

Port of Allyn
Executive Director's Report
March 7, 2021

Financial Issues: Revenues and Expenses are performing as expected for this time of year. We are beginning to book both weddings and moorage for the summer months.

This month's-Budget vs. Actual report is included in meeting packet.

We have finally worked through the payroll reimbursement issue with RCO and should see those reimbursements shortly.

We do have expenses related to the new well, but these come out of the Water Fund, and not our General Fund.

Public Records and Litigation Issues: As part of the litigation we are involved in, making sure all our "i's" are dotted and "t's" crossed processing the almost 50 Public Records Requests we've been deluged with has required running everything by our attorneys prior to responding – which is why our legal costs are running as high as they are

One tactic the requester is using is to not send the Public Records Requests to the Public Records Officer, but to send them as part of individual emails, voice mail, and/or text messages directly to you. I believe all of you have experienced some form of this at some point. The requester knows better than to do this, and this appears to be an obvious tactic to intentionally try and create an inadvertent violation of the Public Records Act. Both he and his attorney have been told to send any and all PRRs directly to the Public Records Officer. However, since this is still occurring, please be vigilant in monitoring your phones and email, and if you get one of these, please forward them on to LeAnn immediately.

Our attorney has also advised us that if the litigant contacts any of you directly – be it via either your Port and/or personal phones and/or email – that you should NOT respond in ANY manner whatsoever. ALL communication concerning the litigation at this point MUST go through the attorneys. If it is about a subject not covered by the litigation, you can talk to him, but if the conversation takes even the slightest turn towards the litigation issues, you are to stop the discussion immediately.

Update to The Comprehensive Scheme: We have posted the Community Survey for our Comprehensive Scheme Update on our Facebook page and on our website. We also posted copies of the link on every Facebook group covering Mason County and sent a press release to all the local media that included the link to the survey. There was a mention of this in a story in the *Journal* on Thursday, but the link was not included.

However, we have only had a small number of surveys returned. We've looked for cost-effective alternative ways to increase our outreach efforts, but the truth is, it doesn't appear that there is a lot of public interest in this update. The one method we haven't used is direct mail due to the cost – which would be around \$4,500 per mailing plus the cost of design and printing whatever mailing pieces we did – which I estimate to be around \$1,000. I'm hesitant about doing that not only because of the cost, but because the return rate of direct mail is less than 4 percent, which I don't believe justifies that cost. This is on your agenda for discussion tonight. We need a decision to either continue using social media for outreach, spend the money for direct mail, or move forward with what we have, schedule another Public Hearing and adopt a plan..

We originally intended to submit the update to RCO on or before March 1, although it isn't a requirement since our next official update isn't due until March 1, 2024. While we want to have an updated plan on file with RCO just to keep us eligible for grants, there aren't any grants available for potential projects we're looking at right now except Sweetwater Park, which is included in the plan we have on file with RCO, so there's no immediate pressure to submit anything.

Water System Issues: We continue moving forward on the new well and have received approval from the State for the booster pump. Now we just need permits from the County. We are going to install the booster pump up near the tank to equalize water pressure with the rest of the system for the existing new homes, and others to be built up there.

As you know, there is federal funding available from the bailout money the state will receive, which will be disbursed by the County via the CEDS process. I had a nice conversation with the new County Administrator about it and submitted a letter to him formally requesting these funds.

I also updated our CEDS application. It's my understanding that the County Commissioners have agreed to include our well project on the list of projects they will consider for funding.

We've had another water line break here at the park that has since been repaired.

Damage Claims: As you're aware, we had some severe damage to the finger pier on the dock during the October 25 storm. I turned the claim in to Enduris and called Marine Floats - the same company that built the replacement dock - to get an estimate on the repairs. Meanwhile, we have closed that section of the dock to boaters and pedestrians.

Marine Floats has given us a bid that's basically Time & Material. Enduris wanted a firm number for the job, but has agreed to allow Marine Floats to move forward. I've signed the contract with Marine Floats and they should begin work shortly.

The second claim is for the theft of the wire powering the marina. We got a bid for the repairs from the same contractor that did the original installation, and Enduris has approved it and has paid the claim directly to them.

However, before we did the repair, we needed to be able to secure the access to the electrical equipment so it can't be turned off simply by cutting the lock. Otherwise, it's just a matter of time before this happens again. What we're doing is completely enclosing the kiosk and installing steel doors with deadbolts to access the electrical equipment as well as using stainless steel locks on the equipment cabinets. We estimate the cost of this to be around \$5,000 including Don's time.

The construction should hopefully be complete this week, and the electrician is scheduled to start on the March 15.

Security Camera Issues: The new cameras and equipment have been received and will be installed this week. However, the two multi-sensor units were on backorder due to the chip shortage but are now in production and we should have them before the end of the month. They'll be installed as soon as we receive them.

Redistricting: We have to come up with a plan for redistricting by November and will need a consultant that works on that to do the plan according to what the state demands. I don't expect that we will see a lot of changes, since it's my understanding the district's population numbers are cut off at December 31, 2021. Also, all the new construction in Belfair won't be complete and have people living there by the time we have to have the plan finalized. We can also do it sooner rather than later so we aren't pushing the deadline. I should have more to report next month on this.

Website Updates: We are still looking at other websites seeking ideas about how we can update our site to make navigation easier, as well as increase functionality. The main issue is making the site easier to navigate and the ability to make and pay for reservations online, which we need to coordinate with our credit card vendor.

Old Business:

Oyster House: Nothing new to report other than the new siding has been installed and looks great. There is still Tyvek covering the windows keeping the moisture out of the interior until the windows have been restored and reinstalled.

We are still in a holding pattern with the platform until we can get the ACOE permit. Once we have that, we can put the pile driving and construction of the platform for the building out to bid.

Sweetwater Park: Mendy Harlow called me and we discussed the idea of hiring a professional grant writer that the Salmon Center would pay for to move this project forward. We agreed that Kathleen Barrantes of Grant Solutions would be the best person for this. She has a great track record, has worked with the Salmon Center before, and worked with me at the City. Kathleen sent me a draft agreement which in my view is quite reasonable, and Mendy Harlow is here to talk about this, and will comment on the ALEA grant questions raised by Mr. Van Buskirk.

We also put some ecology blocks on the Highway 3 side of the Sweetwater Park property to keep people from accessing it with vehicles and abandoning them there. This has been a problem in the past, and has the potential to create a serious liability issue for the Port.

After we did that, we had a complaint from Mr. Van Buskirk who claims we are restricting public access to the property. That's not exactly correct. People can walk between the blocks. They

simply can't park on the site.

Also NMSD Superintendent Dana Rosenbach told Commissioner Jackson she wished someone had advised her we were doing that. It seems the main problem for her is that some parents picking up school kids use a portion of that area to do so.

I'll take responsibility for installing the blocks, and we can move them back a few feet to accommodate the parents if that's your choice on how to handle this, but I strongly believe it's in our best interest to not remove them completely.

Mr. Van Buskirk also stated in his complaint that there is a lot of debris on the property. There is an old couch someone dumped there, but the majority of the trash is not on our side of the property line but on the adjacent property. The cost of cleaning that up would become an in-kind part of the match funding for any grant we received for the project once we took ownership of that parcel. Perhaps Ms. Harlow can help to explain this in greater detail when this comes up on the agenda.

All-Ports Meetings: The next meeting is set for April 25.

Criminalization of Marina Rules: Nothing new to report yet, but once the new security cameras are installed Commissioner Jackson and myself will start trying to move this forward again.