



## Port of Illahee – Minutes of Regular Meeting on August 12, 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; Lee Knapp of TIKAR Services; Roy Barton; Carl Dobson; Deana Bush; Felipe Martinez; John Parvis; Jake Samborn; Eric Schmintzer; Benny Snell; Debbie Smith; and Janet Soderberg.

Immediately several attendees began overtalking Commissioner Aho with obscenities and rude comments. Those obstructing the meeting were muted, but they quickly unmuted themselves and continued with their rant. At that point several attendees were removed from the meeting. Carl Dobson, Felipe Martinez, Jake Somborn, Eric Schmintzer and Benny Snell did not return to the meeting. From the sound of their voices and content of their speech it seems as if they were teenagers with some angst.

### CONSENT AGENDA

*Commissioner Buesch moved to approve the consent agenda items: August Meeting Agenda; July 8, 2020 Regular Meeting minutes; August 12, 2020 checks numbering 4639 through 4650 totaling \$40,177.65 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, August 14, 2020 sometime between 11:30AM and 3:00PM to sign the necessary documents.

### PUBLIC COMMENT

None.

Commissioner Aho noted that John Parvis was attending the meeting via his boat. Mr. Parvis said that he was moored at the Bridgeview Marina in Bremerton just below Olympic College.

### Treasurer's Report

As of July 31, 2020 the General Fund totaled \$11,218.62, Investments totaled \$375,563.01 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 had problems adding tonight's agenda to the website because of a software change that was made to the free content management system. He is concerned about possibly encountering problems when he attempts to add the approved minutes and other documents from tonight's meeting.

### Rental Properties

5560 Ocean View Boulevard/Rental Property – Nothing to report.



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5500 Illahee Road/Rental Property – Commissioner Buesch said that he didn't see any damage to the wall made out of old pilings on the property. Commissioner Burton said that wasn't the area that caught fire. It is located on the corner above the ramp near the water. Commissioner Buesch will go back and examine it.

5507 Illahee Road/Illahee Store Property – Thanks to Mr. Parvis for weed-eating the grounds. Commissioner Aho installed the orange netting at the back of the building to hopefully help keep the public out of there, although, it is accessible by removing some of the wiring. So far it seems no one has accessed that area since the netting was installed.

Commissioner Aho has been in contact with Russel Olsen the Executive Director of the Pollution Liability Insurance Agency (PLIA). Mr. Olsen confirmed that the Port continues to be in the que for cleanup. He told Commissioner Aho that several of the projects that are higher in the que are multi-million-dollar clean-up projects and with the Port's cleanup estimated at approximately \$500,000 there is a good possibility that it could be approved sooner, possibly as early as September or October.

Commissioner Aho explained that he was invited to meet with County personnel on August 18<sup>th</sup> at 2:00PM to discuss stormwater issues, the Illahee store and a Port overlay in relation to the grants. In regards to the store there will be further discussion about the possibility of the contamination extending into the right-of-way as the County and the Port will need to coordinate efforts once the clean-up begins. Commissioner Burton reminded everyone that the road that leads

to the dock and includes the Port's parking area is actually a County road and suggested that also be addressed. Commissioner Buesch thought the County may want to have control of that area.

Commissioner Buesch was asked if he looked into splitting the two lots at the 5560 Oceanview property. He has not, yet.

Dock/Pier - Commissioner Burton asked Lee Knapp of TIKAR Services to provide an update on the work that TIKAR is performing on the pier/docks.

The meeting prematurely ended due to the limitations of using the free ZOOM application.

The meeting resumed. Those in attendance were: Commissioner Aho; Commissioner Buesch; Commissioner Burton; Administrator, Theresa Haaland; Lee Knapp of TIKAR Services; Roy Barton; John Parvis; and Janet Soderberg.

