



Port of Illahee – Minutes of Regular Meeting on April 13, 2022

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Minutes of Regular Meeting

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The Regular Port of Illahee meeting was 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 6:33 PM. Also, in attendance were Commissioner John Burton; Administrator Theresa Haaland; John Piccone of Sound West Engineering; Lee Knapp of TIKAR Services; Roy Barton; Jon Buesch; Don Jahaske; Janet Soderberg; and Ryan Taglang.

Just prior to the meeting Commissioner Bartz was contacted via text. She informed that she had sent an email to the Port this afternoon explaining that she wasn't going to make the meeting due to a family emergency. The email was retrieved and read later in the meeting.

CONSENT AGENDA

The following consent agenda items were approved: April Meeting Agenda; March 9, 2022 Regular Meeting minutes; April 13, 2022 checks numbering 4867 through 4877 totaling \$9,613.50 as outlined in the attached Voucher Approval (motion by Burton; second by Aho; passed).

PUBLIC COMMENT – Ryan Taglang

explained that he had moored his boat for a few days at the Illahee dock within this past month and was very appreciative to the Port and decided to attend the meeting.

Commissioner Burton thanked Mr. Taglang for contacting the Port ahead of his stay.

REPORTS/UNFINISHED BUSINESS

Grants/Waterfront Access Improvements –

John Piccone reported that he and Jim met with County Department of Community Development (DCD) personnel on March 14th to discuss the County's initial response to the Port's Substantial Shoreline Development Permit. Mr. Piccone said that overall the meeting provided reasonably positive feedback. They determined that a third-party reviewer provided the initial response and that is why some of the comments were questionable. Mr. Piccone plans to submit the revisions that seem to make sense and/or are absolutely required. He is holding off on the less-sensible revisions in hopes the County will approve a variance on those items. On March 11th Mr. Piccone received notice from the Army Corps of Engineers (ACE) that the Suquamish Tribe is objecting to the water portion of the project as it will impact the water and their treaty rights. Mr. Piccone said that this is not unusual and more should be known after a May 13th meeting with the Tribe. Mr. Piccone is taking the information from the most recent meeting and making some significant revisions to the design to align with what the County is requiring. He will be resubmitting that information. Jon Buesch asked if pervious asphalt had been considered as an alternative that might cater to the County's requirements, but allow the Port to continue with the design. Mr. Piccone said that he didn't think the County would accept it, but will explore it before eliminating parking stalls. Commissioner Burton agreed and explained that the County used a lattice concrete/grass material at the County Fairgrounds.



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Mr. Piccone said that his company has started to revisit the concept of the Illahee store site. The preliminary site design had been completed and some of that might be fine with what the Port wants, although he noticed some red flags. He said that he isn't sure of everything the Commissioners want for the site such as how much parking, how much landscaping and how exactly they want it to function. He is planning to put together some high-level ideas and thoughts about the site and provide them to the Commissioners for feedback. Once he receives further feedback from the County on the water-side project, he plans to introduce the store improvements. He reported that he has had a really hard time getting ahold of Dave with Dave's Septic. He had heard that the business was dissolved and Dano's Septic has taken over some of the business. Apparently, Dave is still doing some design work, but not through his former business. Mr. Piccone said that he has used a septic designer in the past and has mentioned the project to him. He said a feasible option is to install a drip irrigation type system to the water side. Mr. Piccone will first need to talk to the Department of Ecology about this possibility. He said that he didn't include it in the initial project as he wanted to get the other items out on the table first. Mr. Piccone said that a drain system on the water side will initially cost more rather than having a holding tank on-site, but the costs to having the holding tank pumped regularly will add up quickly. Mr. Buesch explained that Dave had told him that the store would be more useful if it had its own drainfield, as a holding tank would limit what the store could be used for. Dave had mentioned the possibility of using the Port's Illahee Road lot that was recently separated

from the 5560 Ocean View Road property. Dave's number one choice was to drill under Illahee Road and have a drainfield in that area, second choice was to trench up Illahee Road to the Port's vacant lot and third choice was to have holding tanks. Mr. Piccone agreed with Dave's priorities for the septic. Utilities were discussed. Mr. Piccone explained that it all needs to be completed in parallel. The store site and parking were further discussed. Mr. Piccone plans to work on some general site development concepts and provide them to the Commissioners for feedback via email. He doesn't anticipate the engineering portion of the store site being too complicated. In the meantime, he will be updating the County's portal with the Port's feedback from the March 14th meeting and from there will be making regular contact with County personnel. Mr. Piccone will update the Commissioners the outcome of the Suquamish Tribe meeting scheduled for May 13th.

