

**PORT OF POULSBO  
MEETING AGENDA OF  
April 21, 2011**

**1. OPEN MEETING**

**2. OPEN MEETING TO PUBLIC COMMENTS (LIMIT 3 MINUTES)**

**3. COMMISSIONER COMMENTS**

**4. CONSENT AGENDA ITEMS**

(Next Res. 2011-08)

All matters listed within the Consent Agenda 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 Agenda and placed on the Regular Agenda by a Commission member or by citizen request.

- A. Approve meeting minutes of April 7, 2011
- B. Warrants: 10738-10756, P10347-P10354, ACH 4/15/11 in the amount of \$58,132.53.

**5. OLD BUSINESS ITEMS**

- A. Armory Parking Lot Project – Port Manager
- B. West Poulsbo (DNR) property – Port Manager

**6. NEW BUSINESS ITEMS**

- A. Items for public comments/motions/discussions
- B. Terry Burns-Board Member of Poulsbo Farmers Market/Presentation
- C. Accountants Report – Carol Tripp/ Accountant/ Staff Auditor
- D. Managers/Maintenance Report – Port Manager

**7. OPEN TO PUBLIC COMMENTS: (LIMIT 3 MINUTES EACH)**

**8. COMMISSIONER COMMENTS**

**9. ADJOURN MEETING**

PORT OF POULSBO  
BOARD MEETING MINUTES  
APRIL 21, 2011  
7:00PM

**ATTENDEES: COMMISSIONER BOCKUS; COMMISSIONER GILBERT; PORT MAINTENANCE TECHNICIAN, BRAD MILLER; PORT ACCOUNTANT AND AUDITOR, CAROL TRIPP; PORT SECRETARY, ANDREA NIX.**

**PUBLIC ATTENDEE: DAVE MUSGROVE; TERRY BURNS, BOARD MEMBER OF POULSBO FARMERS MARKET; SCOTT PASCOE, CONSERVATION DIRECTOR, GREAT PENINSULA CONSERVANCY (GPC)**

1. Meeting Chairman, Commissioner Bockus called the meeting to order at 7:00pm and opened the discussion for Public Comments. No Public Comments.
2. Commissioner Bockus opened the discussion for Commissioner Comments.

Commissioner Gilbert: I went to the City council meeting last night. They made a motion, accepted by all the council members, to move the police department into City Hall. They have a line of credit, due in one year, and this will completely fill that line of credit. They decided not to use the reserves they have, but to rely on selling the police department and a museum to repay the line of credit.

Commissioner Bockus: What about City Hall? That should be on the market soon.

Commissioner Gilbert: City Hall will not be on the market. Demolition has stopped due to the cost of demolition. The only thought from Mr. Stern was to try and sell it with the cost of demolition taken out of the price. Also, I would like to have a ten-minute executive session on personnel. We will come out of that with a decision. Another matter I will have comments on will come up under the manager's report on the Armory.

Commissioner Bockus: We have a couple of memos here from Carol regarding the Lavengro. Her and I had the opportunity at the All Ports meeting to talk to the Commissioners and John Bailey, the Port Manager from Brownsville, about the agreement the Lavengro organization had with them, and he said that the Lavengro organization hadn't held up their end of the bargain with Brownsville. I think that we should weigh this into our decision of whether to have them here or not. Their presentation sounds like a win/win situation for us, and the City, but I think it's something we really need to consider, and take into account the comments by the manager at Brownsville and the two Commissioners.

Commissioner Gilbert: Was that on the agenda for tonight.

Commissioner Bockus: No. We had another memo from Julia Armbruster, which will come up under Old Business B, West Poulsbo Property. The County Visitors Bureau is having a summit, and it was a complete surprise that it is being hosted here in Poulsbo at the City Hall and we weren't notified. I called the Mayor yesterday, and she said they also weren't made aware of the summit either. She guaranteed that we would be invited to this round table on April 28<sup>th</sup>, from 1p- 4p, at City Hall. It is the Visitors and Convention Bureau Tourism Summit. Commissioner DeCarlo has asked that his absence be excused for this particular meeting as he and his wife have taken a trip to Florida.

Commissioner Gilbert: Agreed to excuse Commissioner DeCarlo.

3. Commissioner Bockus introduced the Consent Agenda; Commissioners approved Consent Agenda Items A & B.

Commissioner Gilbert: Let's move West Poulsbo Property discussion up so that we can talk to Mr Pascoe.

Commissioner Bockus: Then we will also bring the Old Business, Armory Parking Lot discussion to the floor after that so that Mr. Burns can speak.

4. Old Business B, West Poulsbo Property -

Scott Pasco: I'm the Conservation Manager for Great Peninsula Conservancy (GPC), we are a private land trust that preserves open space, rural landscapes and natural habitats on the Kitsap Peninsula. We also cover the North Mason and West Pierce counties. I'm here to weigh in on the West Poulsbo trust land transfer. I wanted to present a request to table any motions relative to that until your following scheduled meeting on May 5<sup>th</sup>. The reason is that GPC has an interest in acquisition of the land. We would like the intervening time to prepare a letter of commitment for the acquisition, in which time we will look into prospective partners and the feasibility of acquiring it within a one year period from the acquisition by the Port. We want to urge the Port to sign that agreement because the funds are available now in the 2009-2011 DNR trust land program. If it is not signed now, there is a possibility of losing that land for the public's benefit. We think it would reflect well on the Port, as having helped to transfer that land to our organization, an entity whose mission and mandate is community benefit. There are deed restrictions on the land, and our mission supports those deed restrictions. We are an advocate for open space recreation and habitat. The DNR has specified management of the forest for those purposes. As a land trust we have a tract record of working with government agencies and other partners to conserve land that we feel would be of public benefit, and these 168 acres certainly fall within that perspective. We also think that it gives us an opportunity to partner with the Port of Poulsbo.

Commissioner Gilbert: Seeing as how we made a decision on this only three or four days ago, how did you get your information?

Scott Pascoe: Phil Best telephoned you earlier today; we've been in contact with the DNR; we've been following this project to see what the resolution was just because it is a trust land transaction, and it is certainly within our scope of mandate to be aware of these types of transactions as they present themselves within the community.

Commissioner Gilbert: There is a leak somewhere, and I was just trying to ferret it out to see where it is. I was in contact with Phil last Monday, and at that point a different decision had been made.

Scott Pascoe: Well, we've been in contact with the DNR on this project for the last two years.

Commissioner Bockus: I think what Commissioner Gilbert is trying to point out is that we have not made a decision, yay or nay, but that the last decision we made was that we were going to go ahead with it, and that is what the public knows at this point.

Scott Pascoe: Our intentions are to ensure that the transaction takes place because that land is available through this trust land program at a discounted price.

Commissioner Gilbert: What other properties does the conservancy have?

Scott Pascoe: We have estuaries and streams, forests and community green spaces. We are currently in a Washington campaign to save the Pederson farm. We have watershed projects for salmon recovery and waterfront habitat. We are also the umbrella organization for Clear Creek trails and have worked with Hansville Greenways, as well. We own properties, fee simple and in conservation easements, of about 1800 acres in three counties. Most of our work has been in Kitsap County. We have a variety of diverse partnerships with the County. We had property transfers to Kitsap Parks and Recreation and, in Pierce County, with Pierce County Parks and Recreation. We cooperate with the counties and municipalities in terms of getting work accomplished.

