

Draft minutes* for
Quarterly Kitsap All Ports Meeting
July 17, 2017

Prior to the meeting guests sat down for a barbeque dinner on the deck outside of the Brownsville Yacht Club's office.

At 6:30PM Port representatives headed into the office to attend the meeting.

Attendees included: Jack Bailey and Matt Appleton representing the Port of Brownsville; Cassie Magill and James Aho representing the Port of Illahee; Steve Pedersen and James Strode representing the Port of Manchester; Henry Aus, Phil Best, Ed Scholfield and Theresa Haaland all representing the Port of Silverdale; Jack McCarn and Rod Reid representing the Port of Waterman; Carla Larson representing the Kitsap Peninsula Water Trails.

Commissioner Bailey of the Port of Brownsville chaired the meeting. He began by apologizing that there was no crab for the barbeque as in years past.

Commissioner Fred Perkins went out twice trying to make it happen for tonight's meeting, but nothing. Commissioner Bailey also apologized for Fred's absence, but it's his wife's birthday – priorities. Matt was thanked for cooking the hot dogs and hamburgers.

Introductions were made.

Everyone stood for the Pledge of Allegiance.

Carla Larson of Kitsap Peninsula Water Trails asked that all the Ports be involved in next year's festival. The committee is hoping Kitsap Ports will contribute monetarily as well as being involved in the non-motorized paddles that take place. She explained that Ports are the key to the 371 miles of water trail. Just because the festival takes place in Silverdale doesn't mean that all the Ports can't take part in the celebration. Commissioner Reid questioned how much money the committee would ask each Port to divvy up. Ms. Larson said that any amount would be appreciated and it would most likely go towards more maps of the water trail. Providing camping for kayakers would be a great draw. The Port of Brownsville is the only local port that offers camping. Scenic Beach was mentioned as another possible location for kayakers to camp. Where campsites aren't available, private landowners might be willing to allow individuals to temporarily camp on their land. Commissioner Scholfield suggested the tribes be

contacted as they may be willing to allow temporary camping at the casino on that weekend. Ms. Larson said that the maps will also include campsites and other facilities. She asked that each Port consider making a contribution. Commissioner Scholfield asked if the Port of Brownsville had ever thought about purchasing the land on/around Grahn's cove. Commissioner Bailey said that the Commissioners considered it, but it was found to be too expensive and one Commissioner thought it would be too much of a drain on the budget to pay for someone to clean up the area weekly. Commissioner Aho of Illahee described an area that would be ideal for kayakers as it can only be reached via boat and there is even an area that could be used for camping; the downside is that there are no restroom facilities. It's owned by the Ross family and the price tag may be significant. Phil said that he is a member of the Great Peninsula Conservancy and he is aware of a landowner who is willing to donate a beautiful waterfront area within the Port of Brownsville boundaries. Commissioner Bailey was aware of that property, but said that the tides are an issue with it.

Port of Silverdale

Commissioner Scholfield reported that, with the summer weather and the parking issues at the Port's vehicle/boat trailer lots, the Port has contracted a Safe Security guard to act as a "Port Host" on Fridays through Sundays through Labor Day weekend. It seems to be working out well. The 4th of July went well with minimal cleanup compared to years past. Garbage bags are handed out in the early afternoon on the 4th and the crowd has been more and more receptive to policing themselves. Silverdale was recently granted their Hydraulic Project Permit by the Washington State Department of Fish and Wildlife (DFW). The permit is good for five years, although the window of opportunity for in-water work is limited to the month of August. Whaling Days will be held in a couple of weeks. Commissioner Bailey told Ms. Larson that Brownsville is supporting the duck race and they would really appreciate some publicity. Ms. Larson explained that the duck race is a Silverdale Rotary event and he would need to talk to someone from there. Commissioner Scholfield went on to report that he had discussions with Sheriff deputies that are working the Old Town area. He has been informed that the Port needs to post signs that state all the rules of the Port's properties so that they can be enforced. Commissioner Bailey explained that his grandson is in the cadet program through Olympic College and periodically rides along with deputies. He has learned that there is very little down time for deputies as there is so much crime within the County and due to budget constraints more times than not they are short staffed. Commissioner Scholfield said that the security guards ask

