



Port of Illahee – Minutes of Regular Meeting on July 8, 2020

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Minutes of Regular Meeting
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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 near the kiosk at the head of the pier and on the Port's website – portofillahee.com.

CALL TO ORDER

Commission Chairman James Aho called the meeting to order at 6:30PM. Also in attendance were Commissioner Jonathan Buesch; Commissioner John Burton; Administrator, Theresa Haaland; Roy Barton; and Ed Seal.

CONSENT AGENDA

Commissioner Buesch moved to approve the consent agenda items: July Meeting Agenda; June 10, 2020 Regular Meeting minutes; July 8, 2020 checks numbering 4628 through 4638 totaling \$8,315.73 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 tomorrow, July 9, 2020 sometime between 11:00AM and 3:00PM to sign the necessary documents.

PUBLIC COMMENT

None

Treasurer's Report

As of June 30, 2020 the General Fund totaled \$16,447.76, Investments totaled \$375,339.95 and

the balance of the Good Property Management account totaled \$200.00.

Commissioners' Reports

Website - Commissioner Aho reported that he has not yet added the links to the Illahee Creek Watershed Report/Surface Water Management Plan or the County's mussel sampling results. He did add a link to the Recreation Conservation Office's (RCO) online PRISM system that is open to the public to review grant information. The public is able to view the Port's two grant applications and the Power Point presentations that Soundwest Engineering provided to the RCO on June 29th.

Rental Properties

5560 Ocean View Boulevard/Rental Property – Commissioner Buesch reported that there is still not a signed lease in place. The tenants continue to pay the required rental amount each month. In talking with Good Property Management personnel, Commissioner Buesch was told that not having a signed lease in place isn't necessarily an issue.

5500 Illahee Road/Rental Property – Commissioner Buesch hasn't recently heard from the tenants, so believes everything is okay. Commissioner Burton reported that on the 5th of July he noticed the big cedar rounds that are on the edge of the property were smoldering. Commissioner Burton along with Dave who resides at the house, were able to take care of it. Commissioner Burton talked to the tenants and asked them about their use of fireworks on the 4th. He was told that they took all the precautions necessary by having a hose readily available, which Commissioner Burton did see on site. He said it looked as though someone had intentionally tried to set the rounds on fire. There



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was evidence of small unlit fireworks as well as firework debris all in that area. The concrete wall is still stable, but it is now somewhat unsupported. Commissioner Buesch said that he would go take a look at it.

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. Commissioner Burton said that he has a routine of picking up trash around the store area. Within the past couple of weeks he has noticed more and more vaping and cbd oil packaging on the ground. Recently, he picked up a used hypodermic needle. The other day it was noticed that a couple of young ladies had parked a vehicle in the store lot and were seen walking behind the store. Commissioner Burton went to the area and confronted them. They were back there smoking and informed Commissioner Burton that they just wanted to take a picture of the graffiti that is on the south side of the property. He informed the young ladies that the area is not opened to the public, at which they seemed surprised but did leave without incident. Commissioner Burton is concerned that the area behind the store is going to be used more and more for illicit-type activity. He suggested it be fenced. Commissioner Buesch said that possibly placing a five-foot chain link fence might deter people from going back there. It might be worth getting an estimate and have it include a gate with a padlock so that it can still be accessed if/when needed. Commissioner Burton reminded everyone that the owners of the triangle piece of property

asked the Commissioners to build a fence to keep individuals from entering their property. Splitting the costs of a fence with the adjacent property owners may be a possibility, although that is a different area than what was currently being discussed. Commissioner Aho said that there are still two months before the property is officially owned by the Port. He suggested to hold off on it. Also, in regards to individuals accessing the adjacent property, it may be incentive for the property owners to sell that triangle piece of property. Commissioner Buesch suggested that the orange plastic fencing be installed as a temporary fix. Everyone agreed and Commissioner Aho has some he will donate.

Commissioner Buesch asked if the others would be in favor of him researching if it would be possible and if so, what it would take to split the 5560 Oceanview Boulevard property and the septic reserve lot, so that the two could be sold separately in the future. This has been discussed in the past and it has been set aside until the Port may need cash. With the grants moving forward and the matching funds that may be necessary, now may be the time to at least have an idea if selling the two parcels separately is a possibility and if so, what it would take to do that. It was agreed that it was a good idea. Commissioner Buesch will research it.

