

PORT OF ILLAHEE
2010 MEETING MINUTES



THE PORT OF ILLAHEE OF KITSAP COUNTY REGULAR MEETING.

SCHEDULED FOR THE SECOND WEDNESDAY OF THE MONTH

MEETING DATE: TUESDAY, OCTOBER 13, 2010

MEETING TIME: 5:00 PM

**LOCATION: 5560 OCEAN VIEW BLVD
BREMERTON, WA 98311**

COMMUNITY MEMBERS PRESENT: Judy Krigsman, and Jim Aho

(1) THE MINUTES OF THE PREVIOUS REGULAR MEETING WERE READ AND APPROVED AS WRITTEN.

(2) VOUCHERS WERE AUDITED AND CERTIFIED BY THE AUDITING OFFICER AS REQUIRED BY: RCW 42.24.080.

(3) EXPENSE REIMBURSEMENT CLAIMS HAVE BEEN CERTIFIED AND RECORDED ON A LISTING WHICH HAS BEEN MADE AVAILABLE TO THE BOARD, AS REQUIRED BY RCW 42.24.090.

**(4) GENERAL FUNDS VOUCHERS: #2929 THROUGH # 2943
APPROVED TO PAY VOUCHERS FOR A TOTAL OF: \$8,256.10**

**(5) TREASURE REPORT: As of October 6, 2010 General Fund: \$ 15,604.48
Investments: \$401,939.81**

(6) COMMISSIONER'S REPORTS:

1. Commissioner Sheeran passed the contact information for the Public Land Trust to the Illahee Community Club for them to pursue.
2. Commissioner Sheeran set the light timer on the pier for winter hours.
- 3.

(7) DOCK MANAGER'S REPORT:

1. Plank nail-down continuing.
- 2.
- 3.

(8) GRANT(S) STATUS

1. Surface Water Management Grant: Jim Aho's report is attached
- 2.

(9) COMMUNITY INPUT

1. Jim Aho's report is attached.
- 2.

(10) UNFINISHED BUSINESS:

1. Illahee day:
2. Revisit the possibility of acquiring the "Illahee Store": Commissioner Sheeran emailed Attorney Vancil regarding the possibilities of this acquisition. Commissioner Schaefer will contact Jon Hillyer.
3. Piling Braces: Commissioner Mantzke will get bids for this work.
4. Landscape Maintenance. Tabled until the November meeting.
5. Retrieval of Port equipment from Don Deitch's Garage: Tabled
6. Broken window credit: Commissioner Mantzke will get bids for repair/replacement and we will bill the previous owner.
7. Clean up and striping on the parking area: Awaiting Boy Scout feed back (a possible Eagle Scout project)
8. Port-a-Pottie: Tabled

(11) NEW BUSINESS:

1. Deitch property: a home inspection was completed. Awaiting the appraisal.
2. 2011 Budget draft will be presented at the November 10th meeting. It will be posted on our website and the bulletin board by the Port flag pole.
- 3.
- 4.
- 5.

ADJOURNED AT: 6:00 PM

Next scheduled meeting: November 13, 2010 @ 5:00pm

Next All Ports Meeting: October 18, 2010 @7:00pm

Commissioners

Dennis Sheeran

Michael Mantzke

George Schaefer

Port of Illahee Grant Report 10-13-10

1. We are still working on a draft letter to pursue a partnership (probably an inter-local agreement) with Kitsap County with respect to the Illahee Creek Watershed Surface Water Management Plan report issued by Parametrix. The authority to enter into a partnership agreement is given in RCW 53.08.420 under Cooperative Watershed Management that states “a port district may participate in and expend revenue on cooperative watershed management actions, including watershed management partnerships under RCW 39.34.210 and other intergovernmental agreements, for purposes of water supply, water quality, and water resource and habitat protection and management.” This becomes much more important now that the county is to receive the golf course.
2. Local forester, Jim Trainer, is preparing an Illahee Creek riparian planting plan proposal, which will focus primarily on the lower reaches of the creek. We will then look at the standard landowner agreement document with DOE, and if there are still concerns, will look at adjudicating them with DOE.
3. We have been working on the water quality analysis and the report still needs to be submitted to the Health District, similar to one done for the National Fish & Wildlife Foundation grant. We are still working on formatting of the data.
4. The rain garden is looking good after the mulching, weeding, and washed rock simulated stream bed was put in. Most plants survived the summer well, with only three watering necessary for a small portion of the plants. We have one area where landscape fabric was not installed under the simulated stream bed that is problematic because of weeds.
5. Public Information and Education task work continues.
 - A brochure is being developed to present aquifer information – we are looking for eye catching graphics. Dr. Joel Massmann is available to help with the aquifer brochure and will likely be asked to conduct another aquifer meeting once the USGS has release their Bainbridge Island report which includes some assessments of the Manette Aquifer. We attended a USGS presentation on 8/12 and it looks like nearly all the water purveyors are onboard with paying for a Kitsap County study, which will take several years to complete. This project has been approved according to the Kitsap Sun.
 - Met with KC Public Works and later with Kitsap Conservation District regarding targeting areas north of the golf course for rain gardens. The area is approximately 130 acres and the targeted properties will be prioritized as roughly 400 home sites are contributing. In discussions with the Conservation District representative, Teresa Brooks, we have narrowed the target area even further. We have further discussed with Public Works methods to measure the effects of any rain gardens and decided it would be too hard to check the effects at the end of a culvert, so instead will do calculations for each individual rain garden installation. These calculations have yet to be done. The new stormwater brochure along with a more detailed map and additional information, which needs to be developed, will be used for the targeted properties.
 - After getting approval from DOE, a Request for Proposals (RFP) was issued to find a filmmaker to present the findings of the Parametrix report and more recent associated issues. There was an email sent out on October 9th notifying all concerned regarding the selection which follows:

This is to notify all concerned that the Illahee Creek Surface Water Management Plan (IC-SWMP) Video Selection Board met on October 8th to review the two received proposals (from Leaping Frog Films (LFF) and Ecotone International (EI)). There were a number of inquires over the past three weeks about the RFP, with the most common concern being about the low dollar amount available to produce two films (a short and longer version). We heard from both local firms and those who had done international films and we were glad to eventually receive two excellent proposals, even though the dollars available were tight.

The Selection Board selected LFF, primarily based on their previous works with groups like the Puget Sound Restoration Fund. This is a relatively short duration (4-5 months) project that will be rather intense in order to complete all the interviews, filming, and editing that needs to be done, especially starting so late in the year. We are doing this because we felt it was the best use of the funding we had set aside to get the Illahee Creek SWMP (along with the Illahee Community and Illahee Preserve) information out to the local and general public. The short duration is necessary because the project ends in 2011.

We will be going out with requests for meeting and responses from local residents as part of the film will be to set the stage to talk about Illahee, past, present, and future, along with technical experts and the findings of the Parametrix IC-SWMP.

Thank you to those on the selection board for your time and effort! We have attached the evaluation form used by the board in case anyone is interested. Thank you in advance to all those who will eventually be contacted and possibly interviewed.

6. Joy Davison began the entry of the prepared documents for the West Sound Watershed Council (WSWC) into the Habitat Work Schedule (HWS) used by the Puget Sound Nearshore Ecosystem Restoration Project (PSNERP) & Puget Sound Partnership (PSP) databases, to document current and future restoration projects, but is on hold until we review the impact of the golf course on the restoration projects.

7. Work continues on a format and outline for the grant final report. We have started reviewing watershed workbook information and another DOE grant report that was issued earlier this year, and note that the report is a major undertaking, which is why it needs to start early.

Port of Illahee Community Report 10-13-10

1. The ICC petition results to date are: 133 yes and 9 no, or 93.7% in favor. As the results are nowhere near the 500 responses desired, probably because many are concerned about the tax increase, the ICC Board voted to see if the Port is willing to work with them to see if the case can be made to a land trust to possibly purchase the Timbers Edge properties.

2. The gifting the Rolling Hills Golf Course to Kitsap County is going through the "due diligence" phase and if everything continues as planned, closing shall occur on December 31, 2010.