Commissioner Gilbert: What kind of uses are these properties for? Are they recreational, partially developed, or going to be developed?

Scott Pascoe: They are not developed. Most of the properties that we do not actually own are in conservation easements, and those easements by nature restrict residential development of the properties. We don't do active recreation like ballparks, but passive recreation like trails, open space and wildlife corridors. We are not too far along with this property, but we would anticipate wildlife restoration along Johnson Creek, and also passive recreation, community open space.

Commissioner Gilbert: Have you seen this property? It's clear-cut.

Scott Pascoe: Yes, I understand that, but it does have some wetlands area in it, and there is some riparian habitat that has been left in tact to protect the creek. We have working forestland, which we have conserved in the past. Though this property would not be a candidate for that, because it's under the trust land transfer program, we do own properties that are actually working forestlands with FSC certifications. We have management plans for the fee simple properties that we have, so we're pretty active in terms of managing the properties. With the conservation easement, part of our mission is to steward them while they're in the easement. The conservation easements generally go with the property when they change hands.

Commissioner Gilbert: This property has considerable covenants against it, one is no logging, and mineral rights belong to the state, and so on.

Scott Pascoe: Right, and we understand those, and we think it's a good fit for our ownership, and that's why we are coming to you today.

Commissioner Gilbert: How many of your properties have you had to out-right purchase?

Scott Pascoe: I think about 40-50% of our portfolio are fee simple acquisitions.

Commissioner Gilbert: Where does GPC's money come from?

Scott Pascoe: We were organized in 2000 from a merging of four local land trusts. Money came from that merger, and we also have a very viable membership program and donations. Also, a good percentage of our properties are donated properties. Landowners provide for stewardship costs, perpetuity and legal on those properties as part of the transaction, so that's how it would be on this property.

Commissioner Gilbert: I talked to Phil today, and he said GPC would buy us out, or partner with us, if they could get the money. What if you can't get the money?

Scott Pascoe: We are very confident that we can secure the funds to make this transaction happen. We are asking for a year window, but we are also fairly confident that we can get the transaction done a lot quicker than that.

Commissioner Gilbert: Apparently you have some connections with the DNR. One of my questions to Phil was that this transaction involving West Poulsbo property included a fifty-year lease prior to the purchase. One of my concerns was that if we got into this lease with the DNR and the legislature decided they were short on funds, would they just continue with the lease and not let us purchase. Do you know anybody who has dealt with the DNR that way, and had to stay in a lease and couldn't purchase?

Scott Pascoe: Our understanding is that we would be able to. We have been in contact with DNR just to see what the scenario and complexities would be in buying the land from you. The DNR is in agreement with us acquiring the land from you, and there is a sequence of steps to that transaction consistent with the programs.

Commissioner Bockus: So what you are asking us to do is to sign the lease, then purchase the property, and you are going to come in and buy it from us?

Scott Pascoe: No, actually, with a letter of commitment in hand, we are asking you to just sign the lease with the DNR for a lease-hold agreement.

Commissioner Bockus: So, you're asking us to sign the fifty-year lease with the hope that the legislator is not going to change their position, and then you will become a partner with us or you will then take it away from us completely?

Scott Pascoe: We are asking you to delay your signing, and by your May 5th meeting we will have a letter of commitment, and essentially the funds are already acquired to support the 2009-2011, but aren't in the current budget. So, that's why we're asking you to move on this, because otherwise the opportunity will be lost. Our intent is in alignment with your intent, to a certain extent, though obviously we are purely for having this property as a community benefit.

Commissioner Bockus: One of the purposes of a port district is to create jobs and economic development for the community. With that in mind, we have to take into consideration what is the public going to be getting out of any transaction that we have. On this one here, our thoughts were that we could enhance the Port financially. That was our goal at the time, but that is gone now. We can't log that piece of property. So, to tie the Port up with the possibility that the property will be taken off our hands may not be what we want to do. We are a public entity so we have to consider what's going on with our public.

Commissioner Gilbert: It occurred to me that we saw Phil Best at the All Port meeting, and maybe Phil did not know that we had conversed with the DNR and we were basically going to decide to have our signatures removed from the lease tonight. Did you know that?

Scott Pascoe: Well, we knew that it was on the agenda, and we just wanted to assure that, given that this is a window of opportunity, the Port would move on the lease-hold agreement while the property is available at the cost that the DNR is willing to sell it at now.

Commissioner Gilbert: But at our last meeting we agreed and signed a letter of intent to lease the property with the DNR.

Scott Pascoe: Right, and we have been in partnership on projects with the DNR before.

Commissioner Gilbert: And this week we found out that what we have been led to believe for the last two years is not true. So, tonight we were going to discuss this and in all probably remove our signatures from the lease. Were you aware of that?

Scott Pascoe: Yes, we were aware of that.

Commissioner Bockus: Then that gets back to our original question, because no one was aware that we were going to back off of it.

Scott Pascoe: Well we were aware that here was a trust land transfer, and an allocation of funds for the lands, and we have been following the transaction. We have worked with the DNR before on past projects, and we just kept a communication line open because we wanted to make sure that this transaction took place, and if for some reason there was an impediment to the Port moving forward we wanted to express our interest in helping to acquire this land, so that it could be preserved for community benefit. That's our intention.

Commissioner Gilbert: I don't doubt your intentions. What I'm concerned about is us. We were going to make a decision tonight on it. We've been dealing with this for two years, and we thought we got a straight answer, finally, but, at this point, we don't feel that we're in a position to take this risk. We're not going to be able to fulfill what we thought we were going to do with it, and if we go ahead with this, and now they have put us on a deadline, we end up stuck with something that won't fit our wills and means.

Scott Pascoe: Would you be willing to table this until the May 5<sup>th</sup> meeting, so that we could come back to you and get into a discussion about what type of agreement we would need with you in order to answer the Port's concerns?

Commissioner Gilbert: I'm looking for my letter from them that gave us the deadline.

Carol Tripp: I have it in an email. I do not remember the specific date. Actually, because the gentleman that was conducting this before has retired, the young lady taking care of it now has asked for all the signatures. If I remember correctly she wanted them by April 28<sup>th</sup>. I'll go get it from my office.

Commissioner Gilbert: We did have a June deadline, but then they sent this email.