The Port received an \$800 refund from the County DCD for a Hearing Examiner fee as a Hearing Examiner was not necessary. The Port also received grant reimbursement from the RCO in the amount of \$16,343.62.

There was nothing to report regarding the County filtration system or Pollution Liability Insurance Agency (PLIA).

Treasurer's Report

As of March 31, 2022 the General Fund totaled \$95,613.36, Investments totaled \$277,515.42 and the balance of the Good Property Management (GPM) account totaled \$200.00 for a total of \$373,328.78.



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Reports

Website – Nothing to report.

Properties

5560 Ocean View Boulevard/Rental Property –

5500 Illahee Road/Rental Property –

Commissioner Burton said that with the dock recently being pressure washed, he had to go into the lower area of the building. He reported that there is some serious degradation to that area. He said that he doesn't know how much longer it's going to last and thinks the timeline for the Waterfront Project is probably the limit. He has been communicating with the tenant in the upper unit and providing her with the best prediction of how long she will be able to continue living in the space. He told her he thought she would be able to continue to live there through the fall and explained that he will keep her updated. Commissioner Burton said that after hearing Mr. Piccone talk about the permitting issues, it may be longer than previously expected.

5507 Illahee Road/Illahee Store Property –

A portion of Commissioner Bartz' email dated April 13, 2022 was read:

I have nothing to report on the properties. The Ocean View is on a Month to Month, it is not signed, but it is what Good Property Management is working off of because when a signed annual or former lease/rental agreement is not signed and the tenant is still in residence the previous agreement automatically rolls into a standard month to month. Theresa now has two copies of this.

As the tenants will not pay the septic bill, I do not foresee them signing any kind of new lease. Good Property Management has stated that they have tried to collect the outstanding balance and get a new lease signed, but to no avail. Any monies outstanding will be taken out of the Security Deposit when they move out.

Regarding the store property: I was told by John B when we met that the gutters likely didn't need cleaning again until the fall leaves, but if someone thinks it needs to be done, let me know. Does the Port own a ladder? I do not have the means to haul one to the Store.

I know nothing of the Tenant by the water.

Dock/Pier – Commissioner Burton reported that TIKAR began pressure washing the pier/docks today. He said that he is concerned about the facility in general as he believes it is about at the end of its life. Lee Knapp of TIKAR reported that the pressure washing is about half way complete. The railing along the stairs heading to the beach has been installed, but is not yet complete. Tomorrow the final sign and lag screws on the gangway tracks will all be installed. Commissioner Burton explained that a replacement flag needs to be purchased.

Surveillance cameras – tabled.

NEW BUSINESS

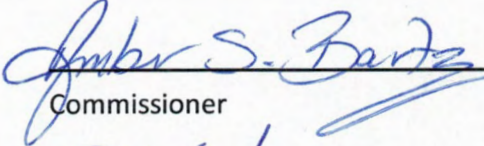
Notice was received from Honey Bucket that they will be increasing their fees effective April 1st from \$93.00 to \$125.50. Commissioner Burton was tasked with looking for comparative prices.

Commissioners were reminded of their annual filing with the Public Disclosure Commission (PCD) due April 15th.

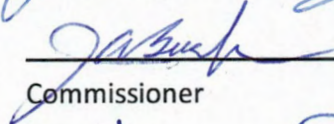


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PUBLIC COMMENT – Mr. Buesch said that regarding the gutter and roof cleaning at the 5507 Illahee Road property, it needs to be done immediately. He didn't recall saying it could wait until the fall. The gutters were full in November/December of last year. All Lawn Maintenance was the contractor that last cleaned the gutters. Commissioner Bartz will be informed.



Commissioner



Commissioner



Commissioner

Roy Barton said that regarding the Illahee store renovations and parking, when the store was in existence the store owners also owned the little house, so the parking wasn't as big of an issue. Now they are two separate parcels. Mr. Buesch said that the owners of the house on the north side do most of their parking up by the house. Commissioner Burton said that the owner of that property is concerned about maintaining the integrity of her property without the public continually driving over it. She has been parking her vehicle along Madrona Street, but has voiced her concerns about the area down adjacent to the store. Mr. Buesch suggested an agreement be entered into with the property owner, if they don't need the parking down below maybe the Port could lease it to be used for additional parking.

Janet Soderberg wished Commissioner Aho well as he had recently tested positive for COVID. Everyone concurred – get well Jim!

EXECUTIVE SESSION – None.

ADJOURN

At 7:38PM the meeting adjourned (motion Burton; second Aho; unanimous).

Approved:

