



P. O. Box 128, Greenbank, WA 98253 // 765 Wonn Road, Greenbank
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REGULAR MEETING OF THE BOARD OF COMMISSIONERS

Wednesday November 23rd, 2022, 11 AM Via ZOOM Conference Call as well as our physical meeting space at 765 Wonn Rd., Jim Davis House, Greenbank, WA 98253.

ZOOM Conference Will Be Used. Please Call in Using the Link/Credentials Below:

<https://us02web.zoom.us/j/4715329291?pwd=SnZFZmZOCDBKd3dVYWNoNUpQcWRhdz09>

Passcode: TA2008

Dial in By Phone: +1 253 215 8782

Meeting ID: 471 532 9291 Passcode: 896163

Per Port of Coupeville Resolution #224, the regular meeting of the Board of Commissioners will be preceded by a work session at 10:45 AM

MINUTES

- 1. WORK SESSION (10:45 AM – 11:00 AM):** Commission review of vouchers.

The Board reviewed details of the Puget Sound Partnership, Habitat for Humanity, Whidbey Water Services, and Marine Mammal monitoring permit payments with Executive Director Michalopoulos and Accountant Wilson.

- 2. CALL TO ORDER (11:00 AM)**
- 3. PLEDGE OF ALLEGIANCE**
- 4. ROLL CALL**

District 1 Commissioner David Day, District 3 Commissioner John Callahan, District 2 Commissioner John Mishasek, Executive Director Chris Michalopoulos, Accountant Dawn Wilson, Community Administrative Specialist Narissa Davis, Project Manager Mary Hogan.

- 5. CHANGES TO AGENDA**

No changes to the agenda

6. COMMISSIONER ACTION:

6.1 Approval of Vouchers. Commissioner Mishasek made a motion to approve vouchers.
Motion seconded and passed unanimously.

Voucher Warrant Numbers	22-1127 through 22-1148	\$53,146.11
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7. PUBLIC COMMENT - *This time is set aside for members of the public to speak to the Board regarding subjects of concern, interest, or items on the Agenda. The Board will take all information under advisement, but generally will not take any action unless it is emergent in nature. To ensure your comments are recorded, please state your name and city of residence. Please limit comments to 5 minutes. If you have any documents to present to the Board, please hand them to the Port Executive Director prior to speaking.*

No Public Comment.

8. OLD BUSINESS

8.1 Discussion: Wharf Update – Roof & Pile Projects

Executive Director Michalopoulos provided an update on the roof & pile projects. Doug Thompson of Thompson Environmental discussed concerns, next steps and impacts on the pile/cap project.

RMC will finalize scope of work as well as plans for the wharf re-roof project in January 2023.

8.2 Discussion: Broadband Phase 2 Update

Kara Riebold with Petrichor Broadband provided an update on the project, plans and next steps. The next steps will be to obtain engineering designs through a request for proposal (RFP), and an IRU agreement between the Port of Coupeville and an Internet Service Provider (ISP).

9. NEW BUSINESS

9.1 Introduction: Wharf UST Replacement Project

Executive Director Michalopoulos provided an update on the Wharf UST (Underground Storage Tank) replacement project. A bid has been received to give an idea of replacement costs. Commissioner Day inquired on the life expectancy of new tanks, warranty, and whether we can utilize smaller tanks to reduce costs.

9.2 Introduction: Greenbank Farm Phase 3 Lighting – Stadium Lights

Executive Director Michalopoulos introduced an approximate replacement cost of 7 stadium lights positioned over the grass event/parking area of the Greenbank Farm. Three bids are being sought. Commissioner Day would like to review costs of renting lights for events vs replacement.

9.3 Discussion: Airport Project Update

Commissioner Mishasek discussed further options to purchase the Eisenburg Airport through a study. The Board discussed how they will collectively communicate with interested citizens.

10. PUBLIC COMMENT

No public comment.

11. COMMISSIONER DISCUSSION

Commissioner Mishasek requested the projects page on the website be updated with both the Broadband and Wharf Pile Project.

Commissioner Day would like to know how interested the POC Board is on working to expand its current boundaries.

Commissioner Day has a meeting scheduled with Dave Paul December 5, 2022, and would like to know our top talking points. He plans to discuss the airport project, extension of expiration dates on upcoming grants, and grants for barns A and B at the Greenbank Farm. Commissioner Mishasek would like discussions on workforce housing.

Commissioner Callahan would like to know the priorities for the Port's capital improvement and CR&M projects list. Commissioner Day suggested Commissioner Callahan and Executive Director Michalopoulos collaborate on a project list to set priorities.

12. ADJOURN

Meeting adjourned at 1:10 PM




David Day (Dec 20, 2022 10:33 PST)

David Day, Vice President
Commissioner District 1



John S. Mishasek (Dec 16, 2022 17:22 PST)

John Mishasek, President
Commissioner District 2



John K. Callahan Jr (Dec 20, 2022 10:11 PST)

John Callahan, Secretary
Commissioner District 3

Next Public Meeting: Wednesday, December 14th, 2022, 10 AM Via ZOOM Conference as well as our physical meeting space at 765 Wonn Rd., Jim Davis House, Greenbank, WA 98253.

Please Call in or Participate Via the Link Below:

Join ZOOM via Internet:

<https://us02web.zoom.us/j/4715329291?pwd=SnZFZmZOcDBKd3dVYWNoNUpQcWRhdz09>

with Passcode: TA2008

Dial in By Phone: +1 669 900 6833

Meeting ID: 471 532 9291 with Passcode: 896163

Posted to: Port of Coupeville Web Page -- www.portoc.org
United States Post Office – Coupeville & Greenbank, WashingtonWhidbey
News Times – editor@whidbeynewsgroup.com
Town of Coupeville – clerktreasurer@townofcoupeville.org

11.28.2022/V1




MINUTES POC MEETING 23 NOVEMBER 2022 V2 draft

Final Audit Report

2022-12-20

Created:	2022-12-15
By:	Administrative Specialist (adminassistant@portofcoupeville.org)
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"MINUTES POC MEETING 23 NOVEMBER 2022 V2 draft" History


-  Document created by Administrative Specialist (adminassistant@portofcoupeville.org)
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 Signer commissioner1@portofcoupeville.org entered name at signing as David Day

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