

**PORT OF BREMERTON**  
**BOARD OF COMMISSIONERS**  
**REGULAR BUSINESS MEETING**

**A G E N D A**

October 21, 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 regular business meeting of September 28, 2021.
- B. Payment of checks #901411 through #901414 and #901415 through #901417 and #901418 and #E00689 and #82939 through #82952 and #E00690 through #E00693 from the General Fund for \$140,294.61; #82937 through #82938 from the Construction Fund for \$14,701.38.

**Information Items**

1. Bargain Sale Letter for 521 and 525 Bay Street property purchase

**Work Study Session**

1. Port Orchard Marina Breakwater Replacement Project Update
2. 2022 Preliminary Budget

**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 Award to Aqua Dive Services, LLC for the 2021 Marina Pilings Repair and Maintenance Project #03-21-30004

**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>10/21</i>	<i>10:00 am</i>	<i>*Commission Regular Meeting via ZOOM</i>
<i>10/28</i>	<i>10:00 am</i>	<i>Puget Sound Regional Council (PSRC) Executive Board</i>
<i>10/28</i>	<i>11:45 am</i>	<i>PSRC Executive Committee</i>
<i>11/02</i>	<i>10:15 am</i>	<i>Kitsap Regional Coordinating Council (KRCC) Executive Board</i>
<i>11/03</i>	<i>1:00 pm</i>	<i>Central Puget Sound Economic Development District (CPSEDD) Executive Committee</i>
<i>11/09</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**

September 28, 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  
Sherman Hu  
Arne Bakker  
James Weaver  
Warren Hendrickson  
Ginger Waye  
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 BOZEMAN, seconded by STRAKELJAHN to:**

Approve the Agenda as presented.

**MOTION CARRIES, 3-0**

**Consent Items**

- A. Minutes of the regular business meeting and executive session of September 14, 2021.
- B. Payment of checks #E00664 and #82855 through #82866 and #E00665 through #E00670 and #901407 through #901409 and #82867 and #82869 through #82911 and #E00671 through #E00679 and #E00680 and #E00682 and #E00683 and #82912 and #82919 through #82936 and #E00684 through #E00688 from the General Fund for \$355,355.21; #82868 and #901410 and #E00681 and #82913 through #82918 from the Construction Fund for \$155,779.73.

**It was moved by BOZEMAN, seconded by ANDERSON to:**

Approve the Consent Items as presented.

**MOTION CARRIES, 3-0**

## Information Items

### 1. Recreational Boating Association of Washington (RBAW) – Bob Wise, President

Mr. Wise shared a PowerPoint highlighting the history of RBAW and what the focus of the organization is today including:

- advocacy of recreational boating opportunities and issues in Olympia backed by a professional lobbying and advocacy team;
- founding of RBAW Marine Park Conservancy to acquire and improve land and facilities;
- fighting to ensure the taxes and fees that boaters pay is invested in boating programs and infrastructure;
- working to save Seattle Harbor Patrol;
- leading the charge to save Lakebay Marina; and
- focusing on policy and legislative priorities

Mr. Wise discussed the Partner Program created to allow Port districts and non-profits to help support RBAW. Asking for the Port's financial support to become a benefactor contributor at \$5,000 a year level. He responded to questions and comments from the Board.

## Citizen Comments - None

### *Additional Item added:*

### 2. Bargain and Sale Agreement for 521 and 525 Bay Street Property Purchase *Presented by Anne Montgomery, Port Attorney*

Attorney Montgomery explained that the Port was approached by the Bay Street property seller requesting the sale be termed a bargain and sale property which would be a tax benefit to the seller. She noted the property has closed and provided detail on a proposed letter that would acknowledge that for tax purposes the Port negotiated the purchase with the understanding that the seller accepted a purchase price of less than current appraised value.

After Attorney Montgomery responded to questions and comments from the Board, it was determined to revise the letter as discussed and bring back to the Board at the next meeting.

## Action Items

1. Bid Award to Henderson Partners, LLC for the Monuments Project #02-17-0263  
*Presented by Warren Hendrickson, Airport Manager*

Following PowerPoint presentation and discussion;

**It was moved by ANDERSON, seconded by BOZEMAN to:**

Approve the bid award of the Monuments Project 02-17-0263 base plus additive bid to Henderson Partners LLC and authorize the CEO to execute the contract and issue a Notice to Proceed.