##### 5. New Business B, Terry Burns - Farmers Market Presentation/Armory Parking Lot -

Terry Burns: I'm here representing the Poulsbo Farmers Market. I'm on their board, and I also currently work as the treasurer. I am here to open the discussion about the possibility of the Farmers Market using the location at the Armory. The Farmers Market is a thriving organization; we have been growing very quickly. Our goals are

to turn it into a year-round market. Right now it's only open between April and October. We are in a parking lot by the Doctor's Clinic on 7<sup>th</sup> and Iverson St. We have been looking for the last year for a place to have a year-round market. There are a lot of places available but most of them don't work for us. After a lot of discussion we really want to stay in the downtown area. To be year-round we need some type of structure to keep out of the rain. We had the market at the Armory before it was torn down, and we had success here. The market did very well. We met with Arnie and Kirk a while back and discussed this a little bit. I just wanted to get into the discussion formally with people, and hopefully we can have a letter of intent signed, and reach some general terms and move forward with this. Like I say, the market has been very successful. Right now our annual budget is only \$50,000 that we bring in and disperse through payroll and advertising and so on. When we become year-round we will be bringing in a lot more money and we really think it will help Poulsbo. Last year, over a six-seven month period there was almost \$300,000 in sales at the market. We figure if we can get more vendors, where as right now we are turning many down, we'll make over \$700,000 in revenue through transactions at the market. We are members of the Washington State Farmers Market Association. We have a lot of rules and regulations that we have to follow. We're very strict about them. We are growing. Currently there are five year-round markets. Pike Place is one. Port Townsend, which generates about \$700,000 a year in revenues, is the only one on this side of Puget Sound. We are very confident that we can do as well here, but we need a structure to get out of the weather. I've done some very preliminary numbers. If we were able to use your site we would probably want to cover at least half of it. We are talking about an open structure with some power. We are looking at a \$150,000 investment to put up a building, that's a very rough estimate. We are prepared to do some fundraising and grant writing to come up with most of the funds for this. Then, we will need some financing. I have talked to Kitsap Bank, and they are one of our sponsors. Of course, the structure would be on your property and you would be very much involved with this. The Farmers Market would sign a long-term lease with you, and we would use it every Saturday and one day in the week, probably Wednesday. Then, the rest of the week you could use it for whatever you'd want. So, we are looking for your help. We think it's a good synergy there. We just need a better venue. That parking lot was great place to get started but now we've outgrown it. We have a board of directors that are very active. There are nine of us. We are working very hard. We have two part-time employees. We have people in this community that are making a living at this. There are farmers here where this is their fulltime job. They rotate throughout the week selling their products and services at the various markets in the area. Farmers can produce twelve months of the year, but right now they have no place to sell it. So, we think that if we can commit to having a year-round market, we can get the farmers to bring their produce year-round.

Commissioner Gilbert: Our present plans for the property is to make a parking lot. We are waiting at this point. We have a break down of our permits in front of this. We were hoping to open this parking lot by the tourist season in June of this year.

I've noticed that your Farmers Market has grown, with a lot of crafts instead of vegetables, and so on.

Terry Burns: The structure that we're looking at is an open, steel structure. You could use it for parking when we are not using it. The best example is like a riding arena for horses. We are not worried about the cold or wind, but the rain. It would be well engineered. I'm expecting it to be about 100' by 100' square.

Commissioner Gilbert: Where you are now you have a considerable amount of parking, but if you were to come here you'd have no parking.

Terry Burns: That is an issue. We've got the Bank of America parking lot, and the City Hall said we could use their lot on Saturdays. Of course, we would have the problem during the week. Parking is a huge issue. There are a lot of hurdles to overcome here.

Commissioner Bockus: One of the things we had in our mind was to create this parking lot and to use it for our boaters in two different circumstances. One is for them to use if they take off on a cruise and are gone for a week or two at a time. Secondly, it is for people who trailer their boats, and need a place to park their vehicle after launching. Those trailers will take a lot of space.

Terry Burns: That is a concern.

Commissioner Bockus: So, you want us to acquire a loan and put a structure up there, and with a letter of commitment saying that you would lease it?

Terry Burns: We would sign a letter of commitment and back it with our cash flows. It's a leap of faith for both organizations for sure, and parking is the biggest concern there. Yes, you would be on the loan because you own the land. But we would certainly take the lead in the fundraising and grant writing. There are funds out there for these kinds of things, and people are donating. If you've got a place and a plan, you can get money. My goal is to raise 50% of the money through grants and fundraising and then take out ten-year loan for the other 50%. I think our rental payments would probably make that loan payment for you, and then you have the other five days a week to do what you want, and possibly use the structure for other activities. We've got the basis. We've got an entity that's thriving and popular, and the community is behind it. Where do we find a place to do it? We've been searching for a year, and this is our best opportunity.

Commissioner Gilbert: Our problem is that we've been dealing with this for over a year, and what it's boiled down to is that the City needs parking and that's what we're going to build. We've expended the purchase price and the demolition costs, and now we have to pay the money for permitting, which we still feel is very unfair.

Terry Burns: My original thought was that this would be a tri-partnership between the Farmers Market, The Port and the City. Maybe we can get more cooperation, waiver of some fees for example. Is that possible?

Dave Musgrove: The City isn't even exempt from its own fees. Every department in the City is charged the same fees, so unfortunately the favors don't trickle down.

Carol Tripp: You are treading very close to one of the issues that we seem to come up against regularly, and that is the Washington State Constitution, that we cannot extend credit; by taking out this loan to purchase the upgrades to the parking lot, you would really have to make sure that your not going to be in issue with the auditors office. The extension of credit will be a real issue.

Terry Burns: Can we do grant and fund raising for \$150,000? I don't know.

Commissioner Gilbert: I think you are a day late and a dollar short on this. I think we made our decision about what we're going to do, and how we're going to do it, and we made this decision six months ago. We are halfway through the project now, and we have already paid our permitting, and hopefully when it comes through we will have our lot in service within 60 days.

Terry Burns: We're probably two years away from completing this, if we went ahead with it. We're going to stay where we are at this entire market season. I expected you to go ahead with your project, and later, if we could work this out, we just go ahead and dig some footings and build.

Commissioner Gilbert: I think that if we put a building there, at our cost, and by doing so remove maybe eight or ten of our parking spots, that's not why we put it there. I think, personally, maybe a year or two down the road, once we see how it's working in there, and how the Farmers Markets are working, then we could bring it up again. But, at this point, I'd say no.

Terry Burns: I understand. I didn't expect you to say yes now. But if I can come back to you in a year or so, and say we have put \$50,000 in the bank and can put a down payment on this, maybe we can move forward? My main goal is to let you know what we're thinking, and we're going to continue to explore other possibilities. If you have any ideas, they are welcome. The City has something going for it now in this market, and we just want to keep it growing and make it bigger, and we just thought there were some possibilities here.

Commissioner Gilbert: There may be an opportunity but it won't be right now.

Terry Burns: This is along term thing.

Commissioner Gilbert: And who knows, we may acquire other properties in the area.

Commissioner Bockus: I think the Farmers Market has proven itself as being successful. It's not just in the local area that people talk about the Poulsbo Farmers Market, but throughout other areas of the state also. Family members are involved in Farmers Markets in other parts of the state, and they've mentioned it to me. Right now, I have to agree with Commissioner Gilbert, that we have a plan in motion, but down the road this may be something we could entertain. So, don't give up on us.

Terry Burns: No, I won't.

Commissioner Bockus: I think there is a lot of potential here for our community, and our commitment is to the community.