individuals to leave if they are not abiding by Port rules and they usually will leave, but are back in the area shortly thereafter. The homeless situation at the Port is better than in years past. Nowadays items that have been left unattended on Port property for several hours are thrown into the dumpster. Among some recent disposed items Commissioner Scholfield found a list of places that provide little-to-no cost facilities offered to the public. The list also included codes to different things - the Port's shower code was listed and dates and times facilities are open and automatic timers are activated – the Port's boat launch restroom facility was listed. In the past the Port has had issues with individuals sleeping in those restrooms. The privacy of the single stall restrooms seem to be a draw and unfortunately to drug activity. They are on a timer, but according to that list probably a lot of individuals know exactly when the doors are locked for the night. Just prior to the timer locking the doors, the restroom could be accessed and then tape or something similar used to keep the door from locking for the night.

Phil Best said that the Port of Silverdale has formed a Citizen's Planning Advisory Committee, that meets twice a month with the goal of creating future plans for the Port's waterfront properties and present those plans to the Board. The purchase of the Pub was the key to begin planning. Currently, the Pub has a lease with the Port through November 2018. There is a wide-range of representation on the committee, which is good.

Port of Illahee

Commissioner Aho reported that the Port is still trying to buy the store property. It will have to go through a sheriff's sale. Lawyers from both sides are currently in discussions regarding the sale with no deadline in sight. Commissioner Magill found several old photos of the store, which showed leaded gasoline pumps on the property. The Port paid for the initial contamination testing, which did indicate contamination, but it is not known if the findings meet the threshold for a major cleanup. A grant through the Pollution Liability Insurance Agency (PLIA) was recently awarded to Illahee, which will cover costs for additional testing. Four Department of Ecology monitoring wells have been installed. Commissioner Aho is hopeful that the Port will acquire the store. They have talked about turning a portion of the store into the Port office and the additional space rented out as a coffee shop. The July Port meeting was held on the store property outside of the building. The Port normally holds meetings in the basement of one of their rental properties, but the grade is so steep it is not Americans with Disability Act (ADA) compliant. Commissioner Strode questioned the sheriff's sale and asked if that is actually an auction held on the courthouse steps. Commissioner Aho confirmed that it is. The property is basically an abandoned site that no one really wants

because of the possible contamination. Flett Dairy out of Tacoma paid the taxes on it because they own several coolers inside of the property that held their products. There are several liens and judgments on the property, but once it is purchased through a sheriff's sale they will all be dropped. Commissioner Bailey said that when no one else will step up to the plate to take care of something beneficial to the community – there is a Port. Commissioner Aho went on to report that after major storms, brown water can be seen for miles in the bay. The Port received a Centennial Clear Water grant of \$286,000 to study the Illahee Creek watershed. Kitsap County is now planning to implement the results of the study, which includes mitigation at the Rolling Hills Golf Course with the installation of retention ponds. Phil cautioned Commissioner Aho about grants as there are normally conditions attached to them - just something to keep in mind and maybe investigate so the Port is aware of the conditions prior to obtaining the grant. Commissioner McCarn said that the Washington Public Ports Association (WPPA) warns against federal grants. A federal grant requires a much more in depth audit than a state grant. Commissioner Magill said that she thinks that obtaining a grant really depends on who is lobbying for you and having a grant writer has proven to be beneficial. Commissioner Magill explained that she has hit the Commissioner “trifecta” as she was first appointed as Commissioner, then voted in and then extended. She will be retiring from the position at the end of the year. Commissioner George Schaffer has served for many years and he has also decided to retire. The Port of Illahee is an “at large” Port. Individuals have filed to fill the positions and will be on the November ballot. Commissioner Magill reported that she has been busy installing a bumper, made out of fire hose, around Illahee's floating docks. She plans to get more fire hose to complete the job. A woman recently stepped through a board on the dock. It turns out the board only had one nail in it. Upon further review of the dock several boards were found to have the nails coming up on them. Commissioner Magill has been in contact with the Port's maintenance contractor and discussed a solution, which will be implemented very soon. There is still an issue with someone trying to access the lights on the docks. Recently, the Puget Sound Energy meter box was broken into. Thankfully, due to very small locks, they were unable to access the Port's lights. Commissioner Magill said that eventually a security company will need to be contracted to make random patrols of Port owned properties. Currently it is thought that the costs of that outweigh the benefit. It was suggested “Under Surveillance” signs be posted as a deterrent.