3. The Illahee Community Updates reported on the cleanup going on at the Illahee Store, which resulted in much interest, and a follow-up report dated 10/10/10, which is noted below:

Illahee Store Information. In our last Update we noted that a number of you had asked about what was happening at the Illahee store with the recent cleanup. We had a number of responses including one from the person doing the cleanup. We have permission to attach her response, which follows:

My name is Judy Blank. I've been an Illahee homeowner, (on Fern Ave NE), for 9 years. Over the years I've become increasingly annoyed with the continual slovenly appearance and decay of the Illahee Store and property. When I first moved here, the little store, while not particularly well kept even then, was at least a functioning business. It is in a pivotal location and heralds the entrance to our neighborhood....setting the tone for our area's desirability or lack there of! I would never have purchased my home in an area which had a slum property on the corner.....but that is what I ultimately have! Last week I visited with Michael, a gentleman whose brother owned the property and had passed away some years ago. It seems the property was allowed to fall into complete disrepair and neglect since then. Michael gave me permission to go on the property and do some weed whacking and general tidying up.....which I promptly took advantage of and got out there and attacked some weeds and blackberry vines which were taking over the place. After I had been out there working for a few hours, another Illahee resident, Jenifer Hillyer, pulled up and was curious about what I was doing. I just told her I was fed up with the ugly eye sore in our neighborhood, (along with likely decrease in property values because of the mess), and that I had received permission from Michael to tidy things up. She then offered to contribute to my efforts by having an acquaintance of hers bring his truck to haul the debris away! I was very happy about her contribution and was very pleased to discover that indeed the debris piles were promptly removed. So as far as I know....nothing else is going on with the property! But I certainly would WELCOME & PARTICIPATE in any efforts of my community to help improve the look of this derelict property. Would you know the current owner's name and address so I, (or better yet, WE), might write a letter pleading the case of our neighborhood's desire to have this property properly cared for?

Thank You Judy and Jenifer! In response your (Judy's) question regarding the property, we have included the following information on the store along with a recommendation that something be done to resolve the issues you raised.

Illahee Store in the Foreclosure List Again. We also had someone give us the 2010 Real Property Tax Foreclosure Roll that appeared in the legal section of the September 24th Kitsap News Group papers.

On the list again was the Illahee Store. The store has had liens against it for years, and every year at the last minute, Flett Dairy Inc. has paid the taxes. So the question for some, will the taxes be paid again? and if not will the store go up for auction? One of the responses we received regarding the Illahee Store was the following from someone who was ready to purchase it a few years ago if it went to auction

As for the store - we obtained preliminary bid information and ran title and environmental for the potential of a SDAP or redevelopment on the property. The costs were staggering and the risk large for an individual so we moved on to some other projects that we have now completed. I personally am not interested in the property anymore but would be glad to share my files and information with someone who is serious about improving it. Flett Dairy is really only protecting their lien by paying the taxes and doesn't do it until a day or two before the due day to prevent auction by the county. Federal taxes and environmental cleanup costs are the real snag to a new owner redeveloping it other than a public entity like the county or port who could conceivably leverage grant money and 'eminent domain' or 'public good' arguments to limit costs or payouts to third parties.

We think the above assessment is a good one and that it is time to form a group of interested citizens to work with the Port of Illahee and/or the Illahee Community Club to resolve the issues.

Port of Illahee Monitoring The Situation. Those who attend the Port of Illahee monthly meetings are aware that the Port has been monitoring the situation for years and know they tried themselves and through their lawyer to investigate acquiring the property.

4. The Illahee Preserve dedication is being planned for sometime during the 4th quarter of 2010. The dedication plaque was installed on October 11, 2010. It appears the dedication will take place the morning of October 26th.
5. The Shoreline Master Program update is ongoing with the Task Force meeting each month. The public access recommendation to the BOCC is nearly complete and will be forwarded to the Port upon completion.
6. The ICC received a comment from Claire Thompson on one of its petitions. It stated: "Is the Port interested in the wooded area behind 6525 Rest Place NE? It is account number 302502-3-031-2006 (300' by 122')?" This is a wetland area that constitutes the headwaters of Gilberton Creek. If the Port isn't interested, the Nature Conservancy has other properties along Gilberton Creek, and they might be interested.
7. The Illahee Preserve Trail Map brochure will be updated soon, and the Port of Illahee has been suggested to be included as one of the sponsors, based on their past support of the Preserve and the fact that much of the storm water mitigation facilities identified in the DOE/Port grant, will likely need to be placed on Preserve property.