6. Old Business B, West Poulsbo Property –

Commissioner Gilbert: This is a letter from Mr. Chelsted, who just retired: "We are approaching the end of our funding cycle, and we will need an original signed lease from the Port by May 2<sup>nd</sup> to allow time for signature process. Earlier would be better, as we have a busy last-minute workload." This also informs us that he was retiring on March 31<sup>st</sup>, and Julie Armbruster is taking it over, and that's whom we are dealing with now.

Scott Pascoe: Is there a protocol where you could delay? I am searching for some time to come back with a commitment to the Port, as May 2<sup>nd</sup> is soon.

Commissioner Gilbert: I don't know about extending it, because they have explained why they want it by then. But if you wanted more time to talk to us about it then we could go into a special meeting. We could probably extend it by one to two days, and that's probably the limit of it. Their deadline is June 1<sup>st</sup> for everything to be completed, and they need time for the copies and signatures, etc.

Commissioner Bockus: I am still wondering what is the benefit to the Port by going through with this thing, other than for the environment.

Commissioner Gilbert: It would save you two years of waiting time, is what it's boiling down to.

Scott Pascoe: Well, and that land is available now, and there's no guarantee that in the next cycle they would fund this. Having already funded it, and having it not go through in the two years, there's a very good chance that the opportunity would be lost. That's why we're coming to you today, to take advantage of this opportunity when the dollars are allocated and when the opportunity is here.

Commissioner Gilbert: But it could have been taken care of a year ago had the state been clear with us.

Scott Pascoe: I understand that you are not too happy with the state.

Commissioner Bockus: And what's to stop that from continuing?

Commissioner Gilbert: It's not your fault that they did this, but it's their fault that we are not trusting of them any longer.

Scott Pascoe: Through the communication, though it was flawed, what's come to light is that there are deed restriction on the land that prevent logging after fifty year lease is up. As an organization that conserves land to meet the requirements of the deed restriction: wildlife, habitat, recreation and open space, those are things that we actually put conservation easements on or acquire the lands for, and so it very much aligns with who we are as an organization. I understand, that as an organization that's primarily mandated in economic development, this is a program that doesn't meet your requirement. What we would do is work to get the capitol on a very short time frame, and pay you the \$30,000 to acquire the lands from the DNR, and then you'd transfer the land to us.

Commissioner Bockus: So, there you're going into trust again. The big rub there is the legalities of it.

Scott Pascoe: Let me read this: "Before the Port of Poulsbo would even be committed to acquire the lease from the DNR the GPC, and/or other eligible entities, would deliver to the port a Letter of Commitment to acquire the property within one year at the same cost." What we're asking the Port to do is just to sign on the interest of the 168 acres, and that's on a tighter timeline than we anticipated now on May 2<sup>nd</sup>.

Commissioner Bockus: But, you are still asking us to commit ourselves to the lease with the hope that you're going to come up and take it off our hands.

Scott Pascoe: After understanding what your needs are we would like some time to come up with a way to satisfy your needs. Your needs are that you would transfer the property to us and be exempt from the lease agreement with the DNR, and that we would compensate you, that is, get you the \$30,000 so you could acquire the property and get it over to our ownership. So, the cost for you was the two years in bungling around with the DNR, and not getting a clear answer in terms of the use of the property, and I understand that there is some ill-will there because of the communication.

Commissioner Bockus: So you're asking for good will from us.

Scott Pascoe: Well, we're asking for good will so that that 168 acres can go to the community for community use, for wildlife habitat, recreation and open space. That's what the use would be restricted to. We feel that that has a benefit to the community. You could make the case that there is economic benefit to those uses in

the deed restriction, that there is value to having those in an area rather than just residential development. That will be lost if the leasehold is not signed. Isn't there great benefit in seizing that opportunity, if we can meet your needs as you've expressed tonight, and turn this in a tighter timeline? And also, we'd look to see whether there is potential to get an extension from the DNR due to the extenuating circumstances? We do have a week to work with. We would work very hard, first of all to find out whether an extension is possible, and get it in writing for you from the DNR. And we will look to see what mechanisms we have to meet your need to acquire the land from you, take over the property, expedite this transfer to get you out of that agreement on a very tight schedule.

Commissioner Gilbert: That's one thing. We don't know how long it would take. Their procedure is to go into a 50-year lease, and then they have no standard procedure as to how long you have to be in that lease before you can make the purchase. During that time we've already paid \$30,000 to the State for it, and we don't know how long we're going to be sitting there with our \$30,000 out, that could be building us a new float on C dock.

Scott Pascoe: I'm saying that given what we've discussed tonight we could basically pay you the \$30,000 and you could transfer ownership to us, and there isn't an opportunity cost to it. That seems to be what your concern is here that there would be a time window where you would have to dedicate to the lease. Part of this would be clarification of how you're contracted to the DNR to see if you could actually buy the property. My understanding is that we ran this by the DNR, and they said this would work.

Commissioner Gilbert: I understand what you're trying to do, but that's going to put us out of the use of the funds unless you're capable of coming up with the funds immediately. That's going to involve all of our attorneys.

Scott Pascoe: Between now and May 2<sup>nd</sup>, unless we can get an extension that is in writing from the DNR to you, we would address your concerns of coming up with the money on an expedited schedule.

Commissioner Gilbert: Is there a reason that you have to go to the 5<sup>th</sup>?

Scott Pascoe: Just because that's when you had a meeting scheduled.

Commissioner Gilbert: We can schedule a meeting for the 2<sup>nd</sup>. We can have our attorney here, and you can bring your attorney.

Scott Pascoe: We would certainly appreciate it if you would give us that window to work in.

Commissioner Gilbert: There's got to be a written guarantee. We're tired of messing with DNR; they have lied to us for almost two years, even to our attorney. If we were going to do that it would have to be a day meeting.

Scott Pascoe: What would you need from the DNR to validate an extension of that. We were talking about May 5<sup>th</sup> anyway.

Commissioner Gilbert: We'll settle for a meeting on May 5<sup>th</sup>, and that will be past their deadline. If they want to accept it they can. If they don't want to accept it they can say no.

Scott Pascoe: You have a May 2<sup>nd</sup> deadline there that's been allocated in writing.

Commissioner Bockus: If they'll give us an extension until the 6<sup>th</sup>, then I guess we could entertain that.

Scott Pascoe: Would you be willing for a special meeting on the 2<sup>nd</sup>, being that that's what we're looking at now.

Commissioner Gilbert: Well, to have a special meeting there has to be notification about it: where it is, what it is about, etc. And of course we have to make sure that Greg, our attorney, can be here.

Commissioner Bockus: We also should check with the auditors.

Scott Pascoe: I could get back to you by the end of the day tomorrow.

Carol Tripp: So, special meeting or not? I guess we will be waiting to hear from you then about the extension?

Commissioner Bockus: I think we should just go with our regular meeting on the 5<sup>th</sup>, and if you can get an extension until the 5<sup>th</sup>, then we'll go with it.

Scott Pascoe: Well, that holds the property hostage in the case that they won't extend past May 2<sup>nd</sup>, and I would just try to find some mechanism to get a shorter term resolution that meets your deadline.

