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## **SPECIAL MEETING OF THE BOARD OF COMMISSIONERS**

**Monday, February 11, 2019 at 10 a.m., 765 Wonn Road, Suite E,  
Jim Davis House, Greenbank, WA 98253**

**Per Port of Coupeville Resolution 224, the regular meeting of the Board  
of Commissioners will be preceded by a work session at 9:45 a.m.**

### **MINUTES**

#### **1. CALL TO ORDER and PLEDGE OF ALLEGIANCE**

**2. ROLL CALL:** Commissioner William Bell (by telephone), Commissioner John Mishasek, Commissioner Mohammad Mostafavinassab, Executive Director Chris Michalopoulos, and Community Relations Kellie Tormey. Accountant Donna Carter was absent (approved).

#### **3. PUBLIC COMMENT**

Commissioner Mishasek called for public comments. Roger Elkemma of Coupeville said he would like to hear more about the broadband initiative and plans to restore the Coupeville Wharf. **The public comment section was closed.**

#### **4. ACTION: SIGN RESOLUTION #261 AMENDING COMP SCHEME**

Commissioner Mishasek clarified this action would amend the Port's Comprehensive Scheme to add a telecommunications section. Executive Director Michalopoulos said that on page 24 of the current scheme, item 1.8 has a general entry about technology. He suggested the resolution be approved to allow the Port to move forward with the broadband initiative.

Commissioner Mishasek said he'd like the Port to take advantage of state and federal funding opportunities related to broadband. Broadband service impacts many businesses and is doable given the funding available. Commissioner Bell said the scheme was not developed by Port Commissioners. It was developed by the community, with significant investment. He said he does not believe the Commission should intercept a document grown out of public input.

Commissioner Bell added he is concerned the Port is facing a voter appeal to support \$1.6 million in added tax revenues to rehabilitate the wharf. Pursuing the broadband initiative at this time will detract from the Port's ability to conduct an effective levy campaign and should be

avoided at all costs. Commissioner Mishasek said he views the broadband project positively because service touches everyone.

Commissioner Bell responded broadband was not identified as a priority by the community and there are retailers in the community offering a contemporary level of service. He is concerned wharf rehabilitation will be usurped by an unplanned telecommunications effort that will place high demands on Port staff time. Commissioner Mishasek said Executive Director Michalopoulos has received approval to hire a part-time staff person which will help with workload.

Commissioner Bell said the scheme includes references to maintenance and planning for the Port's two historic properties. He said the Port's first priority of business is to support things the community identified and that a new part-time person would not address staff time needed to execute both projects in 2019.

Executive Director Michalopoulos said broadband infrastructure was discussed in the comprehensive scheme meetings by Chris Burns, COO of Whidbey Telecom. He said the comprehensive scheme was meant to be broad in scope and modified with more detail as projects were identified. He said the Commissioners must first decide whether to amend the comprehensive scheme language and he supports adding the revised wording so the scheme can include broadband in the future. However, he agreed the rehabilitation of the Coupeville Wharf must be the first priority, and that staff must begin focusing on a levy lid lift and begin assembling community partners.

Commissioner Mishasek called for a motion to sign Resolution 261 to amend the Comprehensive Scheme. **Motion was seconded and passed unanimously.**

#### **5. ACTION: APPROVE AMENDED COMP SCHEME VERBIAGE**

Commissioner Mishasek read the proposed language to amend the Comprehensive Scheme. Executive Director Michalopoulos said the language is similar to that used by other port districts.

Commissioner Bell said he did not have enough information about the broadband initiative and would prefer to incorporate more generalized information. He does not want the Port to obligate itself with such specific language. Executive Director Michalopoulos said he preferred the proposed wording because it provides more focus and that the scheme can be amended again in the future if needed. Commissioner Mostafavinassab said the scheme is intended to be fluid in nature and he would like to see the Port have another tool to explore economic development. Commissioner Mishasek called for a motion to amend the scheme with the provided verbiage. **Motion was seconded and passed unanimously.**

#### **6. ACTION: STRATEGIC PLAN FOR 2019**

Executive Director Michalopoulos said the wharf needs to be the highest priority in 2019 and Port staff are working at full capacity. He shared his list of strategic goals. Commissioner Mishasek inquired about plans to hire a part-time person. Executive Director Michalopoulos said he needs to create a job description. Commissioner Bell said the strategic goals for 2019 are ambitious. He suggested Executive Director Michalopoulos look at staffing needs, and elevate his involvement to decision making. Executive Director Michalopoulos said Kellie has worked very hard to bring farming back to Greenbank Farm but it is time consuming. He said that of his five priorities, several have nearly been accomplished.

Commissioner Mishasek suggested the Port work with local organizations to help mobilize the community to support the wharf. Commissioner Bell said a 40% annual increase per person in tax revenue to support the Wharf is a lot to ask and that the community will need to be assured of the benefits. He said it would be a mistake to assume all members of the community will be in favor of the increase. Executive Director Michalopoulos said we should be working to form a citizen's advocacy group now.

Commissioner Mostafavinassab asked that the strategic goals be amended to include equipment acquisition. Commissioner Mishasek called for a motion to approve the strategic plan with amended language to include equipment needs. **Motion was seconded and passed unanimously.**

Meeting broke at 11:20 a.m. for the executive session.

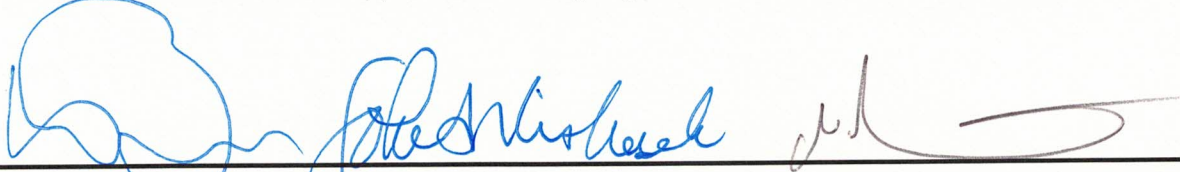
## 7. EXECUTIVE SESSION

7.1 To discuss matters relating to litigation or potential litigation (RCW 42.30 110i)

The special meeting resumed at 11.35 a.m.

## 8. ADJOURN (11:35 AM)

*The Board of Commissioners approved the foregoing Minutes on February, 13, 2019.*



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William Bell                      John Mishasek                      Mohammad Mostafavinassab

**Next regular meeting: Wednesday, February 13th, 2019, 10 AM at Masonic Lodge, 804 North Main Street, Coupeville WA 98239**

**Per Port of Coupeville Resolution 224 the meeting will be preceded by a work session at 9:45 AM.**

2.13.2019/V1