



Port of Illahee – Minutes of Regular Meeting on August 10, 2022

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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; Roy Barton; Jon Buesch; and Janet Soderberg.

CONSENT AGENDA

The following consent agenda items were approved: August Meeting Agenda as submitted; July 13, 2022 Regular Meeting minutes; July 25, 2022 Kitsap All Ports Meeting minutes; August 10, 2022 checks numbering 4910 through 4921 totaling \$30,966.96 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 week to sign documents.

PUBLIC COMMENT – None

REPORTS/UNFINISHED BUSINESS

Grants/Waterfront Access Improvements – John Piccone provided an update on the pier inspection, Kitsap County permitting for Waterfront Improvements; Corps permitting for Waterfront Improvements; Store Site

renovation approach; upcoming milestones and Action Items as outlined in the attached Projects Status Summary dated August 10, 2022.

Commissioner Aho is drafting a letter to the Tribe that outlines a timeline of the projects the Port has been involved with over the years, that the Tribe may not be aware of, showing that the Port is trying to improve things. All three Commissioners plan to sign the letter.

Mr. Piccone plans to reach out to the Recreation Conservation Office (RCO) to get their input regarding the necessary piling replacement and if additional funding may be available.

Roy Barton asked about the County's filtration project and if that would save the Port money if the County moves forward with it in conjunction with the Waterfront project. Mr. Piccone said that the Ports filtration system is already part of the design. If the County allowed the Port to do away with the planned filtration system, it might save the Port \$5,000.

Illahee Store Project

Outlined within the attached SoundWest Engineering Projects Status Summary dated August 10, 2022.

Treasurer's Report

As of July 31, 2022 the General Fund totaled \$109,762.39, Investments totaled \$278,150.32 and the balance of the Good Property Management (GPM) account totaled \$200.00 for a total of \$388,112.71.

Reports

Website – Commissioner Aho continues to regularly update the website.



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Properties

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

5500 Illahee Road/Rental Property – nothing to report.

5507 Illahee Road/Illahee Store Property – nothing to report.

Illahee Road Lot – nothing to report.

Dock/Pier – Commissioner Burton reported that last Monday morning he found that the electrical box that houses all of the controls for the lights was broken open. He suspects whoever did it used a crowbar. The cover wasn't completely unusable. He purchased new hasps. He has since been checking it every day since and there hasn't been any further issues. The fishermen that use the facility late at night normally bring in battery operated lights. He thinks whoever broke it open was trying to get access to the outlet that is in there.

Commissioner Burton said that another item of vandalism was at the kiosk, the nautical ropes were cut.

Commissioner Burton reported that an email dated August 8, 2022 from Michele Stokes was received. Ms. Stokes alerted the Port of a sailboat that was tied up to the dock that appeared to be leaking gasoline.

Commissioner Burton checked on the boat and saw a gas can sitting in the cockpit area. It seems the gas can had been knocked over and leaking a bit, so that was the source of the gasoline not the boat itself. Someone had put absorbent material under the gas can. Although there was some evidence of

pollutants in the water, there was no oil sheen. Commissioner Burton said that with the Port being so small, there is no process or procedure and/or equipment to handle a larger spill. He said that he needs to research who the Port would contact at the County if there was a spill. An interlocal agreement with the Port of Brownsville or the Port of Bremerton for an emergent type situation might be something to look into as they have the staff and material to handle it. Commissioner Aho said that he likes the idea of an interlocal agreement with Brownsville as they do have everything needed on hand. An emergency spill kit might be available from the Washington State Department of Ecology (ECY). Commissioner Burton explained that he has been keeping a log of the boats that moor at the Port and this boat was here back in December. He plans to provide Port staff with the WN# to determine the owner of the boat.

Surveillance cameras – tabled.

Illahee Day – Commissioner Aho said that he hadn't been approached about Illahee Day by any of the community members and that he is okay with it being postponed until next year when hopefully the Port has more to celebrate. Commissioner Burton agreed and said that with the Port basically being in a waiting period, there isn't much to celebrate at this point, but maybe this time next year there will be some construction started. Commissioner Bartz agreed the event should be postponed until next year.