Commissioner Bockus: If the inside information had leaked out prior to the deadline that we're approaching now, perhaps you could have approached us at an earlier date.

Scott Pascoe: Well, like I said, we were in communication monitoring this, and just became aware of a decision not to move forward on the leasehold agreement.

Commissioner Bockus: Nobody has had that information yet. We haven't even had that information yet. We haven't even talked to each other. So this communication is

something that has come out of cyberspace somewhere, and it bothers me that this information is floating around and there hasn't been any basis to the information. Again, it goes back to the trust involved. I'm sorry to be blunt, but the trust is in your organization too. I think I'm putting my thoughts across very simply. I'm a "no". I haven't been in agreement with the thing from the very beginning, since two years ago, and I'm of that mind thought now. There are better things that we can do with our commitment of \$30,000.

Scott Pascoe: The outcome is releasing you from that commitment.

Commissioner Bockus: That's what you say. You have a board that you have to talk to, too, and you have to convince them that that's what you're going to do. So it's the "pie in the sky" thing again. I'm not in the position now to commit our funds with anything that is a potential.

Scott Pascoe: We're looking for a window of opportunity to get you a definitive -

Commissioner Bockus: And I think we've both said that our next meeting is on the 5<sup>th</sup>, and if you can get an extension from the DNR to the 6<sup>th</sup> or something like that, then we will bring this up again on the meeting of the 5<sup>th</sup>.

Scott Pascoe: We appreciate being able to go to the next meeting, because that was part of our request initially, and I understand your viewpoints on this and have a much greater understanding of what's happening. And I'd like to just give you some literature on our organization, as well. (Scott Pascoe handed the Commissioners GPC literature.)

## 7. Old Business

### A. Armory Parking Lot -

Carol Tripp: You have a breakdown of the permit costs, and we received notification from the City that comments are due by the end of the month from individuals with an interest in that area. So, as far as I can tell, things are moving along nicely.

Commissioner Bockus: As far as the permit funding, that's already been paid?

Carol Tripp: Yes, it's already been paid. What you have there is breakdown of what that \$4,090 came to.

Commissioner Bockus: It still seems outrageous.

Dave Musgrove: I'm not sure what you've received there. I've done multiple inquiries and have had a couple of meetings about this already. The first that I've received back was an itemization of each individual fee. A couple grand for this,

three hundred for that, eight hundred dollars in escrow fees, part of which is refundable, things like that should be a part of the list.

Commissioner Gilbert: I see no Escrow on there.

Carol Tripp: It's the "deposit".

Commissioner Gilbert: Ok, there it is.

Dave Musgrove: It's a deposit is what we were told, and if they don't come up that high then the remainder will be returned. So, my understanding is that that's the breakdown and what you're seeking here is not only a specific breakdown, but how those fees are determined and how they're charged out- how they're assigned in the first place. That comes directly from the Director of Planning and his staff. I have yet not received it. The only other response I got from the meeting with the Planning Department is that all these fees are actually below cost, and it's across the board for everybody. So, even if the Public Works wants to come in and build a parking lot, they pay the same amounts. Beyond that, we're waiting for the explanation of each fee and why it's charged that way, or how it applies in this case, and perhaps by the next meeting we'll have that.

Commissioner Gilbert: I have another question you could look at. What kind of resolution are we going to get, or might we get, on the setback? They were requiring a setback from us, even though none of the other properties up there have a setback, and ten feet takes us out of a few parking spots.

Commissioner Bockus: Plus it adds a problem of security, also.

Commissioner Gilbert: Ten feet of landscaping gives somebody something to hide behind at night.

Dave Musgrove: What I would do is to write a letter directly to the Director of Planning, and copied to the Mayor, and ask those question in writing to get a direct answer back.

Commissioner Gilbert: Has anything changed on plans?

Carol Tripp: Our engineer, Mike Winnick, is taking care of all this, and he has submitted the drawings with a five-foot setback. He will discuss those with the Planning Department.

Commissioner Gilbert: We have 58 parking spots. Have we even thought about electric plug-ins for new electric cars?

Dave Musgrove: If I could interject, they are doing planning for Anderson Parkway, with the rehab and environmental and filtration that they will throw in with that.

Electric plug-ins were mentioned, but because there isn't any standardization with that, in order to qualify for additional grant funding for it they are only going to use available power. Then they can develop outlets at a later time when they know what to do with it.

Commissioner Gilbert: Seems like the automakers would have that figured out, but it's the same problem with golf carts.

## 8. NEW BUSINESS

### C. ACCOUNTANT'S REPORT -

Carol Tripp: You have detailed reports of the first quarter, plus a summary with the shortages mostly due to the wood wharf. There's also a comparison budget, and net loss for March YTD of 169,217.35. Also we will have expenditures for the C dock ramp and float. I did get an email from the Port of Brownsville, and also one from the attorney addressing the Lavengro. Regarding the auctioned boat: no one bought it. I am going to talk to the derelict vessel program. I will email to have this issue put on the agenda for the City's May 18<sup>th</sup> meeting. There is a fraud case pending against the individual with the boat on F dock. So we must have a court order that lists the lean holder and fraud defendant.

Commissioner Gilbert: We can't just slap on a lean?

Carol Tripp: No.

Commissioner Bockus: What has Greg said about the dock?

Carol Tripp: He did speak with the Mayor and she was receptive to signing over the 4ft.

### D. MANAGER'S MAINTENANCE REPORT -

Brad Miller: We are continuing to replace the pedestals on C dock, which is always weather dependent. We managed to get one in today, since it didn't rain, and we will do another tomorrow. In addition, Richard and I did find a couple of potential trip hazards on E dock, and we fixed those with concrete patches. The brackets, that I mentioned to you a couple of weeks ago, that we were building to fix these other trip hazards that have been identified, have been built and delivered to the galvanizer. So we are just waiting on their call, and then we'll pick them up and start installing those. On the same day we dropped off the brackets we went and picked up 55 brackets that were purchased for the new pedestals that will go on A dock. So now we have all the pedestals and the brackets for that capitol project.

Carol Tripp: Commissioner Bockus had asked us about capitol projects and what was coming up next, and he had a couple of questions for Brad.

Brad Miller: Richard and I also went over to C dock and took measurements for Bellingham Marine and Shoreside Marine to use to provide quotes for a new C dock landing. That information has been delivered to them and we are waiting to hear back.

Commissioner Bockus: The question that I had was why didn't we do the work on C dock during the time it was budgeted for. We have capable people on board, and why don't we get these things accomplished as soon as we can? And instead of jerry rigging, why don't we get the tools and materials we need? I think staff has responded to that. So we've asked staff to get us some quotes, and let's go ahead with C dock.

Commissioner Gilbert: I think it has to do with the piles and the fish windows, and when they can get here to do it. The pile drivers may have all of their fish windows already scheduled.