**MOTION CARRIES, 3-0**

## Staff Reports

*Jim Rothlin, Chief Executive Officer*

- Met virtually with legislators and/or aides in Washington DC in conjunction with the Pacific Northwest Waterways Association (PNWA). The Port's focus during those meetings was on the need for grants and earmarks for the Port Orchard Marina breakwater.
- Along with Commissioner Strakeljahn, attended Circuit of the Northwest's (CNW) presentation for potential investors on the "behind-the-scenes" look at CNW. Commissioner Strakeljahn spoke on the Port's behalf.
- Commended long-time employee, Ed Draper, on his recent retirement from the Port and congratulated Jim Garcia on his promotion to PMIII to replace Mr. Draper. He noted that Mr. Garcia is forward-thinking with a lot of common sense in problem-solving situations.

*James Weaver, Director of Marine Facilities*

- Reported on the recent overnight stay of American Cruise Lines' American Constellation cruise ship at the Bremerton Marina. They have two more visits scheduled in October and are planning to be back in the spring for next year's cruise season.

## Commission Reports / New Business

*Commissioner Strakeljahn*

- Reported on Kitsap Regional Coordinating Council (KRCC) meeting during which transportation and electrification were discussed. The KRCC legislative reception will be held by Zoom this year on December 2.
- The Port should pay close attention to the legislative redistricting this year and make sure our voices are heard.
- Reported on a Department of Commerce update provided by Director Dr. Lisa Brown during a Washington Public Ports Association (WPPA) roundtable meeting.

- Requested receiving an overview of past, current, and future Port capital projects and the status of reserve accounts.

*Commissioner Anderson*

- In considering legislative redistricting, suggested Port lobbyist, Dylan Doty, be invited to provide the Board with a synopsis on what the redistricting means and how the Port could be affected.
- Reported on the Kitsap Economic Development Alliance's recent hybrid Executive Board retreat.

*Commissioner Bozeman*

- Sorry that the upcoming in-person staff/commission retreat had to be cancelled but with Covid still a major issue, it was best to reschedule for the spring. Communication is not the best through Zoom and is not nearly as effective as being in a room together.
- Referencing the Bay Street property purchase, would like to know what the immediate plans are for the property and the intent for the future.

CEO Rothlin agreed with the disappointment of having to reschedule the retreat. Some of the topics planned for discussion were on the capital projects and property purchase as brought up this evening. He noted that due to scheduling conflicts, the second and fourth meetings in October are being rescheduled and will be combined into one meeting on Thursday, October 21, 10:00AM.

**Executive Session - None**

**Adjournment**

There being no further business before the Board, the meeting was adjourned at 7:07 p.m.

Submitted,

Approved,

Jim Rothlin  
Chief Executive Officer  
October 14, 2021

Gary Anderson  
Commission Secretary  
October 21, 2021

# **PORT OF BREMERTON**

## **AGENDA SUMMARY**

Agenda Item No: Action Item #1  
Subject: Notice of Award, Aqua Dive Services, LLC, 2021 Marina Pilings Repair & Maintenance  
Exhibits: None  
Prepared By: James Weaver, Marine Facilities Director  
Meeting Date: October 21, 2021

### **Summary:**

On October 8, 2021, bids were received and opened for the 2021 Underwater Maintenance & Repair of Marine Facilities. This project consists of maintenance and repairs to the Bremerton Marina, Port Orchard Marina, and USS Turner Joy pilings and mooring infrastructure, including underwater structural, mechanical, mooring pilings, and cathodic protection systems. Twenty-one companies were solicited to bid on this project. The Port's estimate, including permits and taxes was \$190,000. Four bids were received (Bid prices include WSST):

Aqua Dive Services, LLC	\$154,758.20
Seattle Diving Services	\$183,120.00
Ballard Marine Construction, LLC	\$420,355.50
Global Diving & Salvage, Inc	\$796,790.00

Port staff has previously completed projects with Aqua Dive Services, LLC with very favorable comments on quality of work, schedule, and ability to stay within budget.

### **Fiscal Impact:**

The approved 2021 Capital Budget included \$150,000 for the Bremerton Marina and \$40,000 for the Port Orchard Marina, with a combined amount of \$190,000 for the underwater repairs. The bid would provide a \$35,241.80 project savings for the Port.

### **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:**

Recommend the bid award to Aqua Dive Services, LLC and authorize the CEO to execute the contract and issue a Notice to Proceed.

### **Motion for Consideration:**

**Move to approve the bid award to Aqua Dive Services, LLC and authorize the CEO to execute the contract and issue a Notice to Proceed.**