



## Port of Illahee – Minutes of Regular Meeting on June 8, 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 6:30 PM. Also, in attendance were Commissioner Amber Bartz; Commissioner John Burton; Administrator Theresa Haaland; John Piccone of Sound West Engineering; Jon Buesch arrived at 7:32PM; and Roy Barton arrived at 7:34PM.

### CONSENT AGENDA

*The following consent agenda items were approved: June Meeting Agenda as amended; May 11, 2022 Regular Meeting minutes; June 8, 2022 checks numbering 4889 through 4898 totaling \$12,458.57 as outlined in the attached Voucher Approval (motion by Bartz; second by Burton; unanimous).*

**SIGNING OF DOCUMENTS** – Commissioners agreed to stop by the Port of Silverdale office within the next couple of days to sign documents.

**PUBLIC COMMENT** – None

### REPORTS/UNFINISHED BUSINESS

Grants/Waterfront Access Improvements – John Piccone reported that following the site meeting that he and Commissioner Aho attended with County personnel, he received a call from the County explaining that they intend

to authorize a “technical deviation” and will not require the roadway improvements such as the sidewalks, bike lanes, etc. Mr. Piccone explained that with this good news, progress can resume on the upland waterfront permitting and design. He plans to finish writing it up and turn it into the County later this week. He explained that the on-site meeting provided County personnel with a better understanding of the site and what can and cannot be done with it.

A letter dated May 13, 2022 from the Suquamish Tribe to the US Army Corps of Engineers (ACE) had been received. The Tribe requested the ACE deny the Port's permit application on the basis that the proposal will cause more than a minor impact to the Tribe's treaty-reserved fishing rights. Mr. Piccone had emailed the Tribe's response to the Commissioners and received feedback. He said that generally all the feedback was pretty much the same. In no way do the Commissioners want to be disrespectful to the Tribe or interfere with their treaty rights, but the Tribe's denial seems unrealistic and the claim that the project will interfere with fishing is false. Mr. Piccone said that the only way to move forward is to understand the details of the Tribe's denial. He suspects that they would focus on the proposed fishing dock. Different configurations for the fishing dock may need to be explored in an effort to placate the Tribe. Mr. Piccone thought they may also be thinking that the moorage is going to accommodate more boats than it currently does, but that is not the case. He said that he needs for the Tribe to define the specifics of their issue and from there the Port can propose a reasonable accommodation. Ultimately, the ACE will



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determine the outcome one way or the other. Mr. Piccone suggested that before providing a formal response the Port consider getting legal input. He said that he can provide a response, but from experience he knows that having legal representation is beneficial. He is planning to reach out to a lawyer he knows that has experience in these issues and just share with that lawyer what is happening with Illahee. Commissioner Aho said that he thinks getting the legal input is important and suggested Mr. Piccone bill the Port for the legal fees. Commissioner Burton questioned the lawyers' fees being billed through Sound West. Mr. Piccone said that he could have the lawyer bill the Port directly as there would be a small accounting fee and State excise tax if it was billed through Sound West. If the costs are just a few hours of the lawyers' time, adding up to not much more than \$1,000, Mr. Piccone said he could just bill it directly. He suggested we wait until it is determined how complicated it may become. Mr. Piccone plans to send an informal response to ACE asking for a time extension. At this point he is not able to fully understand the Tribe's concern and plans to request a very informal meeting with them in hopes it will shed light on the details of their objections. He said that he would like one Commissioner in attendance during that meeting. Everyone agreed that was a good plan.

The structural inspection of the dock, pilings and floats took place yesterday. A detailed report of the findings should be received within a few weeks. Once Mr. Piccone reviews it and discusses it with the inspector, he will forward it on to the Commissioners. One item that came as a surprise and a concern was that a few of

the pilings are not actually pilings but are precast. He said that he was sure the report will go into detail about them, as they are very deteriorated with exposed rusty steel. They are not what one would expect at a public facility. It was an unexpected concern. The inspectors mentioned that nine of the timbered pilings need replacement and three cross bracing areas are of concern. The report will outline several items that need to be addressed. Once the report is received, he will add some recommendations and include a timeline of when the recommendations need to be implemented and approximate costs. He hopes to have this by next month's meeting.

Commissioner Aho has been talking for some time now with Michelle Perdue, a Kitsap County Stormwater Program (KCSP) Manager about the possibility of the County conducting the filtration upgrade while the area is under construction with the Waterfront Access Improvement project. Commissioner Aho recently asked Ms. Perdue about it during a Central Kitsap Community Council (CKCC) meeting of which he is a board member. Ms. Perdue was making a presentation. Mr. Piccone said that was interesting because he just recently received an email from Jess Smith of KCSP. Ms. Smith told Mr. Piccone that she is aware of the Port's project, but she was wanting a better understanding of where the project is with regard to the design. Mr. Piccone plans to respond to Ms. Smith and cc Commissioner Aho.

