

PO Box 128, Greenbank, WA 98253 // 765 Wonn Road, Greenbank  
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## **REGULAR MEETING OF THE BOARD OF COMMISSIONERS**

**Wednesday May 13<sup>th</sup>, 2020 10 AM Via ZOOM Conference Call**  
**Per Proclamation 20-28, the Public is Prohibited from Physically**  
**Attending Public Meetings. ZOOM Conference Will Be Used. Please**  
**Call in Using the Link/Credentials Below:**

**Join ZOOM via Internet:** <https://us04web.zoom.us/j/4715329291>

**Dial in By Phone: +1 669 900 6833**

**Meeting ID: 471 532 9291**

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

### **MINUTES**

**1. WORK SESSION (9:45 – 10:00 a.m.):** Commission review of vouchers, payroll, and minutes.

**2. CALL TO ORDER**

**3. PLEDGE OF ALLEGIANCE**

**4. ROLL CALL**

Commissioner David Day, Commissioner John Mishasek, Commissioner Mohammad Mostafavinassab, Executive Director Chris Michalopoulos, Accountant Dawn Wilson, Kellie Tormey, and Katie Wells were present.

**5. CHANGES TO AGENDA**

There were no changes to the agenda.



## 6. COMMISSIONER ACTION

6.1 Approval of Minutes (April 8<sup>th</sup> Regular Meeting, April 22<sup>nd</sup> Regular Meeting), Payroll, and Vouchers.

- A. Commissioners discussed Voucher number 20-0513. Commissioner David Day moved to approve the following vouchers, payroll, and electronic payment from March for payment. **Motion was seconded and passed with a 2-1 vote. Commissioner Day voted against the motion.**

Voucher (warrant) numbers: 20-0501 through 20-0522 \$20,050.30

Payroll warrants: \$8,494.93

Electronic payments dates: (No voucher numbers needed) \$2,524.48

Total Payables: \$31,069.71

- B. Commissioner Day moved to approve the Meeting Minutes of April 8<sup>th</sup> Regular Meeting and April 22<sup>nd</sup> Regular Meeting. **Motion was seconded and passed unanimously.**

## 7. PUBLIC COMMENT

- Damien Cortez from Clinton, owner of The Cove, stated that The Cove was back open for take-out orders and hopes the Port will continue to evolve as the COVID-19 pandemic evolves.
- Judi Moore, of Greenbank, emailed her comment to all three commissioners prior to the meeting. She expressed that she would like to see more Port-supported events and activities at Greenbank Farm and to know where the budget is located on the website.

## 8. FINANCIAL UPDATE

### 8.1 Financial Update

Accountant Dawn Wilson discussed the profit-loss and budget-vs.-actual reports with Commissioners and answered questions.

## 9. EXECUTIVE DIRECTOR REPORT

Executive Director Chris Michalopoulos share his report with the Commissioners and answered questions.

## 10. EXECUTIVE SESSION (Conference Call or Breakout Zoom Meeting)

10.1 To discuss matters relating to litigation or potential litigation (RCW4 42.30.110i)



The Commissioners and Executive Director Michalopoulos left the regular meeting at 10:57 a.m. for an executive session to discuss matters relating to litigation or potential litigation, RCW4 42.30.110i. The regular session resumed at 11:15 a.m. and was immediately followed by a five-minute break.

## 11. OLD BUSINESS

### 11.1 Discussion: Board Support for Broadband Project

Commissioner John Mishasek asked to draft a letter representing the Port of Coupeville's Board of Commissioners full support of the Broadband Project to send to Island County Commissioners.

### 11.2 Discussion: Broadband Feasibility Study Update

Commissioner Mishasek provided an update of the broadband feasibility study.

### 11.3 Discussion: Greenbank Farm Survey Update/Open Tenant Spaces

Kellie Tormey presented preliminary findings from the Greenbank Farm Survey and answered Commissioner questions. Commissioners agreed that discussion of the future for Greenbank Farm will need focused time at the next meeting utilizing the original Greenbank Farm master site plan, Executive Report and survey results.

### 11.4 Discussion: Solar Pea Patch Update

Executive Director Michalopoulos discussed options for the solar pea patch with the Commissioners. Commissioner Mohammad Mostafavinassab made a motion to transfer ownership of all equipment at no cost to the Port and enter into PPA agreements via PSE. **Motion was seconded and passed unanimously.**

### 11.5 Discussion: COVID-19 Update

Executive Director Michalopoulos gave an update of the Port's response to the COVID-19 pandemic.

### 11.6 Discussion: New Revenue Opportunities

Commissioner Mishasek discussed possible new Port revenue opportunities regarding biosolids distribution at Greenbank Farm. Commissioner Day made a motion to authorize Commissioner Mishasek, as Port advocate, to speak with Elaine Marlow to obtain information and report back to the other Commissioners. **Motion was seconded and passed unanimously.**

### 11.7 Discussion: Wharf Rehabilitation Project Update

Executive Director Michalopoulos gave an update of the wharf rehabilitation project to the Commissioners.



## 10. NEW BUSINESS

10.1 Action: Resolution #276 – Transfer of Security Funds Artworks Gallery

Commissioner Mostafavinassab motioned to approve Resolution #276 Transfer of Security Funds Artworks Gallery. **Motion was seconded and passed unanimously.**

## 11. PRESIDING OFFICER'S REPORT

Commissioner Mostafavinassab noted that he appreciated ZOOM for allowing meeting to continue but pointed out the communication frustrations it presented.

## 12. COMMITTEE REPORTS

Commissioner Mostafavinassab discussed his virtual meeting with IRTPO.

Commissioner Mishasek discussed his virtual meeting with the Council of Governments.

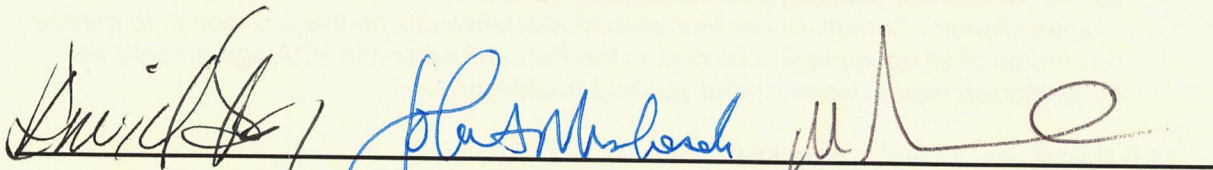
## 13. COMMISSIONER DISCUSSION

Commissioner Day thanked Kellie Tormey for the great work she has done in her two years with the Port and wishes her well in the future.

## 14. ADJOURN

The meeting adjourned at 12:48 p.m.

*The Board of Commissioners approved the foregoing Minutes on June 10, 2020.*



David Day                      John Mishasek                      Mohammad Mostafavinassab

**Next regular meeting: Wednesday, May 27, 2020 6:00 PM Via ZOOM Conference Call**  
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**4.8.20/V1**