Brad Miller: They did ask when we wanted this float in place. Since we didn't have a date, I said end of summer or sooner. Neither of them thought that would be a problem. There are some other questions that do need to be answered as well, one being something we had brought up in the office. That is, what we are going to do with the finger. Are we going to keep it or move it? We have potential solution for moving. The other question is how long will it take to accomplish? I think we are looking at a good week's worth of work. We are going to be doing all the assembly in-house, we have utilities that need to be disconnected; we're shifting everything out. It's possible that we may actually have to replace some of those utilities. So the time frame may be a bit longer than what we originally thought, instead of one or two days, it may be a week.

Commissioner Gilbert: As long as we can cut lack of accessibility down to 24 hours we should be alright. Boats can do without electricity. They have batteries. They all have water.

Brad Miller: We could certainly get the float assembled off to the side. So the big push would be to tear out the old ramp, the old floats, and get the new floats and ramp put back in as quickly as possible. The hard part is going to be tearing out the old stuff, according to Richard.

Carol Tripp: More than likely, like with the wood wharf, Thompson Pile Drivers would come in and do the large part of the work.

Commissioner Bockus: I think we should just proceed with it, get our quotes, and just get it done. Remind me what my other questions were, Carol?

Carol Tripp: They were, besides C dock, a reconfiguring of the fingers to the end of A dock.

Commissioner Bockus: And also solving the lack of security that we have there now. Which is all part of this plan if we go with what the plan is that has been submitted to us, by getting a new float from Bellingham, then eliminating that one finger and transferring the other one out to the end of A dock.

Commissioner Gilbert: We have to have to move those two boats out there to work, and we have to move them some place, so we might as well move them off their finger pier and take their finger pier and attach it A dock.

Brad Miller: And, if you had decided to leave those boats there, they would have had to move anyway, because we have to shorten that pier to a 24' from a 36'. So this solves many problems.

Carol Tripp: More than likely, the individuals that were in those two slips would move into existing slips that we have in the marina. Given the scope of this project, it might be better to keep it as simple as possible and concentrate on getting that C dock ramp and float in, and then after that is done go ahead and do the reconfiguration.

Commissioner Gilbert: Ok, but do we have the slips?

Brad Miller: We do, yes, at the end of A dock.

Commissioner Gilbert: Notify them then that at the Port's convenience we will move their boats. They may want to move them themselves. And get all the contractors coordinated, so they can make arrangements for their employees, and so on.

Commissioner Bockus: I also think that we should try to be in contact with Kirk.

Brad Miller: He did call today about 4p and talked to Melanie and Richard,

Commissioner Bockus: I think we should email him and inform him about what the board has agreed to do, because it is over and above what he had directed staff to do. In fairness to him, he should be notified of this.

Carol Tripp: Ok, I'll send that email.

Commissioner Bockus: Do you have enough information to proceed with this?

Brad Miller: Yes.

9. Commissioner Bockus called for Public Comments.

PUBLIC COMMENTS

Andrea Nix: I suggest that the board consider helping the GPC buy the land trust, since you have the opportunity to do it, and considering the value of the land for it's own sake and the power the Port currently holds to protect it.

Commissioner Gilbert: One of the things you may not understand about the DNR property is that whether we buy it or not, it will remain woods, a forest. No one can go up in there and build residential properties.

10. Commissioner Bockus called for Commissioner Comments. No Commissioner comments.

11. The Board adjourned for Executive Session at 9:20p.


9:30p Regular Board Meeting resumed. Results of Executive Session: The Board decided to award Carol Tripp and Brad Miller an extra \$25/wk in salary in light of the Kirk Stickels, Port Manager's absence and their subsequent shouldering of his responsibilities.

PORT OF POULSBO BOARD MEETING FOR APRIL 21, 2011 ADJOURNED AT 9:35PM

  
COMMISSIONER BOCKUS

  
COMMISSIONER GILBERT

  
COMMISSIONER DECARLO

  
Port Secretary  
Andrea Nix

PORT OF POULSBO  
SPECIAL MEETING MINUTES  
APRIL 28, 2011  
10:30A


ATTENDEES: COMMISSIONER BOCKUS; COMMISSIONER GILBERT; STEVE PASCOE  
(CONSERATION DIRECTOR, GREAT PENINSULA CONSERANCY), PORT ATTORNEY  
GREG NORBUT, PORT ACCOUNTANT CAROL TRIPP

1. Commissioner Bockus opened the meeting at 10:30AM. The board immediately adjourned to executive session for one hour to discuss the West Poulsbo DNR Property acquisition.
2. Meeting resumed at 11:30AM. No decision was made.
3. PORT OF POULSBO SPECIAL BOARD MEETING FOR APRIL 21, 2011  
ADJOURNED AT 11:30AM.

  
\_\_\_\_\_  
COMMISSIONER BOCKUS

  
\_\_\_\_\_  
COMMISSIONER GILBERT

  
\_\_\_\_\_  
COMMISSIONER DECARLO

  
Port Secretary  
Andrea Lix



P. O. BOX 310, SILVERDALE, WA 98383  
(360) 698-4918 ♦ fax (360) 698-2402  
portofsilverdale@wavecable.com

May 2, 2011

Port of Bremerton  
Port of Brownsville  
Port of Eglon  
Port of Illahee  
Port of Indianola  
Port of Keyport

Port of Kingston  
Port of Manchester  
Port of Poulsbo  
Port of Tracyton  
Port of Waterman

RE: April 18<sup>th</sup> Kitsap County Port Commissioners Meeting

Dear Port Commissioners and Managers:

Enclosed you will find the minutes of our last meeting. Please remember that if two or more Commissioners were at that meeting, the minutes need to be adopted at your next Regular Meeting to accommodate the Washington State Auditor's requirements.

Sincerely,

Theresa Haaland  
Auditor/Administrator  
Port of Silverdale

**Draft minutes\* for  
Quarterly Kitsap All Ports Meeting  
April 18, 2011**

The quarterly All Ports meeting was held April 18, 2011 at the Port of Silverdale office. Attendees included: Roger Zabinski representing the Port of Bremerton; Jack Bailey and Allen Miller representing the Port of Brownsville; Mike Mantzke and Dennis Sheeran representing the Port of Illahee; John Jacobsen representing the Port of Indianola; Daniel Fallstrom, Steve Pedersen, and James Strode all representing the Port of Manchester; Arnie Bockus, Antonio DeCarlo, and Glenn Gilbert all representing the Port of Poulsbo; Henry Aus; Lawrence Greaves, Ed Scholfield, Phil Best, and Theresa Haaland all representing the Port of Silverdale; Jack McCarn, Robert McGinnis, and Ray Ondracek all representing the Port of Waterman; and Kathleen Knuckey and Angela Sell of the Silverdale Chamber of Commerce.

Commissioner Aus of Silverdale welcomed everyone and introductions were made.

Kathleen Knuckey and Angela Sell provided a North Mason walking map as an example of a similar map they are working on for the Old Town Silverdale area. Ms. Sell explained that the Chamber's short term goal is tourism and the long term goal is economic development. The maps will be used to help promote the area. It will be partially funded by businesses willing to advertise on the map and include coupons. They may be talking to other local Chambers to promote the walking maps in the Kitsap area, which ultimately will promote tourism as well as economic development.