Since the October All Ports meeting will be the last one Commissioner Magill attends, she asked if she could bring in a “show and tell” of her beach comber collection. Everyone agreed that would be interesting. Commissioner Bailey

thanked Commissioner Magill for her service. Commissioner Magill said that she has at times learned more from attending the All Ports meetings than she has in attending different seminars. Commissioner Bailey added that talking with Commissioners from different Ports is very beneficial because this is where the rubber meets the road or should we say where the water meets the boat.

Port of Waterman

Commissioner Rod Reid explained that it's crabbing season and Waterman's pier is very popular. There isn't enough parking and it seems the lot is full all of the time. One issue the Port is facing is that the potted flowers are being stolen. The outcome of the ADA compliancy issue Waterman was facing was raised.

Commissioner McCarn said it went away. There were two laws that were in direct conflict with one another. Commissioner Strode said that he recently met with the Recreation Conservation Office (RCO)/ADA representative at the Port of Manchester and was informed that the grating the County used was not ADA compliant, but the ADA was trumped by DFW because of water shading issues of the other grating. Waterman keeps the dock lights on all night and they ended up having to hire a scientist out of Tacoma to write a letter that explained that 60% shading was okay. It cost nearly \$1,000 per page for that letter. Waterman's lights are LED and have reduced the Port's power bill by one third. They have already had to be replaced due to a manufacturer error. Thankfully the warranty covered it. Commissioner McCarn has concerns that the new lights might also have issues. Commissioner McCarn reported that the large contraption made out of railroad ties, steel and lifting rings that has been on Waterman's shore for some time now has been removed. He contacted several people trying to get it removed and finally talked to the right person, Kristian Tollefson (krisitan.tollefson@dnr.wa.gov / (360) 708-7133) of the Washington State Department of Natural Resources. Mr. Tollefson is the go-to person to get creosote material removed from the waters and since there was creosote in this obstruction he came to the Port of Waterman and had it hauled off on a big trailer. He told Commissioner McCarn that it looked to be a float used for submarines. Commissioner McCarn mentioned to Mr. Tollefson that it might have some sort of historical value and he may know of someone who would be interested in it. Mr. Tollefson said that if that was the case he would deliver it to the person. He was a really easy going guy – easy to work with. The Port of Waterman has a hole in the newly constructed parking lot. A portion of the asphalt has dropped three to four inches. It's not too bad, but needs to be repaired. Commissioner McCarn asked how others get work done with a contractor when you no longer have the financial leverage. The Waterman Commissioners had questioned the engineering of the parking lot from the

beginning, but were reassured by the engineer that it would be fine. And now it's not.

The Port of Waterman used to have a float that was rarely used by the public. Many years ago it broke loose during a major storm and was swept away.

Port of Manchester

Commissioner Strode said that the 4th of July celebration was well attended at Manchester. He normally doesn't go down there, but decided to this year. He estimated 1,000 people were in attendance. He ended up not staying too long because it was a bit rowdy, but the public was really having a great time. The next morning the three dumpsters the Port provided were jammed full of debris. The public's self-monitoring clean-up effort is very encouraging. Commissioner Pedersen added that there was about \$300 to \$400 in damage from the 4th. He had heard that sewer leached out into the Sound on the 4th and samples were taken, but wasn't sure of the outcome. Commissioner Strode reported that Lisa's Leaves (lisasleaves@wordpress.com) was contracted to clean up the embankment near Pomeroy Park. Sod was removed and replaced with plants. It turned out really nice and their regular landscaper will continue with the maintenance. A large vessel that was being pulled by a semi truck was recently launched from Manchester's boat ramp. The vessel was so large that the Commissioners thought that it could damage the ramp. They have discussed having a weight limit posted in the area, but aren't sure how weight would be verified. It was suggested they contact a structural engineer. Commissioner Bailey suggested they contact the County's bridge engineers or better yet maybe a retired County engineer. Commissioner Scholfield said that the Central Kitsap Fire Department has a list of certified engineers that do bridge work and the like; they may want to contact the South Kitsap Fire Department. Commissioner Strode said that another issue is that a lot of sand had been washed in the water from the County's storm water project and now the boat launch has been having an issue with silt. For twenty years the boat launch had never had to be scrapped, but when a boat recently got stuck on it due to the silt, the Commissioners knew action had to be taken. Commissioner Strode was granted permission from Chris Waldbillig of the DFW to use a backhoe to scrape off the boat launch and was told to dump the silt in front of the ramp. Commissioner Pedersen said that thanks to the information provided at one of these All Ports meetings, Manchester paid to have a topographical survey prior to the storm water project. It's good the Port has a baseline in case future issues persist. Commissioner Pedersen will not be running for re-election. He will be on the ballot, but for the Manchester Water District. Two individuals have filed to fill his Port Commissioner position so there will be a race for his seat. The crabbing

