

**Port of Allyn
Executive Director's Report
March 2, 2020**

Report Items:

Update to the Comprehensive Scheme: This was on the agenda for approval tonight, however, for some unknown reason the *Shelton Mason County Journal* failed to publish the required public notice. Because of the previous problem with this and the February 3, public hearing that had to be postponed, LeAnn sent it in early. We can't seem to get a reason why this problem continues to recur, but I've spoken with the person handling this and made it a point to let them know in no uncertain terms it needs to be corrected.

Meeting With State Representatives: Myself and our lobbyist Holly had met with Representative McEwen and Senator Sheldon on January 16, to discuss additional funding requests for the Oyster House. We also met with Representative Griffey on the 27th and he asked if we had any \$10,000 projects as he may be able to get that much into the supplemental budget for us. We submitted a request for funding for grading and gravel for the parking lot where the Oyster House is going to be moved, as we expect the construction to create a bit of a problem. He later told us he put it in and it should be funded. I also had a meeting with Representatives McEwen, and Senator Sheldon on the 25th, and they both said they would support the request. We won't know for certain until the final budget is published, but it looks very promising for us.

July Meeting Date Change: Fourth of July falls on the Saturday prior to our regular Monday meeting. I had planned on taking some vacation time that week and part of the week prior. I had asked our Chairman if calling in would be permissible on the scheduled date, and he suggested we just reschedule the meeting for the following week. This is on your agenda for discussion and possible action.

Yerac Community Utilities Proposal: Our loan application to the State Department of Health to purchase the Allyn Carey Water System has been approved. There are some hoops we have to jump through, and we still need to negotiate the sale price and terms with Jeff Carey, but this is finally moving forward.

Water System Issues: We were recently notified by the Department of Ecology that construction of a new well should have been completed by March 1. This came as a complete shock to us, but it had been agreed to around 2005 or so in the Water System Plan previous to our 2018 plan. I have requested a three-year extension on the deadline, telling Ecology that no one here now, was part of the Port when the original plan was approved, so we had no knowledge of the requirement to construct the new well. I have not yet heard back as to whether or not the extension request will be approved.

When I received the letter from Ecology I contacted both NW Water Systems – the consultant that wrote our current plan – and our water system manager Steve Holloway, and discussed it with them. They are both of the opinion the extension will be approved eventually if we jump through all the necessary hoops.

However, as part of the extension approval, the Squaxin Tribe has to sign off on it. I spoke with a biologist from the Squaxin Tribe on Thursday in reference to this, and she asked me a bunch of questions I couldn't even begin to answer. She did say the tribe doesn't want this approval process to be adversarial and they were willing to work with us any way they could to be helpful.

So I forwarded her questions on to both NW Water Systems and Steve Holloway. Steve responded back, saying this is way beyond his scope of knowledge. Doug Piehl of NW Water responded that responding to this is going to be a somewhat large undertaking. They recommend the first thing we do is contact the hydrogeologist that originally worked on the water right and get them involved. I reached out to him on Friday.

Doug added that we could also have NW Water look into this and then set up a meeting with us, them, and Ecology and map out a plan of action. However, the more critical focus right now

is the Tribe and its concerns. Finally, he also noted that everyone will likely be charging us for their assistance.

Ecology's main concern with our current well is salt water intrusion due to its proximity to the bay – which is why the requirement for a second well is in the original plan. We test regularly for that and have had no issues at all – which we made it a point to make Ecology aware of in our request for an extension. The tribe is simply wanting to make sure Sherwood Creek is protected.

At this point we are exploring our options for moving forward – including finding grant funding, for the new well, and/or possibly the acquisition of an adjacent system with an approved well.

The truth here is, I am way out of my depth on this project, and we are going to need help navigating this process as well as finding the funds to do so – not to mention finding funds for a new well – which could be as much as \$1 million to drill.

My suggestion is to engage Kathleen Barrantes to find us the money. She is very good at this kind of project, and has long established relationships with funding agencies, Ecology and the Tribe. This is on the agenda for discussion tonight.

Security Issues: As you know, we have been discussing installing high-resolution wireless, remote cameras here at the park as well as the Hood Canal boat launch and marina. We want a system that will transmit images from multiple cameras in multiple locations and store them in the cloud for any necessary law enforcement documentation. Commissioner Jackson and myself met with a potential vendor on January 15, and received a bid earlier this month. It was way out of our ballpark - which we expected - but she did have some suggestions for us to follow up on.