Lee reported that the outer rail project is complete. An additional cleat was installed on both docks as requested by Commissioner Burton. They are awaiting new plywood to begin work on re-decking the gangways. Commissioner Burton had asked TIKAR to clean up the safety ladders that are on the docks. Lee explained that there are a couple of different ways to do this. Either by just cleaning/scraping them in the water, which is not ideal because the sea life will easily and quickly return, but it is reasonable at approximately \$70 per ladder. The other option is to remove the ladders, clean/scrape and blast them before coating them with an aluminum safe anti-biofouling paint, which is quite expensive, then reinstall. This option will cost approximately \$375 per ladder. Lee explained that he has done some



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research and determined it would be cheaper to just buy new ladders. He had provided Commissioner Burton with information on a new ladder. Commissioner Burton said that it didn't seem very substantial so he was concerned about that. Lee said that he found others that were more comparable and they cost approximately \$200 per ladder. Commissioner Buesch asked if the ladders are in disrepair or could they at least suffice for the rest of this season. Lee explained that it seems to be more of a growth issue than a structure issue. Commissioner Burton said that the growth pretty much makes them unusable as it seems they have not been cared for since they were installed over fifteen years ago. He said that they need to be cared for or they will not last much longer. He was in favor of removing them and having them cleaned/scraped, recoated and reinstalled. Commissioner Aho reminded everyone that in September we will know where we stand with the grants. If we rank in a high position with the Recreation Conservation Office (RCO) we will be moving forward with the dock improvements and if we do not score high then we will need to move forward on the much-needed maintenance since it will be another two years before the next grant round. Commissioner Burton said that he significantly disagreed because, living adjacent to the dock, on a daily basis he sees how very busy it is with boaters, swimmers, fishermen, etc. With COVID-19 he doesn't see things slowing down anytime soon and spending a few hundred dollars to make it safer is a pittance. Also, even if we are awarded a grant, it will be at least a couple years before construction begins. Commissioner Aho said that he didn't see any kids having problems using the ladders today. Commissioner Buesch said that no one will be using the ladders for pleasure in

the winter months. Commissioner Burton said that they are a safety ladder and fishermen use the facility year-round. Lee suggested that he just scrape the ladders without removing them. Commissioner Aho said that might be a good option to buy time until we know how we scored with the RCO and then if we don't score high have them removed and sprayed. Commissioner Buesch commented that the docks look marvelous. He questioned paying nearly \$400 for two new ladders plus the cost of install just to be used for about a month. If they aren't in disrepair with no structural issues, he is hesitant to spend taxpayer money on it. Commissioner Burton said that he disagrees as the maintenance is long overdue and for two more years of use, it's not a huge expense. He said he was surprised that he had to ask for permission to do this. Commissioner Aho told Commissioner Burton to just go ahead and do what he felt necessary.

Lee reported that when they were working on the tie rail project, they noticed the tie rods, which are on the interior of the docks, are in bad shape. Lee had sent photos to the Commissioners prior to the meeting that showed the deterioration. TIKAR's estimate #2020-1075 to replace a total of forty-four tie rods costing \$17,065.04 was reviewed. Lee explained that all of the tie rods are very rusted. The worst-case scenario is that a floatation tub could break through the dock. There are multiple failure points on almost every rod. The new tie rods would have to be custom made, which is pricey. Commissioner Burton said this is a significant item, but it's expensive enough that he thinks it should wait until we know where we are in the grant process and go from there. The others



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agreed. Commissioner Aho will inform John Piccone of the deterioration.

Commissioner Burton said that the facility is getting lots of use, a lot more than the last few years have seen. There have been reports of loud music after hours with individuals trying to tap into the Port's electrical outlets. He purchased some items from Lowe's that may deter individuals from doing this and also purchased bird spikes to keep the kids from jumping off the posts. He determined that the big lights are on bent pipe that is fastened to the top of wooden poles with some u-bolts. Several of the u-bolts have rusted through the inside of the pole and broke off. He will be working on repairing that. It looks as though the motion sensors have been used as a ladder to get up the poles, so they are also broken. Not having lights on doesn't really affect the early/after-hours fishermen as they bring their own lighting. The wooden posts that the lights are on are very old and getting close to failing. It is definitely time for a grant to rebuild the majority of the pier.

Commissioner Burton said that he continues to pick up trash around the store property. Commissioner Buesch asked if the others thought having a dumpster in that area might encourage individuals to use it instead of littering. Commissioner Burton explained that a lot of the trash is related to drug paraphernalia, so doubted a dumpster would make a big difference.

