

PORT OF MANCHESTER
MINUTES
September 14, 2026

Manchester Library Meeting Room
8067 E Main Street
6:00 pm

REGULAR MEETING

1.0* **Call to Order** – President Kevin Holst called the meeting to order at 6:00 pm. Vice-President Alexis Pappas, Commissioner Scott Williams, Manchester Water District GM Tony Lang, and 4 public guests were also present.

2.0* **Consent Agenda**

- 2.1** August 10, 2026, Regular Meeting Minutes.
- 2.2** Approval of vouchers numbered 2026.121 – 2026.135 were audited and certified by the Auditing Officer as required by RCW 42.24 in total sum of \$8,679.81.
- 2.3** Approval of Port Payroll Affidavit

*Vice-President Pappas moved to approve the Consent Agenda as presented. President Holst seconded; **the motion carried unanimously.***

3.0 **Public Comment**

One public participant recommended using Banner Bay Plumbing to fix plumbing repairs at the Port rental instead of Port Orchard Plumbing due to POP's high costs.

Another public attendee stated that he has seen the sailboat owners that are anchored past the Port's piers coming to the Port at night to use Pomeroy Park electrical receptacles to charge phones, throw away refuse using the Port's garbage dumpster, and he has even seen them washing their clothes and utensils at the Library's outside hose bib. After a short discussion, it was determined to keep monitoring their activities and the Library would have to address the unlawful water use.

4.0 **Regular Agenda**

4.1 **SEPA Application for Comprehensive Scheme of Harbor Improvements (CSHI) Discussion**

Commissioner Williams presented the draft SEPA application for updating the Port's Comprehensive Scheme of Harbor Improvements (CSHI). After review and a short discussion, the remaining Board members and GM Lang commended Commissioner Williams on his work on the application. GM Lang stated that Commissioner Williams should meet with him soon to finalize some of the answers and submit the application.

4.2 **Parking Lot/Boat Ramp Improvements Update**

GM Lang updated the Board and public on the work that was completed in September to the Port parking lot and boat ramp. He stated the striping and boat ramp concrete repairs were completed. Stormwater cleaning has been completed with the exception of the repairs to the control structures. The required parts need to be verified and ordered. Lang will keep the Board updated on how things progress.

4.3 Financial Report

After review and a short discussion regarding the normal financial report, the Board requested GM Lang to contact Safe Security to reduce their presence at the Port by one day a week. They will now be providing services three days a week instead of four.

A preliminary 2027 budget was also presented. The Board requested that the amount for Security Services be reduced from \$31K to \$25K for 2027. Also, election costs for Commissioner Williams will need to be accounted for in 2027. The rental property lease will be discussed in October to determine the monthly rental rate for 2027. An updated preliminary budget will also be presented at the October meeting for discussion.

5.0 Commissioner Comments

President Holst discussed the blue van that has been parking at the Library back lot during the last couple of weeks. He stated he has contacted the owner on multiple occasions. The van has since left the lot and has moved to parking on the county road. The owner is affiliated with one of the sail boats that is anchored outside Port property.

Commissioner Williams expressed his concerns that he is not being notified of certain Port operations and corresponding decision making. A short discussion followed.

6.0 POM Future Meeting Dates:

- 6.1 October 12, 2026, 6:00 p.m. – Regular Meeting, Manchester Library
- 6.2 November 9, 2026, 6:00 p.m. – Regular Meeting, Manchester Library
- 6.3 December 14, 2026, 6:00 p.m. – Regular Meeting, Manchester Library

7.0 Kitsap All Ports Future Meeting Dates

- 7.1 October 26, 2026, 6:30 p.m. – Port of Brownsville

8.0* Adjournment

Vice-President Pappas moved to adjourn the meeting at 7:37 pm. President Holst seconded, and the **motion passed unanimously.**



Scott Williams
Commissioner

Kevin Holst
President

Alexis Pappas
Vice-President

* Indicates Action Item