



Port of Illahee – Minutes of Regular Meeting on March 10, 2021

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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 / Password: Illahee). 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 6:32PM. Also in attendance were Commissioner Jonathan Buesch; Commissioner John Burton; Administrator Theresa Haaland; Lee Knapp of TIKAR Services; Roy Barton; John Parvis; and Janet Soderberg.

Lee asked to be added early on the agenda as he had a pre-existing commitment. The Commissioners agreed to move the Dock/Pier discussion after Public Comment.

CONSENT AGENDA

Commissioner Buesch moved to approve the consent agenda items: March Meeting Agenda as amended; February 10, 2021 Regular Meeting minutes; March 10, 2021 checks numbering 4719 through 4727 totaling \$2,005.40 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 by Friday afternoon to sign documents.

PUBLIC COMMENT – None.

REPORTS/UNFINISHED BUSINESS

Dock/Pier – Lee said that he didn't have anything to discuss, but wanted to be available at the meeting in case there were any questions. Commissioner Burton said that there is no request for TIKAR to perform any work at this time. He has ordered the signs and they should be installed in a few weeks. He ordered two extra signs that list the Port's Rules and Regulations. Besides posting one at the dock he plans to eventually post another one at the store property, since the Port's Rules and Regulations apply to all of the Port's properties.

Commissioner Burton said that he still thinks hiring Safe Security is a good idea. He continues to hear concerns from the citizens that live in the area. He was up around 2:00AM a few nights ago and witnessed two vehicles pulling into the store parking lot. He didn't feel comfortable confronting the individuals since there is no surveillance equipment onsite. He suggested once power is available at the store, surveillance equipment be installed.

Commissioner Buesch said that he was down at the dock last week around 3:45PM and noticed that the lights were on at the pier. He wanted Commissioner Burton to be aware, so that if the lights are on a timer it can be adjusted. He also noticed some nails sticking out of the deck boards on the dock, which could be a hazard to individuals walking on the dock. Commissioner Burton said that during this time of the year the boards get wet and the water freezes and the nails eventually get pushed out. Lee explained that stainless steel dock screws can now be used, but with the current state of the decking it probably isn't worth using those



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deck screws. Commissioner Burton asked Lee to take a look at the deck boards and fix any nails that are sticking out.

Commissioner Aho reminded everyone that last month Lee asked if SoundWest's permitting cost breakdown included the actual permit fees; Commissioner Aho talked to John Piccone and determined that they do not include them. SoundWest will pay for the fees when the permits are submitted and the Port will reimburse SoundWest. Lee said that is what he had thought and he just wanted the Commissioners to be aware there will be additional costs.

Lee thanked everyone and left the meeting.

Grants/Waterfront Access Improvements –

Commissioner Aho reported that the Port ranked number nine for the Boating Facilities Program (BFP) grant and there was funding available in the State's Preliminary Budget to fund projects one through thirteen, so as long as the budget remains as is or close to it the Port will receive approximately \$851,000 in BFP grant money towards the Waterfront Access Improvements. That is great news for the Port and the community! Commissioner Aho said that if the Port is awarded one of the other grants along with the BFP grant we should be able to move forward with the work and the next meeting we will probably be talking about the budget and how the Illahee Store property fits in with the project. The Port scored number eight out of eighteen with the Aquatic Land Enhancement Account (ALEA) grant and scored number nine out of fourteen with the Washington Wildlife Recreation Program (WWRP) grant. So it's promising that the Port will receive the BFP and ALEA grants, but again we will not know for sure until the State's budget is finalized.

As far as Commissioner Aho knew SoundWest continues to work on the permitting with no apparent issues. Commissioner Aho said that the Port paid roughly \$68,000 in pursuing the grant that helped pay for the Illahee Creek Watershed Report/Surface Water Management Plan (SWMP). He wanted to see if there is any possibility of the Port receiving credit for all of that work and money that was spent and that is one reason that he had suggested at the January Kitsap All Ports meeting that an ad hoc committee be formed to work with the County on the Shoreline Master Program (SMP). Commissioner Aho attended a meeting with others including: James Weaver with the Port of Bremerton; John Piccone of SoundWest Engineering; and Angie Silva and Dave Ward with Kitsap County Department of Community Development. It was agreed prior to the meeting that John Piccone and Lauren Swanson would be the best suited to move forward with reviewing the SMP update. They determined that none of the recent changes to the SMP will actually affect the Ports. Because there were no concrete recommended changes, it was agreed that we were all working toward the best outcomes on Port projects. Commissioner Aho said that he went through the code and found what is called the Cumulative Impact Report (CIR). This is a report that is submitted, which outlines the environmental degradation a project creates. Commissioner Aho said that if we are to consider the environmental degradation created by a project then we should also be able to consider the cumulative effects of any positives and in Illahee's case the Port paying to get the grant that generated the SWMP is a positive and should be some sort of credit towards the Port's future project. Commissioner Aho said that he learned that even when the County has a project, they have to go through the DCD to obtain permits, although probably an easier process than outsiders since



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employees generally know each other and have a history and generally think that a fellow employee knows what needs to be done. So, permits are just a thing that has to be done, part of the process and we just have to pay the fees to move forward.

