



Port of Illahee – Minutes of Regular Meeting on June 9, 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 6:30 PM. Also, in attendance were Commissioner Jonathan Buesch; Commissioner John Burton; Administrator Theresa Haaland; and Roy Barton.

CONSENT AGENDA

Commissioner Buesch moved to approve the consent agenda items: June Meeting Agenda; May 12, 2021 Regular Meeting minutes; June 9, 2021 checks numbering 4750 through 4760 totaling \$24,437.54 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 to sign documents.

PUBLIC COMMENT – Roy Barton explained that he was reviewing the Budget vs. Actual report from last month and questioned the amount the Port was paying in Surface and Stormwater Management (SSWM) fees. It was thought that the fees were for three separate lots and ranged around \$110 each.

REPORTS/UNFINISHED BUSINESS

Grants/Waterfront Access Improvements –

Commissioner Aho informed that the Recreation Conservation Office (RCO) Board will meet on June 30th to officially approve the grants. At a recent Central Kitsap Community Council (CKCC) meeting Washington State representative Christine Rolfes was in attendance and mentioned that the Ports of Illahee and Silverdale both will be receiving grants, although it will not be official until June 30th. The RCO agreement is anticipated to be received in mid-July. Commissioner Burton questioned if the Port will be receiving all three of the grants. Commissioner Aho clarified that the Port should be receiving two of the three grants. The Port scored well for the Aquatic Lands Enhancement Account (ALEA) grant and the Boating Facilities Program (BFP) grant. Since the Washington Wildlife Recreation Program (WWRP)– Water Access grant prioritized acquisition projects, the Port didn't score as well. It was originally hoped that the ALEA and WWRP grants would be used to match each other. Commissioner Aho reported that according to John Piccone, the drawings, etc. are at about ninety percent completion. We are at the point that the actual costs of the project need to be determined, including costs to replace pilings. Commissioner Aho and Mr. Piccone plan to meet to review and discuss a budget worksheet that Mr. Piccone is preparing. This will be further discussed at the July Port meeting. Mr. Piccone sent an email to the Port's RCO grant manager, Kim Sellars, asking for confirmation of the amounts of the grants. Ms. Sellars informed Mr. Piccone that the numbers probably won't change, but nothing is official until the Port receives the paperwork in mid-July. Commissioner Burton suggested that Mr. Piccone have a copy of the 2014 dock survey so



Port of Illahee – Minutes of Regular Meeting on June 9, 2021

that he is aware of the issues that were prominent at that time, as there is even more urgency to focus on those items which include piling replacement. Commissioner Aho said that he thought Mr. Piccone already had a copy of the survey, but he will verify.

Commissioner Aho reported that several weeks ago he talked with Michelle Perdue, Kitsap County's Senior Program Manager of Stormwater. Ms. Perdue had informed Commissioner Aho that the County doesn't have the money to install a filtration system at Illahee at this time. She had planned to look into seeing if there might be some infrastructure funds available, but Commissioner Aho hasn't heard anything from her. He said that we have some time as nothing is going to be happening in that area until possibly as early as next year. It was agreed that when that area begins to be developed it is the optimal time for the County to install a filtration system. Commissioner Aho was told that the systems cost anywhere from \$150,000 to \$200,000. Commissioner Buesch clarified that those costs would be the County's costs.

Treasurer's Report

As of May 31, 2021 the General Fund totaled \$53,212.53, Investments totaled \$286,785.02 and the balance of the Good Property Management account totaled \$200.00.

Commissioners' Reports

Website – Commissioner Aho said that he is still aware of the need to add a link to the Surface Water Management Plan (SWMP) and the mussel sampling results.

Rental Properties

5560 Ocean View Boulevard/Rental Property –

Commissioner Buesch reported that Dave's Septic Design has a meeting planned with County personnel at the Ocean View property on Monday June 14, 2021 at noon. They will be taking soil samples. Apparently, Dave and County personnel had two previous meetings at the property, but were driven off by the tenants. Good Property Management (GPM) has since informed the tenants that there will be a meeting there next Monday. Dave has told Commissioner Buesch that he is pretty certain that the reserve drain field can be located on the Ocean View lot, which will free up the lot along Illahee Road. Commissioner Buesch said that he is going to try to attend the meeting at the property on Monday.

5500 Illahee Road/Rental Property – Commissioner Buesch said that he has not heard from the tenants, so had nothing to report. Commissioner Burton said that he has talked to the tenants and sees that they are busy keeping the place clean and installing a garden. The neighbor to the south of the property reinstalled the upper portion of the fence that he had accidentally knocked down sometime ago. The tenants have quite a few vehicles parked in the yard and have been concerned about individuals walking into their yard. A few days ago, they saw someone looking under one of the vehicles. It turned out to be a young lady who apparently lost her skateboard under one of the cars. Commissioner Aho said that theoretically the yard is a drain field and nothing should be parked on it. Commissioner Burton said that Don Deitch, the previous owner, had a lot of gravel dumped in that area, making it substantial enough to park his motorhome with the drain field apparently going right underneath it.