Electrical Issue: We are having a problem with the installation of the electrical equipment for the Transient Moorage Facility. The main breaker keeps tripping – and there's no load on it. The electrical contractor was out here and couldn't find a definite problem, but it appears that when the weather gets nasty, the pedestals get wet from the waves splashing up over the dock. They have shut the pedestals off, and it hasn't tripped since then. They are re-energizing the pedestals one by one to see if there is simply one that's defective, but haven't reached a conclusion yet. They have a guy who lives in Mason County and he stops here every day monitoring it. But the weather issue seems right now to be the most likely problem. I am also reaching out to the manufacturer to see if this is a known problem and to see if they have a fix for it.

WPPA Meeting Schedules: Next up is the Spring Meeting, which is May 6 to 8, at Skamania Lodge. The Finance Seminar is June 10 to 12 at Campbell's Resort in Chelan; the Executive Director's Seminar is July 9 & 10 at Alderbrook; and the Commissioner's Seminar is July 21 & 22 in Walla Walla at the Marcus Whitman Hotel;

Renting Our Small Office: Nothing new to report on this.

Totem Pole Issue: James Kelsey and I are playing phone tag, but still trying to find a date that works for both of us to do this.

Old Business:

Oyster House: As you know, our current part of the project is to get the launch ramp removed and the pilings driven.

You approved a contract with Art Anderson for all the engineering, design work and bid document preparation for this of \$52,590 last month. I had also asked them for a recommendation of a firm for the Geotechnical report about the soils where the pilings need to be driven and they recommended a firm they work with quite a bit - Krazan. I spoke with them, and they are supposed to have a bid to us this coming week. The bid we got from Envirotech was \$6,800, and requires test borings in the water. I believe that cost was somewhat high – as did Art Anderson and Bill Rehe. Bill offered to talk to Envirotech, but I haven't heard anything back. At any rate, we'll see how that bid compares with Krazan.

Once the design work is finished, we can proceed with the Army Corp of Engineers (ACOE) permit. Once we have that we can begin the demolition, although because of the fish window we have to wait until July. But aside from getting these things ready to roll, we are in a holding pattern until we get the design work done and the ACOE permit.

Sweetwater Park: Joe Brogan has said the water rights issue is a red herring, and that if the Salmon Center wants to do the water wheel, they will have to coordinate with Ecology to apply for permission for non-consumptive use. That doesn't have anything to do with us. So I have given him the go-ahead to close.

However, the easement issue may require a survey to find exactly where that easement is located. The question is, who will pay for that. Also, it is customary for the seller to pay for the title insurance, but the NMSD is balking on that. If we have to insure against the title issues, we will have to pay the difference between the standard title policy and an enhanced one. That cost is estimated to be just shy of \$800 – which I told Joe we would pay.

Staging Area Development: Not much to report on this. I did turn in about \$6,200 worth of reimbursements, but since only 75 percent will be reimbursed, we'll see a little over \$4,800. I will begin looking for consultants to determine the amount of mitigation we need to do for things like hazardous materials this coming week.

All-Ports Meetings: When I was trying to organize another Mason County All Ports meeting, I had contacted Wendy Smith from the Port of Shelton after it was expressed to me that they had decided they wanted to participate after all. She then told me that she had a conversation with Shaun Nye, a Commissioner from the Port of Brownsville, and he apparently invited all the Mason County Ports to join their association. In a subsequent chat with Jack Bailey from Brownsville, he said Wendy and Kristy Buck had attended one of the meetings and liked what they saw. Personally, I think this is a good idea, as there is always strength in numbers.

The next Kitsap All-Ports meeting is April 27, which I will not be able to attend as I am doing a presentation to the NMCV that night – unless that can be rescheduled. Any of you are welcome to attend, as Commissioners are usually there as well.

Transient Moorage Expansion Project: This project is essentially complete, but we do have some additional reimbursements to submit. I had submitted a Scope of Work amendment form to our grant manager at Commerce to deal with the fire issue, and it's been approved.

We asked Art Anderson & Associates to work up an Engineer's Estimate so we at least have an idea of how much money we'd need, as well as get a clarification of exactly what we would need to do. They contacted the fire marshal, as in reviewing the code requirements, one question that would significantly impact costs is whether or not a sprinkler system is required for the dock. Art Anderson believes it is not required, and cited several code sections dealing with this in a note to the Fire Marshal. However, the Fire Marshall says if we do anything, we will need to put sprinklers in – period. Scott was going to try and talk to him and see if there's an alternative or some kind of mitigation – or we can just do nothing.

Criminalization of Marina Rules: Once we get the cameras in place, we can move forward on this. Until then, nothing is going to happen.