Commissioner Aho reported that he received a call from the County and they want to discuss installing a filtration system in at the base of the dock. Commissioner Aho and Mr. Piccone will be meeting with County personnel tomorrow morning. It is great timing as this can hopefully be scheduled while the entire area is under construction with the Waterfront Access Improvement Project.

Commissioner Buesch recalled that excessive shading was one of the main factors with the new floats. Commissioner Aho explained that the new material will need to be grated to allow light filtration, so it is actually an environmental improvement. Commissioner Burton said that in talking with Mr. Piccone he was told that the same surface area will be used with a see-through material. Commissioner Burton was questioning adding to the fishing float dock. Mr. Piccone had cautioned that at this point we don't want to make many, if any, changes as the Recreation Conservation Office (RCO) Board could view that as the plan is not a solid plan. There may be some room for adjustments once grants are in place.

Treasurer's Report

As of February 28, 2021 the General Fund totaled \$21,936.36, Investments totaled \$286,537.75 and the balance of the Good Property Management account totaled \$200.00.

Commissioners' Reports

Website – Commissioner Aho was able to post

tonight's Agenda Packet a bit earlier this month as it was made available earlier, so he assumed everyone had a chance to review it. He explained that at one time the County had a link to the Surface Water Management Plan (SWMP) and he plans to contact County personnel to see if they can add the link to the County's website again, since the Port is going to be doing work related to it, it would be nice to have access to the plan. He is looking for the mussel sampling results to add to the website as well.

Rental Properties

5560 Ocean View Boulevard/Rental Property –

Commissioner Buesch reported that he thanked Rob of RCP Construction for what he had done thus far regarding the reserve drain field information, but that the Port would be taking it from here. He asked Rob what septic designer he uses with his construction business and was informed they use Dave's Septic Services. Commissioner Buesch called Dave and discussed the situation about the Port wanting to separate the Illahee Road lot from the 5560 Ocean View property, but that it currently is attached to the property as a reserve drain field, although it is thought there is ample room on the Ocean View lot to include the reserve drain field. Dave told Commissioner Buesch that he didn't see it being a very big project and estimated it to cost no more than \$2,000. He also said that the lots can be separated. Commissioner Buesch has since left a couple messages for Dave, but hasn't received a returned call. He presumes Dave is working on it. Rob with RCP told Commissioner Buesch that he is interested in the lot, but will be less interested if it is not available until after he is done developing the four lots to the north of it. It was agreed that before separating the lots, if it is possible, first the



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Port would need to get something in writing from the Kitsap Public Health District agreeing that the properties can be separated with the reserve drain field being located on the Ocean View property.

5500 Illahee Road/Rental Property – Commissioner Buesch went to the property and talked to the tenant after last month's meeting. The tenant has lived at the property for many years, so Commissioner Buesch asked her if she knew where the water shutoff valve was located. She directed Commissioner Buesch to the ceiling in the basement's northwest corner, near a shelving unit. There Commissioner Buesch located two valves. One to the north and one to the south. He was able to twist the one to the north shut, but the one to the south was stuck. After he shut the valve to the north he went outside and unclamped the hose to the spigot that was leaking. A small amount of water continued to run out of the hose, but it was not pressurized so he presumes the valve to the north that he shut off was the valve for that faucet. So, if pressurized water is needed that valve in the ceiling will need to be turned back on. He re-clamped the hose, just in case there were further issues.

5507 Illahee Road/Illahee Store Property – thanks went out to John Parvis for continuing to provide the landscape maintenance around the building. Commissioner Buesch talked to Ken Bagwell about the taxes shown owing on the account. Mr. Bagwell informed Commissioner Buesch that the Sheriff's Department apparently completed the incorrect form after the redemption period of the Sheriff's sale was complete. Mr. Bagwell has been in contact with the Sherriff's Department and they

are working to get it resolved. Mr. Bagwell made no indication that the Port should pay the taxes.