Ms. Knuckey explained that on April 28<sup>th</sup> from 1-4 p.m., Kitsap County along with the Kitsap Peninsula VCB and the Suquamish Tribe are hosting Destination Kitsap Peninsula: Tourism Roundtable at the Poulsbo City Hall. They will be putting together teams representing North, Central, and South Kitsap County. Ms. Knuckey explained that the roundtable is by invite only, but that the roundtable's goal was to have each Port represented. If you haven't received an invite and are interested in attending you may call or e-mail Ms. Knuckey. (360) 692-6800 [kathleen@silverdalechamber.com](mailto:kathleen@silverdalechamber.com)

Commissioner Zabinski explained that the Port of Bremerton is working on its Capital Facilities Plan. Harper pier needs to be replaced the costs associated with that are roughly \$800,000. It's a non-revenue generating facility. It was suggested

it be reverted back to the Department of Natural Resources. Commissioner Zabinski believes it is important to preserve the community assets, although it's difficult to budget such a cost. The Port Orchard Marina's floating breakwater needs to be replaced also and the costs associated with that are around 6,000,000.

Commissioner Zabinski explained the purpose of Kitsap Economic Development Alliance and encouraged others to support it.

Commissioner Bailey of Brownsville reported that the water on the "A" dock is again flowing. At Brownsville's next meeting bids for new finger piers on the "A" dock will be opened. They are currently looking into a large garbage compactor. It is believed it would significantly cut the garbage costs. At last spring's WPPA meeting evaluating Port managers was discussed. They put this into action and recently evaluated Brownsville's manager. It was good for the Port as well as the manager, who explained it took the guesswork out of his job. Commissioner Miller is planning on attending the WPPA spring meeting this year.

Commissioner Sheeran of Illahee explained that negotiations are continuing for the property near the dock. They weren't having any movement with the empty gas station property owner, so they mentioned eminent domain and the owner is now willing to negotiate. That property has a high level of illegal activity after hours, so the Port felt it important to pursue it.

A woman recently came to one of Illahee's Port meetings in hopes to gift them with about an acre of property, which is the head of one of the creeks.

Commissioner Mantzke explained that they have one individual boater that doesn't follow the Port's rules – mooring at the facility for months at a time. This was discussed. The Illahee Commissioners are going to adopt a policy regarding Port rules. Once adopted, the Port should be able to take the necessary steps in enforcing the rules. Commissioner Fallstrom of Manchester explained that the new derelict vessel law should help tremendously.

Commissioner Jacobsen of Indianola reported that they are about ready to award a contract to repair the pier and later drive some pilings. They wanted the work done first because the window of opportunity to drive the piling is during the busiest time (mid-July). So, the Commissioners wanted the least amount of impact on the community as possible.

Commissioner Strobe of Manchester reported that the parking lot project is complete and the Recreation Conservation Office (RCO) is very happy with the outcome. The project was completed under budget leaving available grant money, on the table, so the RCO is allowing the scope of the project to be updated to include replacement of the south dock with power poles and expanded lighting. Commissioner Pedersen explained that the Port is inviting vendors with mobile-type businesses to submit letters of interest for the use of a portion of the parking lot. They would like to see an espresso or hot dog business in there. It will be on a trial basis at first with little to no cost to the business. You can find out more at [portofmanchester.com](http://portofmanchester.com)

Commissioner Fallstrom provided a brief legislative update.

Commissioner McCarn of Waterman explained that they continue to have two issues – need of a new pier and erosion under the bulkhead. The new pier will be constructed by Mantle Industries, Inc. out of Blaine, WA.


Commissioner Gilbert of Poulsbo told of Poulsbo signing a 50-year DNR lease of 167 acres off of Finn Hill. Once the lease is signed in place, the Port will turn around and purchase the property for \$30,000. It is valued at \$800,000. There are some restrictions, but it's a really good deal. The armory site is going to eventually be turned into a parking lot, the City is taking a long time in issuing the required permits.


Commissioner Scholfield of Silverdale discussed the parking lot upgrade project – the paving is complete. Waste Management is now offering combined recycling for commercial entities. Before, it all had to be sorted. There has been a drug problem in the Port's restrooms. West Sound Narcotics Enforcement Team (WestNET) has been notified. Silverdale will soon be awarding the contract for the Sailboat Storage Float project.


The incorporation of Silverdale was discussed. Commissioner Bailey was concerned about the proposed area including parts of two additional Port districts (Bremerton and Brownsville).

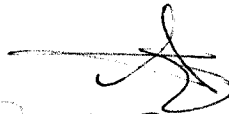
A Small Works Roster for interested Ports was discussed. Phil explained that each interested District would need to adopt a resolution. He will prepare a draft resolution and a checklist for anyone interested.

The meeting adjourned at 8:50 p.m.

  
\_\_\_\_\_  
Commissioner Bockus

  
\_\_\_\_\_  
Commissioner

  
\_\_\_\_\_  
Commissioner

  
Port Secretary  
Andrea Nix



PORT OF POULSBO

PAYMENT VOUCHER

Post Office Box 732  
Poulsbo, WA 98370

Kitsap County, WA May 6, 2011

We, the undersigned Board of Commissioners of the Port of Poulsbo, Kitsap County, Washington do hereby certify that the merchandise or services hereinafter specified have been received and that the vouchers listed below are approved for payment in the amount of \$46,214.95 and from the General Fund, this 6th day of May 2011.

Antonio DeCarlo, Commissioner

ATTEST:   
Andrea Nix, Recording Secretary

Glenn E. Gilbert, Commissioner

Arnold Bockus, Commissioner

Voucher #	Claimant	Amount
10757	City of Poulsbo	1,637.58
10758	AT & T	60.78
10759	Len Ziska	333.85
10760	Mike Ingham	277.50
10761	Matt Iannuzzi	288.85
10762	Frank Gomes	345.00
10763	David Webster	17.85
10764	Rick Roach	225.00
10765	Bob Hurst	247.50
10766	K. B. Mathiesen	322.50
10767	Edward Jones	2,385.55
10768	Anderson CPA	675.00
10769	Associated Petroleum Products, Inc	33,514.29
10770	Associated Petroleum Products, Inc	195.05
10771	Bainbridge Disposal Inc	107.76
10772	Bank of America	445.65
10773	Better Business Forms	186.25
10774	Cass/Cade Distributing, Inc.	167.90
10775	CHS, Inc/Cenex	85.98
10776	Coast to Coast Hardware	49.29
10777	Curbell Plastics, Inc	362.52
10778	DSC, Inc.	171.35
10779	Emerald Galvanizing, Inc.	1,176.91
10780	Excel Business Systems, Inc.	359.72
10781	Fisheries Supply	61.84
10782	Home Depot	43.98
10783	The Norbut Law Firm	1,952.50
10784	Olympic Springs, Inc.	50.04
10785	Sound Reprographics	21.72
10786	Staples Advantage	325.41
10787	Kitsap Sun	119.83
TOTAL		<b>\$46,214.95</b>

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered, the labor performed, or the expense incurred as described herein and that the claim is a just, due and unpaid obligation against the Port of Poulsbo and that I am authorized to authenticate and certify to said claim.