### Illahae Store Project

Mr. Piccone had provided an email dated June 4, 2022 with five attachments of the parking lot options that had previously been discussed and one additional option. The ZOOM screen





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was shared with Mr. Piccone and he brought up all five designs. He explained that he had received feedback within the month individually from all three Commissioners about which parking design was best. There was not one clear option everyone agreed upon. He went on to explain that when he first started creating the options for the Illahee Store site, it seemed that the prior concept layout the Port had prepared was kind of the benchmark, but it occurred to him that it was never considered as a simple “maintenance” project. Since nothing new is being built, but rather the Port is maintaining what they already have, it creates a much larger paved area. The County would be informed that all the Port is wanting to do is maintain its paved area. The Port may not even want to stripe the area. Going this route, the current concrete would be pulverized and left to be used as the base, coarse gravel, then overlaid with pavement. Another benefit for a maintenance project is that it wouldn't be subject to all of the new stormwater regulations; the stormwater could be left as is, although Mr. Piccone would need to confirm that with the County as there may have been changes within the last two years. This would also free up area allowing the septic and drainfield to be on site. Overall, a maintenance project would save the Port a lot of money, possibly up to \$200,000. Mr. Piccone said that it won't look as nice as the other options with the new landscaping and stripped parking stalls, but those options are much more expensive and leaves the Port with less room for parking. Commissioner Aho said that he likes the idea of the open parking and the resurfacing and more than anything he likes the idea of the septic system being onsite. It simplifies everything and makes it less

expensive. Commissioner Burton agreed that he too likes the maintenance project option as it creates more potential parking spaces and provides for an onsite septic system. Commissioner Bartz agreed that the simpler, more cost-effective option is best and having the septic onsite would be ideal. Mr. Piccone said that he felt like he should have provided this option sooner, but was going off of the prior design the Port had prepared. He felt like that was the goal. Everyone was glad that he provided this additional option. Mr. Piccone plans to confirm with the County some of the things that have been true to him in the past. He is concerned that with the high turnaround in the County and how they are much more stringent, that things may have changed. He plans to figure out their current definition of a maintenance project and make sure the septic would fit in that area. He would just develop a simple grading plan, keeping it close to what it currently is now. He plans to do this prior to the Pollution Liability Insurance Agency's (PLIA) work as he will need to share with the PLIA contractor the intended final grade so they are aware when finishing things up with remediation of the contaminated soil.

Commissioner Burton explained that he has heard comments from community members, that if the sign, that is on a pole in the island, is ever removed, it will never be allowed to be reinstalled. He questioned if it were possible to keep the sign post and use it to install a Port of Illahee sign. Mr. Piccone said that although he doesn't know the exact extent of the PLIA work, undoubtedly anything in that area will be affected. He added that with the sign basically out in the middle of everything it would restrict the ability to maximize the parking area and



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allow vehicles to pull through. He suggested a new sign be added to the gable end of the building. Commissioner Aho said that the current sign is so tall, it would take someone getting up on a ladder to make any changes to it. He agreed that removing the pole and having a sign closer to the building would be better. Commissioner Bartz agreed and said that she doesn't foresee any of the Commissioners climbing up on a ladder to change the sign and thought that having a sign closer to the ground for visibility makes sense. Commissioner Aho asked Commissioner Burton if the community members, that talked to him about the sign, were adamant about it staying. Commissioner Burton said that there were just a couple of people that had warned him stating that the Port should think twice about removing the sign as once it's gone there will be no getting it back. He suggested that the Port validate it with people in the area or have a vote of the public to keep it or remove it, just to get an idea if there is big support in keeping it. Commissioner Aho said that it is so easy nowadays to get an electronic sign that can be updated from a computer and attached to the building. He said that he thinks that is the way to go. He added that the decision needs to be made now because time is of the essence for this project and the Port must continue to move forward with its efforts. He said that he is in favor of doing away with the sign because it will negatively impact the parking area. Commissioner Burton agreed that an electronic sign which wouldn't require a ladder to be climbed to change the wording, moved closer to the building would be beneficial. Although an elevated sign would provide more visibility and questioned the visibility of a low sign at the level of the

building. It was questioned if the County might grandfather in the sign that is going to be removed. Mr. Piccone was doubtful. Commissioner Aho agreed that a sign higher up would be good. The parking is the most important thing and to have clear access with regard to the grade so that what needs to get done can be done. Mr. Piccone said that he will reach out to the County to determine the specifics related to a maintenance project and he will keep the Commissioners posted. Mr. Piccone was thanked for his diligent work.