Several years ago, the Port ranked number sixteen for the cleanup of the store property on the Pollution Liability Insurance Agency's (PLIA) list of contaminated sites that will receive PLIA funding for cleanup. Commissioner Burton voiced his concern about not knowing for sure that the Port is still eligible to receive the funding. Commissioner Aho said that PLIA personnel had told him that once an entity is on the cleanup list, it doesn't get dropped from the list until the cleanup is complete. Commissioner Aho was also told that with the project being just over \$500,000, they considered it a small project, which can easily be funded as most projects are in the millions. Commissioner Buesch said that the Port was approved for this about three years ago and the costs are sure to be more now, will PLIA cover the costs due to inflation. Commissioner Aho said that they did at one point increase the amount to be covered. He agreed this is problematic and the longer we wait the more expensive it is sure to be. He said that with the Port installing the holding tank, that may lessen PLIA's costs overall for the cleanup. Once the plans for the Illahee Store are in hand, Commissioner Aho plans to contact PLIA and tell them the Port is ready to move forward with the cleanup.

NEW BUSINESS

2021 Meeting Schedule – it was explained that apparently a resolution establishing the Port's meeting calendar is required every year. Commissioner Aho said that he thought the Port had at least been meeting the intent by posting the meeting dates on the website. *It was agreed to adopt Resolution 2021-01 Establishing the 2021*



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Regular Meeting Schedule (motion by Buesch; second by Burton; unanimous).

Public Disclosure Commission – Commissioners were reminded to complete the required annual PDC online update by April 15th.

Commissioner Position 2 will be on the November ballot. Filing week is May 17th through the 21st. Commissioner Buesch is not sure if he will file.

PUBLIC COMMENT

Mr. Parvis said that he was down on the outer pier and found a shackle that was just lying there. It appeared old and rusty, but he was concerned it may go to something. He plans to drop it off at Commissioner Burton's home and Commissioner Burton will check it out.

Roy Barton asked about Mr. Piccone's presence on the ad hoc committee. He questioned who is paying him for his time to serve on that committee. Commissioner Aho reassured that Mr. Piccone offered to be on the committee at no charge as any improvement to the permitting process will also help him in his business. Commissioner Aho said that the Port is a rather poor Port. For many years the amount of property taxes it received was a flat amount of approximately \$79,600. Commissioners back in the day were in agreement that they did not want to raise taxes, so the taxes remained at that flat amount for many years. He is thankful to the Commissioners of the past for their frugality as it has allowed the Port to be in this position now to where we can move forward with applying for grants. He understands that none of us want to spend more money than we have to and so, no the

Port of Illahee is not paying Mr. Piccone to be a member on the ad hoc committee.

Janet Soderberg thanked everyone for all their hard work. She is concerned about the security at the Illahee Store property and said she wanted to echo Commissioner Burton's concerns about the need for security. She applauds him for discussing this every month, although there is no movement with it. She said that she wasn't sure if we want our Port to be represented to the community as the "poor" Port and when thinking about that she wondered what the equity of the Port was and directed the question to Commissioner Buesch. Commissioner Buesch said that he's not an assessor, so isn't qualified to determine the value of all the Port's properties, but the only one with a balance owing is the Ocean View property. It is believed the balance due is roughly \$160,000 and it is obviously worth much more than that. In order to provide Ms. Soderberg with a somewhat accurate figure, Commissioner Buesch said the Port would have to talk to an appraiser or at least get some comps from a realtor, but at the same time he doesn't see the Port intending to sell the store or the Dietch property. Currently, there is discussion about the possibility of separating the reserve drain field lot that runs along Illahee Road with the Ocean View property with the intention of possibly selling the lot. Commissioner Aho said that with his work with the Illahee Forest Preserve, he just received a title report for a lot along Illahee Road that was valued at \$70,000 and it is not a prime lot. This made him think that the drain field lot would possibly be valued at closer to \$100,000. He said that because of the previous Port Commissioners being so careful not to overspend and to continually save money and had the



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wherewithal to purchase the Deitch house and the Ocean View property and pursue the Illahee Store property from all those years ago, it's been an amazing accomplishment and it put the Port in the position it is today to have the ability to move forward with making a big community improvement. Thanks must be given to the pervious Commissioners, we are all just at the tail end trying to finish up properly. Commissioner Buesch asked Ms. Soderberg if that answered her question. She thanked Commissioner Buesch.

EXECUTIVE SESSION – None.

ADJOURN

At 7:33PM Commissioner Buesch moved to adjourn the meeting; second by Commissioner Burton; approved unanimously.

Approved:



Commissioner



Commissioner



Commissioner