Dock/Pier - Commissioner Burton said that he was hoping Lee of TIKAR Services would be attending tonight's meeting, but he noticed TIKAR had just left the dock about twenty minutes ago. TIKAR made some good progress on the float that is closest to the land. They removed the dock boards and the rot was so significant it ended up taking



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them less time to remove all of it. Commissioner Burton reported that he ordered two cases of Mutt Mitts and the station is now stocked.

Lee Knapp of TIKAR Services entered the meeting at 6:55PM

Commissioner Burton said that he believes that due to the COVID virus families are spending more time outdoors. He has noticed that the entire dock is getting a lot of use, especially with swimmers and fishermen. He said that the sooner the repairs are completed the better. Lee explained that he was attempting to get photos of the repair to upload onto ZOOM so that he could show everyone the progress. He said that repair to the south float began yesterday. TIKAR is about two-thirds of the way done with the repair to that float. He explained that the esthetic deterioration was expected, but they were surprised to find some structural components weren't fully connected and the tie rail snapped sometime in the past. The new tie rail bridges the gap of the beams that were originally used to construct the float, leading to a much sturdier structure. The entire reconstruction is aimed at creating a much stronger structure. Commissioner Burton requested a seventh cleat be installed on one side of each of the floats. He explained that the cleats are strategically placed and there will be plenty of tie-up space for boats. Lee added that the cleats are bolted all the way through with heavy duty bolts. They will be very strong and able to handle just about anything. Lee explained that some deck boards are in need of replacement on the south float. An entire area on the north float looks as though the deck boards need to be replaced, but TIKAR won't know fully how many until it is deconstructed. Commissioner

Burton asked TIKAR to be aware of the limitation of new deck boards to stay in accordance with the permit. Lee assured they are aware of the limitations and will not exceed what is allowed. He explained that they plan to complete the full deconstruct and reconstruct of the north dock on Friday. They do not want to leave it unfinished overnight for safety reasons. Commissioner Burton said that he was down on the dock with Lee and Tim overseeing the project. The northwest piling on the south float is hollow. A section of it has rubbed off and you can see it is hollow. He said that we already knew some were not fastened under the water, but they are even worse than originally thought. He said sleeving the pilings need to be considered. Lee explained that the in-water work window is between August 1st and 31st. The process of sleeving pilings was discussed. Lee said that it is basically turning a wood piling into a concrete piling. Commissioner Buesch said that since the only part of the piling that is able to be sleeved is the part that is continually in the water. How do we know that the part of the piling that is below the sea ground isn't rotten? Lee assured that the sleeve will go down about six inches into the ground and past that point the pilings typically look new with all the rot occurring above that six inches. Commissioner Burton suggested John Piccone be asked to take a look at this since an engineering report would be necessary. Commissioner Aho said that yes John Piccone should look into it not only from an engineering standpoint but also because he is working on the grants. It must be determined how much money the Port would be willing to spend for repair verses replacement. Commissioner Burton said that he is concerned that the piling won't last until if/when the grant money is awarded. He does not see them lasting



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two more years. Commissioner Aho will direct John Piccone to contact Lee. Placing a bar or a cap that spans along the pilings, tying them together was discussed. Lee explained that tying a weaker piling to a stronger one helps stabilize the weaker one, but that would be more efficient after sleeving. It must also be determined beforehand that there would be adequate headroom. Commissioner Buesch asked if the piling repair could be a retroactively reimbursable cost if/when the grant is awarded. Commissioner Aho informed him that no, because the grant money is for new piling. Commissioner Buesch said that he agreed something needs to be done, but it would be a shame to spend all this money on items that are going to be done away with for the grant project. Commissioner Burton thought maybe the sleeved pilings could be removed and reused. Lee explained that would not be possible as they would be required to be steel. Commissioner Buesch said that it almost seems like a waste of money, although he knows they are needed, but it's just for such a short amount of time. If the pilings are to the point that we have to spend a lot of money on them for just one year, maybe we can just get through this summer and then close them off. Commissioner Burton said that we are providing a service to our patrons that are using it right now, the state of disrepair is due to the years of postponed maintenance, now it's time to catch-up and make the facility safe. Lee explained that he doesn't think it would be possible to complete a piling sleeve project this August anyway. The material alone can take months to receive. The timeline would be for August 2021. Commissioner Burton said that working in parallel with John Piccone to complete the engineering aspect of this so that the Port is ready even if the grants are not

awarded. Commissioner Aho said that the permit applications for the grant project will be submitted soon and when and if the grant is awarded to the Port, the project will be ready to go. Lee was dropped from the meeting.