Commissioner Burton reported that he has been placing a copy of the Port's Facility Use and Moorage Rules and Regulations on boats that overstay the allowed maximum 72-hour in any 30-day period. At times he notices vehicles parked in the lot or at the store lot for more than the allowed

time and also has noticed individuals working on cars in the lots. He explained that he is not inclined to take that on as he keeps busy with the pier and docks. Commissioner Buesch said that he will look into getting Chico Towing signs posted.

Commissioner Burton reported that last Wednesday an individual who had his dad's boat moored at the facility was inviting kids onto the boat and offering to teach them how to fish. The man was acting erratic and a woman who was down there with six kids was very uncomfortable with the situation. The man left the Port facility on foot. A while later a call from a nearby neighbor was placed to 9-1-1. The homeowner reported that someone was climbing under his house and he had his .30 caliber rifle in hand. Needless to say, several sheriffs showed up and the individual under the house was the individual who had his dad's boat moored at the facility. The man was taken to jail for the night. The boat was later removed from the Port facility.

At 7:34PM the meeting again prematurely ended due to the limitations of using the free ZOOM application.

The meeting resumed. Those in attendance were: Commissioner Aho; Commissioner Buesch; Commissioner Burton; Administrator, Theresa Haaland; Lee Knapp of TIKAR Services; Roy Barton; Deanna Bush, Debbie Smith and Janet Soderberg.

An e-mail dated July 12, 2020 from William McLaughlin had been received within the month. Mr. McLaughlin reported that he tripped and fell on the pier from a plank that was not nailed down. TIKAR has since fixed the problem.



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An e-mail dated July 31, 2020 from Judith Krigsman was received. Ms. Krigsman reported that dock visitors have concerns regarding the lack of masks being worn on the dock. She suggested signage be posted encouraging visitors to wear masks during the COVID-19 crisis. Commissioner Burton suggested that if the Port decides to post a sign, it state that it is recommended that masks be worn. He doesn't want to get to the point that the Port has to start policing that issue. From what Commissioner Burton has noticed approximately fifty percent of the dock visitors wear masks.

Grants – Commissioner Aho reported that Soundwest Engineering submitted the ALEA & WWRP grant applications to the RCO on Monday for technical completion. They initially encountered a problem with the RCO's PRISM system, but with the help of the RCO it was submitted. Commissioner Aho explained that the RCO requires the Port to adopt a resolution that includes wording that they provide. It is just a necessary step to move forward with the grant process. ***Commissioner Burton moved to adopt Resolution 2020-03 Port of Illahee Waterfront Access Improvements: 20-1711 & 20-1713; second by Commissioner Buesch; approved unanimously.***

Commissioner Aho received an e-mail from Michelle Perdue, who has recently succeeded Chris May as the Kitsap County Stormwater Program Manager. Ms. Purdue was asking for an update about a potential Port project that could include County stormwater participation. This will be discussed further at the meeting on August 18<sup>th</sup>.

The Port received a letter of support for the RCO grant projects from the Illahee Community Club.

Commissioner Aho said that it is important to show local support from the surrounding community. The City of Bremerton, Kitsap County Commissioners and other groups will also be asked to submit letters of support.

Commissioner Aho reported that a submerged aquatic vegetation survey from underneath the pier and floats is required. Mr. Piccone is working on getting this scheduled. It is estimated to cost anywhere from \$4,000 to \$6,000. Commissioner Buesch asked if this is a reimbursable expense. Commissioner Aho said that although some of the permits are reimbursable, he wasn't sure about the survey. Mr. Piccone is also scheduling a meeting on August 21st onsite during a low tide to meet with the tribe and other players. The goal is to have the project ready to go just in case there is stimulus money available. Commissioner Burton said that in his experience in working with TIKAR to obtain the five-year maintenance permit he realizes moving forward with the permit process early is necessary. Commissioner Aho said that Mr. Piccone has a network of people he knows and has worked with in the past to move permits along. Just another benefit of working with Soundwest. The final presentation for the grant will be towards the end of September sometime. Mr. Piccone plans to make that presentation.

