of Marine Facilities

Following presentation;

It was moved by BOZEMAN, seconded by ANDERSON to:

Authorize the CEO to execute the Boating Infrastructure Grant Agreement in the amount of \$1,200,000 for the Port Orchard Marina Breakwater Replacement

Following discussion;

MOTION CARRIES, 3-0

2. South Hangar Land Lease Agreement with Stellar Contrails, LLC
Presented by Arne Bakker, Director of Business Development

Following presentation;

It was moved by BOZEMAN, seconded by ANDERSON to:

Approve the land lease agreement with Stellar Contrails, LLC

Following discussion;

MOTION CARRIES, 3-0

3. South Hangar Land Lease Agreement with Wallitner Aviation & Restoration, LLC
Presented by Arne Bakker, Director of Business Development

Following presentation and discussion;

It was moved by STRAKELJAHN, seconded by ANDERSON to:

Approve the land lease agreement with Wallitner Aviation & Restoration, LLC

MOTION CARRIES, 3-0

4. South Hangar Land Lease Agreement with Sightline Trust, LLC
Presented by Arne Bakker, Director of Business Development

Following presentation and discussion;

It was moved by ANDERSON, seconded by BOZEMAN to:

Approve the land lease agreement with Sightline Trust, LLC

MOTION CARRIES, 3-0

5. Change Order for 5650 Imperial Way Roof Replacement & Facility Upgrades Project
Presented by Warren Hendrickson, Airport Manager

Following PowerPoint presentation;

It was moved by BOZEMAN, seconded by ANDERSON to:

Approve a not-to-exceed \$50,000 increase to the construction contract of the 5650 Imperial Way Roof Replacement & Facility Upgrades with Contractor's Roof Service, Inc. and authorize the CEO to execute the necessary change order.

Following discussion;

MOTION CARRIES, 3-0

Staff Reports

Jim Rothlin, Chief Executive Officer

- Shared photo of the Multi-Purpose Facility building being erected and provided a brief update on the building progress.
- Monument sign on the north end of the airport is currently being erected.
- The Port has a booth at the Northwest Aviation Conference and Trade Show being held this weekend. He provided a description of the show.
- Appreciates James Weaver being on top of all the grants for the breakwater. Along with the RCO grant accepted earlier at this meeting, the Port received \$900,000 in 2017 as a capital appropriation through then-Senator Jan Angel. We are continuing to work on a \$2.2M state capital appropriation ask and have contracted with a federal lobbyist for a \$9M ask focusing on federal grants including money available through the infrastructure bill that was recently passed. There was further discussion on the request processes for grants and appropriations. Commissioner Bozeman expressed his disappointment that the Port did not get funding support from the state legislature for the breakwater project.

Commission Reports / New Business

Commissioner Bozeman

- Thinking back on recent conversations around leases and lease rates, reflected on the Port's primary mission of job creation and improving the economy and discussed how we are accomplishing that. We can also build parks and marinas that enhance the quality of life in another way. He feels the Port is accomplishing our mission and we should be proud of that.
- Has been following the Belfair sewer expansion being put on hold and, in response to his question as to whether the Port holds a position on that, there was full discussion with staff and the Port Attorney on the sewer project and the Port's standpoint. Commissioner Anderson requested further discussion on this topic in the near future and stated the Port needs to take a hard look at the sewer issue and devote time and money to it.

Commissioner Anderson

- Reported on the City of Port Orchard’s Economic Development and Tourism Committee meeting during which growth predications within the local area were discussed.
- Reported on the Port Orchard Bay Street Association (POBSA) meeting during which they addressed what they are going to do in the next couple of years following the pandemic.

Commissioner Strakeljahn

- Participated in the public release of an update to the Washington State Space Economy Report at the Museum of Flight. He discussed highlights of the event.
- Agrees with Commissioner Bozeman’s disappointment that the Port did not get legislative support for the Port Orchard Marina breakwater project funding and is hoping to get a legislative champion for us in the future.

Executive Session - None

Adjournment

There being no further business before the Board, the meeting was adjourned at 6:55 p.m.

Submitted,

Approved,

Jim Rothlin
Chief Executive Officer
March 3, 2022

Cary Bozeman
Commission Secretary
March 8, 2022

PORT OF BREMERTON

AGENDA SUMMARY

Agenda Item No: Action Item #1

Subject: Final Acceptance Aqua Dive Services for the Port Orchard/Bremerton Marina Piling Repairs Contract

Exhibits: NONE

Prepared By: James Weaver, Director of Marine Facilities

Meeting Date: March 8, 2022

Summary:

On October 21, 2021, the Port Commission awarded the Port Orchard/Bremerton Marina Piling Repairs Contract to Aqua Dive Services, LLC. The successful bid was for \$154,758.20 for both marinas.

A final acceptance inspection was completed on February 24, by Port staff. The scope of the work included maintenance and repairs of the underwater structural, mechanical, mooring pilings, inter-tidal coatings, and cathodic protection systems.

This contract completed maintenance on 40 pilings in Bremerton and 20 pilings in Port Orchard, including cleaning and application of epoxy at the intertidal zones, and underwater welding of 100 lb. cathodic protection anodes to the pilings. The piling work has an expected life expectancy of 25-30 years. In addition, twelve USS Turner Joy Mooring cables were replaced. This completed work is a component of the long-term marina asset repairs, specifications, and maintenance schedule that had been prepared by Art Anderson Associates.

The Port staff have worked closely with Aqua Dive Services, LLC to ensure the scope of this contract was well positioned for an efficient and successful project.

Fiscal Impact:

Total contract amount for materials and services, including applicable tax was \$154,758.20 and is funded by the 2021 Capital Budget. The total 2021 approved capital budget amount for this project was \$190,000, resulting in a total project savings of \$35,241.80.

Strategic Purpose:

This action conforms with the Port's strategic plan in Goal 6. Develop and fund a 20-year asset replacement/ major maintenance schedule

Recommendation:

Staff recommends accepting as final the contract with Aqua Dive Services, LLC., in the amount of \$154,758.20. The Port will release retainage once all documents are received by the contractor.

Motion for Consideration:

Move to approve as final the Port Orchard and Bremerton Marina Piling Repairs contract with Aqua Dive Services, LLC in the amount of \$154,758.20.