Port Auditor

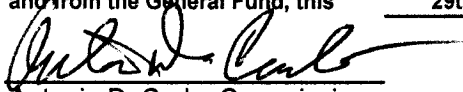
PORT OF POULSBO

PAYMENT VOUCHER

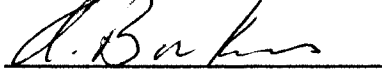
Post Office Box 732  
Poulsbo, WA 98370

Kitsap County, WA April 29, 2011

We, the undersigned Board of Commissioners of the Port of Poulsbo, Kitsap County, Washington do hereby certify that the merchandise or services hereinafter specified have been received and that the vouchers listed below are approved for payment in the amount of \$7,354.73 and from the General Fund, this 29th day of April 2011.

  
Antonio DeCarlo, Commissioner

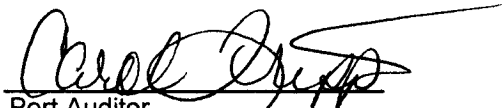
  
Glenn E. Gilbert, Commissioner

  
Arnold Bockus, Commissioner

ATTEST:  
  
Andrea Nix, Recording Secretary

Voucher #	Claimant	Amount
P10355	Richard Stice	\$1,480.34
P10356	Brady Miller	\$1,210.86
P10357	Jannese Petersen	\$1,045.76
P10358	Carol Tripp	\$1,694.98
P10359	Melanie Winnett	\$1,106.26
P10360	Charles Schmidt	\$566.36
P10361	Jonathan Davis	\$250.17
	TOTAL	\$7,354.73

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered, the labor performed, or the expense incurred as described herein and that the claim is a just, due and unpaid obligation against the Port of Poulsbo and that I am authorized to authenticate and certify to said claim.

  
Port Auditor

~~~DIRECT DEPOSIT ADVICES~~~

PORT OF POULSBO

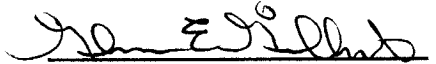
PAYMENT VOUCHER

Post Office Box 732  
Poulsbo, WA 98370

Kitsap County, WA April 29, 2011

We, the undersigned Board of Commissioners of the Port of Poulsbo, Kitsap County, Washington do hereby certify that the merchandise or services hereinafter specified have been received and that the vouchers listed below are approved for payment in the amount of \$713.83 and from the General Fund, this 29th day of April 2011.

  
Antonio DeCarlo, Commissioner

  
Glenn E. Gilbert, Commissioner

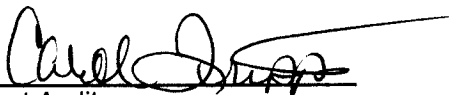
  
Arnold Bockus, Commissioner

ATTEST:

  
Andrea Nix, Recording Secretary

| Voucher # | Claimant      | Amount   |
|-----------|---------------|----------|
| P10362    | Kirk Stickels | \$713.83 |
|           | TOTAL         | \$713.83 |

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered, the labor performed, or the expense incurred as described herein and that the claim is a just, due and unpaid obligation against the Port of Poulsbo and that I am authorized to authenticate and certify to said claim.

  
Port Auditor

~~~DIRECT DEPOSIT ADVICES~~~

PORT OF POULSBO

PAYMENT VOUCHER

Post Office Box 732  
Poulsbo, WA 98370

Kitsap County, WA

May 6, 2011

We, the undersigned Board of Commissioners of the Port of Poulsbo, Kitsap County, Washington do hereby certify that the merchandise or services hereinafter specified have been received and that the vouchers listed below are approved for payment in the amount of \$2,044.45 and from the General Fund, this 6th day of May 2011.

  
Antonio DeCarlo, Commissioner

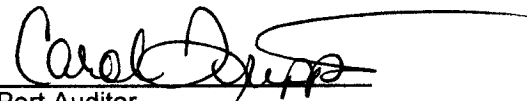
  
Glenn E. Gilbert, Commissioner

  
Arnold Bockus, Commissioner

ATTEST:   
Andrea Nix, Recording Secretary

| Voucher # | Claimant        | Amount            |
|-----------|-----------------|-------------------|
| P10363    | Arnold Bockus   | \$739.82          |
| P10364    | Antonio DeCarlo | \$433.10          |
| P10365    | Glenn Gilbert   | \$577.15          |
| P10366    | Andrea Nix      | \$294.38          |
| TOTAL     |                 | <b>\$2,044.45</b> |

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered, the labor performed, or the expense incurred as described herein and that the claim is a just, due and unpaid obligation against the Port of Poulsbo and that I am authorized to authenticate and certify to said claim.

  
Port Auditor

~~~DIRECT DEPOSIT ADVICES~~~

PORT OF POULSBO

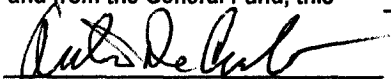
PAYMENT VOUCHER

Post Office Box 732  
Poulsbo, WA 98370

Kitsap County, WA

April 29, 2011

We, the undersigned Board of Commissioners of the Port of Poulsbo, Kitsap County, Washington do hereby certify that the merchandise or services hereinafter specified have been received and that the vouchers listed below are approved for payment in the amount of \$2,483.69 and from the General Fund, this 29th day of April 2011.

  
Antonio DeCarlo, Commissioner

  
Glenn E. Gilbert, Commissioner


  
Arnold Bockus, Commissioner

ATTEST:

  
Andrea Nix, Recording Secretary

| Voucher #    | Claimant                    | Amount     |
|--------------|-----------------------------|------------|
| ACH 04/29/11 | US Treasury/Financial Agent | \$2,483.69 |
|              | TOTAL                       | \$2,483.69 |

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered, the labor performed, or the expense incurred as described herein and that the claim is a just, due and unpaid obligation against the Port of Poulsbo and that I am authorized to authenticate and certify to said claim.

  
Port Auditor

~~~ ACH ~~~

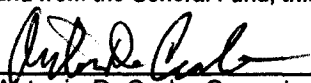
**PORT OF POULSBO**

PAYMENT VOUCHER

Post Office Box 732  
Poulsbo, WA 98370

Kitsap County, WA May 6, 2011

We, the undersigned Board of Commissioners of the Port of Poulsbo, Kitsap County, Washington do hereby certify that the merchandise or services hereinafter specified have been received and that the vouchers listed below are approved for payment in the amount of \$728.61 and from the General Fund, this 6th day of May 2011.

  
Antonio DeCarlo, Commissioner

  
Glenn E. Gilbert, Commissioner

  
Arnold Bockus, Commissioner

ATTEST:

  
Andrea Nix, Recording Secretary

| Voucher #    | Claimant                    | Amount   |
|--------------|-----------------------------|----------|
| ACH 05/06/11 | US Treasury/Financial Agent | \$728.61 |
|              | TOTAL                       | \$728.61 |

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered, the labor performed, or the expense incurred as described herein and that the claim is a just, due and unpaid obligation against the Port of Poulsbo and that I am authorized to authenticate and certify to said claim.

  
Port Auditor

~~~ ACH ~~~