Illahae Day 2020 – due to COVID-19 this year's Illahee Day will not take place.

### **NEW BUSINESS**

Enduris – an e-mail dated July 14, 2020 from Shellie Klink of Enduris was reviewed. Ms. Klink would like to review the Port's benefits and coverage the district receives. Commissioner Aho said that the



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biggest coverage for the Port is the dock and suggested Commissioner Burton make contact with Ms. Klink. Commissioner Buesch offered to make contact with Ms. Klink as both Commissioners Aho and Burton have been very busy with other Port activities.

Illahae film – Commissioner Aho sent an e-mail dated July 29, 2020 to Shelly Solomon suggesting a follow-up film to “Illahae, Saving One Watershed at a Time”. He outlined all the exciting things that have been and are happening in Illahae. Commissioner Aho explained that he has been approached by members of the community requesting a follow-up film. Commissioner Aho provided the history of the creation of the first film. This will provide an opportunity to talk about the Port of Illahee and other local groups efforts at preserving the Puget Sound. It will cost roughly \$20,000. The Port will not be asked for financial support.

**PUBLIC COMMENT** – Roy Barton asked that if the PLIA cleanup of the Illahee Store property is conducted in September or October has there been any preliminary work completed regarding the possibility of using that area for a septic tank or some other sort of wastewater containment. Commissioner Aho said that he doesn’t think we are at that point, yet. He will know more after the August 18<sup>th</sup> meeting.


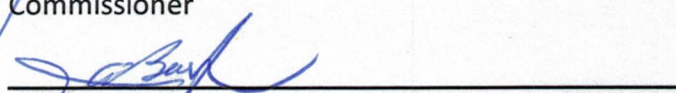
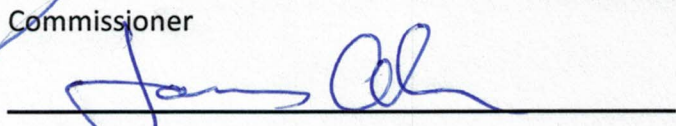
Mr. Barton asked if the Commissioners thought about closing the pier at 10:00PM and/or placing a locking gate at the landside of the pier. Commissioner Burton said that in the past there may have been a sign posted about the facility closing at 10:00PM, but he doesn’t plan to police the area as he has no authority to tell people to leave. There isn’t a gate as that could cause an issue with boaters being able to get off the pier. Commissioner Burton said that if it was a larger facility, similar to Brownsville, round the clock security might be justified, but with the Port’s facility being on the small side with no permanent moorage it seems adequate as is.

**EXECUTIVE SESSION**



None

**ADJOURN**

*At 8:05PM Commissioner Buesch moved to adjourn the meeting; second by Commissioner Burton; approved unanimously.*

Approved:   
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Commissioner  
  
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Commissioner  
  
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Commissioner



<b>VOUCHER APPROVAL</b>		
<p>We, the undersigned Board of Commissioners of the Port of Illahee, Kitsap County, Washington, do hereby certify that the merchandise and/or services hereinafter specified have been received and that the vouchers listed below are approved for payment in the amount of <u>\$40,177.65</u> and from the General Fund, this <u>12th</u> day of <u>August, 2020</u>.</p>		
 Port Auditor	 Port Commissioner	
Port Commissioner:		
Number	Name	Amount
4639	JAMES AHO	\$258.00
4640	JOHN BURTON	\$258.00
4641	JONATHAN BUESCH	\$258.00
4642	CASCADE NATURAL GAS	\$5.00
4643	HONEY BUCKET	\$93.00
4644	NORTH PERRY AVENUE WATER DISTRICT	\$47.71
4645	PUGET SOUND ENERGY	\$212.10
4646	WASTE MANAGEMENT	\$101.73
4647	ENDURIS	\$11,624.00
4648	TIKAR SERVICES, LLC	\$20,828.61
4649	SOUNDWEST ENGINEERING ASSOCIATES	\$5,992.50
4650	THERESA HAALAND	\$505.00