Commissioner Aho said that he emptied the container that holds all the monofilament (fishing) line that fishermen would throw out. The container was installed by the Department of Fish and Wildlife (DFW) in 2017 in an effort to keep the monofilament line waste out of the waters. Commissioner Aho said that he thought this was the first time the container had been emptied and he was amazed at the amount of nylon fishing line that had been deposited over the past three years. He was thankful for the design of the container, which allowed him to empty it from the bottom. He sent DFW an e-mail so they were aware that it is a successful program.

Lee was able to reconnect to the meeting at 7:25PM.

Lee provided pictures via his laptop showing the before and after the repair of the inside float. He explained that with the polyethylene material it will be much easier to maintain and cleaning will be easier as pressure washing will not damage this material.

Grants – Commissioner Aho recapped the Recreation Conservation Office (RCO) grant review presentations via ZOOM. Lauren Swanson of Soundwest Engineering was the presenter and Commissioner Aho said that she did a good job. Commissioner Aho talked with Chris May of Kitsap County Public Works, Stormwater Division



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regarding incorporating the County's stormwater plans with the Port's grant plans. At this point the County is trying to figure out a way to fund that commitment as they have a budget shortfall.

Illahaee Day 2020 – Commissioner Aho said that this will continue on the agenda as a placeholder for further discussion after September 6, 2020 when the Port is the official owner of the property.

NEW BUSINESS

Illahaee Preserve – a letter dated July 7, 2020 from the Illahaee Preserve had been received. It explained that the Preserve and the County are working together to acquire additional property for the Illahaee Preserve by applying for a 2020 RCO Urban Wildlife Habitat Grant and they were hoping for a letter of support from the Port.

Commissioner Aho explained that the Preserve has requested letters from other elected officials, the tribe, the Rotary, etc. This is something that is looked favorably upon by the RCO, showing community support of the project. He said that as for the Port's grants the survey that was conducted serves as the community's support, so support letters will not be necessary. Commissioner Burton questioned what jurisdiction the Port has to send a support letter and if this would create a liability to the Port. Commissioner Aho explained that since the Illahaee Preserve is within the boundaries of the Illahaee Port District, the Port has a voice about it. He explained that the Mayor of Bremerton and Representative Sherry Appleton will also be asked to write support letters. Commissioner Buesch said that he is in favor of supporting the Illahaee Preserve. Commissioner Burton said that he didn't see the Port having much of a voice over nonmarine habitat and feels it is kind of out of the

Port's purview. Commissioner Aho assured that submitting a support letter will bring no liability onto the Port. The Port's mission is to support economic development and recreation and he sees supporting the Illahaee Preserve as supporting economic development in the affect that the Preserve supports recreation. Commissioner Buesch said that Illahaee Creek flows into the Port's waterfront so if the Preserve can acquire more property to help with keeping the water that eventually flows into the Puget Sound purer, he is in favor of it. Commissioner Aho reminded everyone that the Port has been concerned with the stormwater runoff from upland development for many years. You can watch former Port Commissioner Dennis Sheeran talk about it in the film: "Illahaee, Saving Puget Sound One Watershed at a Time." Commissioner Burton agreed that the Port supporting the watershed and protecting watershed properties to do that does makes sense. He asked what properties this grant is going to be used to acquire. This was discussed.

Commissioner Aho moved to submit a letter from the Port of Illahee in support of Kitsap County and the Illahaee Preserve to acquire additional property to expand the Illahaee Preserve; second by Buesch; approved unanimously.

PUBLIC COMMENT – Roy Barton asked about the conceptual design of the Illahaee Store. Commissioner Buesch said that Pro Design is working in conjunction with Soundwest Engineering.

Commissioner Burton asked if the Washington Public Ports Association (WPPA) will be hosting the Small Ports Seminar in Leavenworth this October. This will be looked into.



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It is not known yet if the Kitsap All Ports meeting will be held on July 27, 2020. Notification will be emailed once it is determined.

EXECUTIVE SESSION

None

ADJOURN

At 7:52PM Commissioner Burton moved to adjourn the meeting; second by Commissioner Buesch; approved unanimously.

Approved:



Commissioner



Commissioner

Commissioner