Port of Illahee – Minutes of Regular Meeting on June 9, 2021

5507 Illahee Road/Illahee Store Property –

Commissioner Buesch said that he hasn't heard from attorney Ken Bagwell about the outstanding taxes showed owing on the tax statement. He is hesitant to contact attorney Bagwell about it because every phone call incurs costs. During a call to attorney Bagwell last month Commissioner Buesch was told everything was good with it. The County's website still shows an amount owing on the tax statement. Commissioner Buesch said that he will call attorney Bagwell the first week in July if the taxes are still showed as outstanding.

Commissioner Buesch reported that he had the black S10 pickup truck towed off of the store lot. Commissioner Burton said that it was there this morning. Commissioner Buesch said that he met with Kitsap Towing at the lot at 1:30PM this afternoon and by 2:00PM it was strapped to the tow truck. Although he didn't watch the tow truck drive off, he is pretty certain the truck is now gone. He said that he looked in the truck's windows about a week ago and noticed that the stereo was missing and there were no tabs on the license plate. The tow truck driver mentioned that the Port should have just contacted the County to have it towed. Commissioner Buesch confirmed that it wasn't going to cost the Port anything.

Commissioner Aho said that it is hoped that the Pollution Liability Insurance Agency (PLIA) funds are available for the remediation of the contaminated soil to begin next year.

Commissioner Buesch said that he noticed that the orange fencing with the dried blackberry vines weaved through them is still in place.

Commissioner Burton said that he noticed someone weed whacked the front area around the

building, but didn't touch the area by the orange fencing. Commissioner Buesch said that Illahee resident, John Parvis, takes it upon himself to maintain that area, but decided against maintaining the area by the fence. Mr. Parvis also does work in the Illahee Preserve – thank you Mr. Parvis!

Dock/Pier – Commissioner Burton said that he has ordered three of the basic Port Rules signs. He plans to replace the one at the head of the pier, but the support material behind the sign needs to be upgraded, so he also purchased some all-weather plywood. He still needs to purchase some fasteners. He plans to do part of that work himself. He talked to the sign maker about powder coating one of the signs, but he was told that there aren't many local places that do that anymore. Commissioner Buesch said that from his experience he knows that rattle cans of cold spray galvanizing work well on fresh metal and are well worth the minimal costs. Commissioner Burton agreed that spray painting the metal with a good anode-type covering will probably be fine at least until the repairs are completed on the pier. Two of the signs that need to be replaced are located more out over the water. Commissioner Burton talked to Lee briefly last month about them. He would like to get them replaced soon especially with the better weather starting.

Commissioner Burton said that he doesn't see where hiring Safe Security will be as good of a deterrent as video surveillance. He suggested that once the power is available at the store, video surveillance cameras be installed with one pointing over towards the dock parking lot and down towards the ramp.



Port of Illahee – Minutes of Regular Meeting on June 9, 2021

NEW BUSINESS

Budget – the April 30, 2021 Budget vs. Actual report was reviewed. Commissioner Aho said that he was hoping no one would file to fill the Commissioner Position 2 seat so that it would save the Port \$3,000. Commissioner Buesch said that he just can't do another six years. He could see doing another two years, but he didn't want to file under the false pretense that he would be willing to serve the entire six years.

Annual Report was submitted online to the Washington State Auditor's office as required.

Commissioner Position 2 – Amber Bartz is listed as filing during the extended period. She will run on the November ballot unopposed.

Meetings – Washington State is set to fully reopen on June 30, 2021. Commissioner Buesch said that he doesn't see anything wrong with continuing meetings via Zoom since there aren't many that attend. Commissioner Burton said that he is in favor of in-person meetings, but would defer to Commissioner Aho. Commissioner Aho asked that the July meeting continue on Zoom with discussion on how to move forward. Everyone agreed.