Commissioner Aho said that he still has some electronic signing of documents to do with PLIA, but has been having trouble logging onto Washington Access. He plans on contacting PLIA tomorrow in hopes to get help in accessing the electronic forms.

### Treasurer's Report

As of May 31, 2022 the General Fund totaled \$125,975.95, Investments totaled \$277,747.59 and the balance of the Good Property Management (GPM) account totaled \$200.00 for a total of \$403,923.54.

### Reports

Website – Commissioner Aho continues to regularly update the website.

### Properties

5560 Ocean View Boulevard/Rental Property – Commissioner Bartz explained that as far as she is aware the electrical has not been repaired.

5500 Illahee Road/Rental Property – nothing to report.

5507 Illahee Road/Illahee Store Property – Commissioner Bartz reported that All Lawn



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Maintenance cleaned the gutters last week and the Port should be receiving the bill in the mail. Commissioner Aho said that it was good that the gutters were cleaned as they were really getting bad especially on the southside of the building.

Illahsee Road Lot – nothing to report

Dock/Pier – Commissioner Burton reported that he ordered new flags and has installed one. In the past the flags were purchased through Representative Derek Kilmer’s office, but due to COVID they aren’t currently manning the office and didn’t return a call regarding purchasing flags. Commissioner Burton ended up ordering the new flags through Amazon using the Port’s Visa card. He opted for a made in America brand.

Commissioner Burton explained that the prices of other local sani-can services are comparable to what the Port is currently paying Honey Bucket, so it wouldn’t be of any benefit to change the service.

Commissioner Burton reported that he noticed a new family of seals on the dock this morning.

Surveillance cameras – tabled.

**NEW BUSINESS**

Kitsap All Ports Meeting minutes were attached to the Agenda Packet for the Commissioners to read at their leisure.

**PUBLIC COMMENT** – Jon Buesch explained that he was having router problems or he would have been at the meeting sooner. Roy Barton was attending the meeting from Eastern Washington. Commissioner Burton provided a recap of the Mr. Piccone’s discussion about the

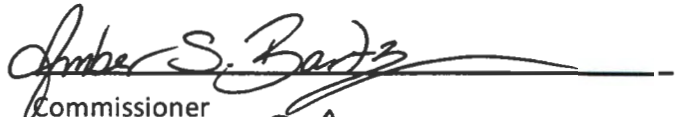
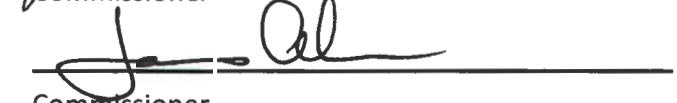

Waterfront Improvement Project and the Illahee Store Project. Mr. Buesch questioned if the County would have an objection to the Port performing a “maintenance’ project on the Store property, since it hasn’t been in business for many years. It was explained that Mr. Piccone is going to contact the County to find out the specifics related to a maintenance project. It was agreed this would be a good way to move forward with regard to the Store project. Mr. Buesch said that he read in last month’s minutes that there was concern about parked cars blocking the view where windows may be installed on the east side of the building. He said that the windows will be much higher than the vehicles and shouldn’t infringe on the view. He doesn’t think that is going to be an issue and with that view windows on the east side of the building are a must.

**EXECUTIVE SESSION** – None.

**ADJOURN**

*At 7:49PM the meeting adjourned* (motion Bartz; second Burton; unanimous).




Approved:

  
Commissioner  
  
Commissioner  
  
Commissioner





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VOUCHER APPROVAL		
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>\$12,488.57</u> and from the General Fund, this <u>8th</u> day of <u>June, 2022</u> .		
 Port Auditor	 Port Commissioner	
	 Port Commissioner	
Number	Name	Amount
4889	JAMES AHO	258.00
4890	AMBER BARTZ	258.00
4891	JOHN BURTON	258.00
4892	CASCADE NATURAL GAS	5.00
4893	HONEY BUCKET	112.98
4894	NORTH PERRY AVENUE WATER DISTRICT	55.64
4895	WASTE MANAGEMENT	22.98
4896	K & L GATES	2,200.00
4897	SOUNDWEST ENGINEERING ASSOCIATES	8,694.00
4898	PORT OF SILVERDALE	600.00