season is keeping the Port of Manchester busy. Unfortunately, it seems to be a bad crabbing season. Commissioner Strode said that kayakers are using the Port all the time. A kayaker was out in the water recently without a life jacket and his kayak tipped. He had to be rescued. This brought a discussion about the Port possibly purchasing a safety/rescue boat that could be accessible to the fire department for emergency use.

Port of Brownsville


Commissioner Bailey reported that they had no 4th of July problems other than one neighbor that was having a “good time”. He was letting off fireworks. A security guard asked the individual to leave Port property. He left but stopped at the triangle and continued to light fireworks. Commissioner Bailey confronted him and asked him to obey the rules. The neighbor came back the next day and apologized to Commissioner Bailey. Skid marks in the parking lot show a vehicle came very close to hitting a light pole. Due to lack of guaranteed state money Brownsville has given up on the ramp project this year. They are focusing their efforts on finishing the B & C docks, which should be complete by October. The Port also plans to install a kayak rack out on the dock, which will give kayakers easy access to the water.

The 80-foot vessel, Eventied, recently sunk at the Bremerton Marina. Apparently it was owned by an individual that already owns two other vessels. The Port of Bremerton may seek partial reimbursement through the Washington State Department of Natural Resources (DNR) Derelict Vessel Program. Commissioner Bailey said that he would be suspicious of someone that has more than a couple boats. It cost a lot to maintain just one boat, let alone three. Another red flag would be if a vessel is stripped out, which is said to be the case with the Eventied. Permanent moorage facilities require boat owners to provide proof of insurance. Apparently the owners of the Eventied stopped paying their moorage fees and dropped their insurance.

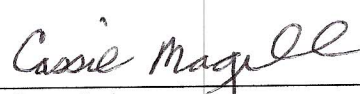
Commissioner Bailey said that Brownsville is updating the comprehensive plan which will include upgrades to the pier. It's the old ferry dock area and contains creosote piling. Without it, all paid moorage would be lost so it's definitely a priority. Commissioner Bailey was recently at the courthouse. He was wearing his Port of Brownsville shirt. He was approached by an individual who was wearing dingy clothes and looked a bit disheveled, but claimed to be a lawyer. The individual asked Commissioner Bailey if the Port receives many public records requests because that is how he makes his living. Needless to say Commissioner Bailey was quite disgusted and thought other Ports should know of the incident.

Commissioner Pedersen said that for public records requests you just need to give them everything they are requesting. He believes a problem starts when/if the requestor thinks you will not comply or you are trying to hide something. Commissioner Bailey said that one request they recently received was going to take many hours to fulfill so a letter with the timeline was sent to the requestor, who called the Port office as he was not happy with the length of time it was going to take. Matt talked with the individual and was able to calm him down a bit and explain why it would take so long to fulfill his request. Matt was able to narrow down exactly what the individual needed and the request was fulfilled in a timely manner as the original request was a broad range of information. Commissioner Bailey suggested a third party be involved in fulfilling public records requests as it can help calm down a possibly volatile situation. Commissioner Scholfield said that having a third party might not be the best idea in all situations. Adding that the additional person could just muddy the waters. It would be good to communicate directly with the requestor. Commissioner Bailey said that the Port's attorney has warned against contacting anyone who requests public records. Matt said that he has heard at seminars that you can contact them if there is a question. Commissioner Pedersen agreed that if you need clarification it's best to go directly to the source. File retention laws should be reviewed and files that exceed the time limit according to the law should be discarded. Several Ports recently received a public records request out of the state of Florida. Commissioners Bailey and Scholfield agreed that out-of-state public records requests for small districts should not be allowed.

The meeting adjourned at 9:15 PM.



Commissioner



Commissioner

Commissioner