



Port of Illahee – Minutes of Regular Meeting on June 10, 2020

Port of Illahee
Minutes of Regular Meeting
June 10, 2020

Due to the COVID-19 Virus and Governor Inslee's Proclamation 20-05 the meeting was being held virtually through the ZOOM app (meeting id# 71509975823). Notice of the virtual meeting was posted on the kiosk at the head of the pier and on the Port's website – portofillahee.com.

There were some technical difficulties with connectivity, which delayed the meeting by approximately ten minutes.

CALL TO ORDER

Commission Chairman James Aho called the meeting to order at 6:42 PM. Also in attendance were Commissioner Jonathan Buesch; Commissioner John Burton; Administrator, Theresa Haaland; Lee Knapp of TIKAR Services; and Roy Barton.

CONSENT AGENDA

Commissioner Buesch moved to approve the consent agenda items: June Meeting Agenda; May 13, 2020 Regular Meeting minutes; June 10, 2020 checks numbering 4615 through 4627 totaling \$14,304.92 as outlined in the attached Voucher Approval; second by Commissioner Burton; approved unanimously.

SIGNING OF DOCUMENTS

Commissioners agreed to individually stop by the Port of Silverdale office on Friday, June 12, 2020 sometime between 11:00AM and 2:00PM to sign the necessary documents.

PUBLIC COMMENT

None

Treasurer's Report

As of May 31, 2020 the General Fund totaled \$26,820.02, Investments totaled \$375,109.13 and the Balance of the Good Property Management account totaled \$200.00.

Commissioners' Reports

Website - Commissioner Aho reported that he is keeping the website up-to-date and adds the monthly agenda two days prior to the Regular Meeting.

Rental Properties

5560 Ocean View Boulevard/Rental Property – Commissioner Buesch reported that Good Property Management has not informed him that the tenants have signed the lease, but they do continue to pay the 2020 rent amount.

5500 Illahee Road/Rental Property – June rent has been received. Commissioner Buesch reported that Soundwest Engineering has subcontracted AES Consultants, Inc. to provide a topographical survey of the area. Commissioner Buesch provided AES personnel access to the basement of 5500 Illahee Road as apparently that area was necessary for the survey. Commissioner Buesch was told the survey would take a few days. Commissioner Burton said that he saw AES personnel in the area for at least a couple of days taking measurements from the County road and the pier, even working in the pouring down rain.

5507 Illahee Road/Illahee Store Property – The redemption period will be complete on September 6, 2020. Then the Pollution Liability Insurance Agency (PLIA) will be notified that the Port is the official owner of the property and remediation of the contamination can be planned.



Port of Illahee – Minutes of Regular Meeting on June 10, 2020

Commissioner Buesch reported that he went down to weed eat the area around the building, but someone had already beat him to it. Commissioner Burton informed him that he saw John Parvis working on it. Pro Design and Soundwest Engineering will be working together on the design of the store. Pro Design will actually subcontract under Soundwest, since John Piccone of Soundwest is the lead on the Port overlay of the entire area.

Dock/Pier - Commissioner Burton explained that Lee of TIKAR Services continues to monitor the maintenance permit. Lee reported that after the notice was published in the Kitsap Sun there was a 14-day public comment period. The comment period ended on June 4th with no issues. Then they were informed that after the comment period there is a 14-day appeal period. So now if there are no appeals, work can begin after June 19th. Lee explained that TIKAR is ready to get the job done, they have been sitting on the material for quite a while now including a pallet of cleats and they have fabricated the rub rail. Commissioner Burton said that with the COVID-19 pandemic and the Governor's Stay Home, Stay Safe mandate the facility is getting even more use than normal. Due to the condition of the facility, if there are any more permit delays, he may need to call it an emergency repair in order to get the work done to keep the public safe. He said that there is probably only one cleat on the inside float with any strength. He is hopeful this appeal period will pass without delay and TIKAR will begin the work immediately. Commissioner Aho asked if the work will be complete by the 4th of July if there are no appeals. Lee agreed that would be possible and said that the delay has been frustrating for both the Port and TIKAR. Although COVID-19 has played a role in the

delay, he sees the leading reason is due to the County requiring a Joint Aquatics Resource Permit Application (JARPA), which isn't normally required. The JARPA process is generally slow with a lot of agencies involved. He said that one positive for the Port is that the permit is good for five years. Also, he has been communicating with the senior planner of the Department of Community Development (DCD), who is now very familiar with the Port of Illahee, which may be beneficial when applying for permits related to the grant project. Commissioner Burton agreed that working with the County in an amenable manner could be important for the Port's future extensive permitting needs. He thanked Lee for setting a good tone on behalf of the Port with the County.

Commissioner Aho said that after reading last month's minutes, he realized he was supposed to get the Mutt Mitt information to Commissioner Burton and explained that he was personally reminded just earlier today of the need for them. He will try to find the necessary information to place an order and have it forwarded to Commissioner Burton.

Grants – Commissioner Aho explained that he has access to the Recreation Conservation Office's online computer system, PRISM, that is used to apply for grants. He was able to review the applications that Soundwest Engineering submitted on behalf of the Port. He is very happy with them. Commissioner Aho said that anyone should be able to view all the applications. They are located on the RCO's website. He will work on getting a link on the website to make it easy for anyone who is interested in viewing it. A review presentation is scheduled for June 29th and will be via ZOOM. The



Port of Illahee – Minutes of Regular Meeting on June 10, 2020

time is unknown at this point. It will consist of John Piccone providing a PowerPoint presentation to the RCO members, who will then provide constructive feedback.

At 7:06PM the meeting prematurely ended due to exceeding the ZOOM forty-minute allowance.

Attendees were able to rejoin the meeting.

Commissioner Buesch said that since all the RCO applications are public knowledge couldn't Soundwest Engineering review the others and fine tune Illahee's to make it more competitive. It was thought there may be a conflict-of-interest for Soundwest if they are pursuing grants with other public agencies. It was thought that Soundwest may be applying for noncompeting grants for other agencies; otherwise, John Piccone would have mentioned it.

Illahae Day 2020 – Commissioner Aho said that once the Port is the official owner of the Illahee Store property, sometime after September 6, 2020, it would be a good time to host Illahee Day and celebrate having full control of the property.

NEW BUSINESS

None

PUBLIC COMMENT – Roy Barton said that at one point the tenants of the Port's Ocean View house made an offer to purchase the property from the

Port. He asked if anyone on the Port's behalf had ever responded informing them that the Port is not interested in selling it. Commissioner Buesch said that the tenants never actually made an offer rather just told Good Property Management (GPM) that they would be interested in buying it. At that point GPM approached the Port and were told that the Port is not interested in selling it at this time. GPM was going to relay that back to the tenants. The Port did receive a lowball offer on the Deitch house from an individual, of which no action was taken.

EXECUTIVE SESSION

None

ADJOURN

At 7:21PM Commissioner Burton moved to adjourn the meeting; second by Commissioner Buesch; approved unanimously.

Approved:

Commissioner

Commissioner

Commissioner