Administrative – Theresa Haaland is an employee of the Port of Silverdale and holds contracts with the Ports of Illahee and Tracyton for Administrative support. The Port of Silverdale work is increasing and there is talk about hiring an additional employee. It was thought that changing from a contract with Ms. Haaland to an Interlocal Agreement directly with the Port of Silverdale may be necessary. Currently the Port of Illahee pays Ms. Haaland a flat \$400 for up to 12 hours with additional hours charged at \$35 an hour. This will

increase to a flat \$600 for up to 12 hours with additional hours charged at \$50 an hour. Commissioner Aho said that there is a lot entailed with the administrative aspect of the Port. Over the years he has watched Commissioners try to complete the administrative duties on their own and there is just a lot to it. He added that eventually, at some point, the website duties may be transferred to the contracted administrator also. Commissioner Burton said that his concern is that if Silverdale decides to put themselves in the right of first position, then Illahee items may fall to the wayside. Commissioner Buesch said that he is also just a little leery because of the IA that the Port had with the Port of Brownsville, which really didn't pan out. It was explained that currently all three Ports work is prioritized and that shouldn't change. It will benefit the Port in the fact that there will be an additional contracted person for backup and the IA will provide some longevity, if wanted. Commissioner Aho said that he is all for it. The others seemed to agree. It was explained that the next step is to let the Port of Silverdale know so that an IA can be generated for review.

PUBLIC COMMENT

Roy Barton said that Illahee currently pays Ms. Haaland directly, which could interfere with her employment at Silverdale. An IA may be a good thing. He said that the IA with the Port of Brownsville probably would have been fine, if Brownsville hadn't had all their internal problems. Eventually the Port may readdress the IA with the Port of Brownsville.

Mr. Barton explained that he saw a post on the Illahee community Facebook page by Victor Galaviz, where Mr. Galaviz created a poll to see



Port of Illahee – Minutes of Regular Meeting on June 9, 2021

how many people might be interested in having fiber internet available throughout the Illahee area. He stated that the Kitsap Public Utility District (KPUD) estimates it will cost \$200,000 to hang fiber optic lines down the main arteries of Illahee – 31,000 feet of fiber. He then stated that if the Port enters into a Local Utility District (LUD) agreement with KPUD, the Port can then use 10% of yearly dues to pay for the infrastructure over 20 years. From there, interested homeowners would be required to pay \$2,700 to connect their home to the fiber. The connection fee covers 100 feet of fiber with it costing more, if located further away from the main fiber. Thirty-six votes in favor six votes against. Mr. Barton said that he voted against it and questioned Mr. Galaviz about the “dues”. Mr. Galaviz said it’s a tax not an actual due. Mr. Barton informed Mr. Galaviz that the Port is in the process of doing major dock improvements and renovation to the Illahee Store building and he wasn’t sure if the Commissioners would be in a position to give up ten percent of the Port’s taxes. Mr. Barton provided Mr. Galaviz a map of the Illahee Port District and asked if he had reached out to the Port about this endeavor. Ms. Galaviz said that he hadn’t, but planned to get on the agenda. Mr. Barton just wanted the Commissioners to be aware. It was agreed that \$2,700 per home to hook up is a lot of money and then you have the monthly bill. And the \$2,700 is contingent upon your home being 100 feet from the main line; otherwise, it costs so much more per foot. Commissioner Aho said that he looked into this a while back, but soon realized that very few people would be interested in paying that much to hook up to it. Commissioner Burton said that years ago he had considered paying \$7,000 to hook up to the sewage system that was said to be installed by

the Timbers Edge; paying \$2,700 for fiber optics seems high. Commissioner Aho said that there are enough issues on the Port’s plate at this time and he doesn’t envision the Port taking part in a fiber optics project. Commissioner Burton said that there is a Port district in Eastern Washington that partnered with their PUD to put in fiber. It was a great financial and commercial benefit to their district, but Illahee is mainly residential so it just doesn’t seem practical. Commissioner Buesch said that there are more and more people working from home. He has a friend that works for a bank in Gig Harbor. He used to commute to Gig Harbor daily, now he works from home. Mr. Barton said that a State law passed allowing Ports to install fiber optics in rural areas. It’s allowing kids to connect online to schools more easily. So, there is government funds becoming available for this. Commissioner Burton said that with his daughter just finishing up her senior year of high school and the last two years of online classes he witnessed firsthand many times that the connection failed which resulted in missed classes. He said that he could see this becoming more and more important in the future, but the start up costs are much too high. Commissioner Aho agreed and said that maybe if grant money becomes available for it in the future and also some sort of partnership with one of the cable/internet companies, but not at this time.

EXECUTIVE SESSION – None.

ADJOURN

At 7:45PM Commissioner Burton moved to adjourn the meeting; second by Commissioner Buesch; approved unanimously.



Port of Illahee – Minutes of Regular Meeting on June 9, 2021

Approved:

A handwritten signature in black ink, appearing to be "J. B. ...", written over a horizontal line.

Commissioner

A large, stylized handwritten signature in black ink, written over a horizontal line.

Commissioner

A handwritten signature in black ink, appearing to be "J. Al ...", written over a horizontal line.

Commissioner