NEW BUSINESS

Email dated July 29, 2022 from Cory Pollard had been received. Mr. Pollard explained that he is considering making an offer on a



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neighboring property of the pier/dock and he wanted to make sure there wouldn't be any restrictions on adding and anchoring a sailboat on the property. Commissioner Burton had responded to Mr. Pollard explaining that there wouldn't be any restrictions imposed by the Port, short of adequate access for boats to be able to moor and operate safely around the dock floats and that there is adequate room in front of that property. The Port's DNR leased area footprint was discussed.

PUBLIC COMMENT – Mr. Barton suggested the Port contact ECY and see if an emergency spill kit could be acquired and stored in the 5500 Illahee Road garage. It would be good to have something ready and available for minor spills. Mr. Barton recalled an interlocal agreement the Port entered into with the Port of Brownsville several years ago. At that time, it seemed Port of Brownsville staff didn't finish some of the jobs they had been asked to complete. Wording in an interlocal agreement might include a requirement to respond within a day. Mr. Barton said that he saw a lady trimming the vegetation outside of the 5560 Oceanview property the other day.

Janet Soderberg thanked Commissioner Aho and Port staff for a quick email response to a parking request. She also voiced her appreciation to Commissioner Burton for his work with the dock. She said that she thinks the most important asset to the Port is the dock. She appreciates Commissioner Burton's attention to detail through the years and hopes the rumor she has heard, that he may be moving, is not true. She said that she was floored about the costs Mr. Piccone outlined for the needed piling replacement. That is a big number for the improvements that are needed

to make the dock safe. She said that in the past there had been talk about installing cameras pointing towards the dock, the vandalism discussed during the meeting is concerning. This is alarming to the neighborhood and having cameras to capture footage might be a reasonably expensed way to ward off such behavior. Ms. Soderberg asked about the low tide depth at the facility. Commissioner Aho said that the delta is continuing to build up, which is concerning. He's thinking about asking someone with a drone to take pictures of it at low tide to see how close it comes to the dock. Commissioner Burton said that he and Lee of TIKAR measured the depth. The seaward side float was about twenty feet at low tide and the inboard side near land was seven or eight feet. It's sure to be less now. Ms. Soderberg said that she realizes the Commissioners have discussed renovating the Illahee Store property, but making the pier and docks safe should be the priority. She asked about Illahee Day and what it all entails. Commissioner Aho explained that the Port has hosted Illahee Day for quite a few years. It takes a bit of effort to have the event and right now with so many other things going on for the Port and no one from the community stepping forward offering to help out, it has been decided not to hold the event this year.

Roy Barton said that Mr. Piccone has been doing a lot of work for the Port, if his calculations are accurate upwards of \$250,000 worth of work and he has a lot more work to do. With the talk of the needed piling replacement, the budget is basically back to the drawing board. Where is the money going to come from for some of the things planned, if



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it can even be done since the Tribe is objecting. Commissioner Aho asked Mr. Barton if he might consider heading up a budget committee. Mr. Barton said that he's not a Commissioner and that would be considered a Commissioner's job. Commissioner Aho said that the good thing with Mr. Piccone's work is that a large portion of it is reimbursable through the RCO grants. Mr. Barton cautioned that if the Port were to be required to repay the grant, there is just \$300,000 in the bank. He said that he's concerned. Commissioner Aho said that the Port is basically caught between a rock and a hard spot as the pilings need to be replaced. It might get very lean in the near future. Ms. Soderberg thanked Mr. Barton for addressing this issue.


Commissioner Aho said that the PLIA contractor's report will be emailed to anyone who is interested. He said it's interesting because it does include some of the history of the store. It's a good summary report.

EXECUTIVE SESSION – none.

ADJOURN

At 7:54PM the meeting adjourned (motion Burton; second Bartz; unanimous).

Approved:



Commissioner



Commissioner



Commissioner

Date: August 10, 2022
To: Port of Illahee Board of Commissioners
From: John Piccone, P.E., Soundwest Engineering Assoc.
Subject: Projects Status Summary

Pier Inspection:

- We have prepared the attached figure summarizing the results of the pier inspection. The full report has been emailed to all Commissioners.
- I'm requesting direction from the Commission on next steps related to the pier inspection results. The following items are for your consideration:
 - It appears that 10 concrete columns should be replaced as soon as possible. Typically, these could be replaced with new steel piling driven immediately adjacent to the existing bents. The pile can be driven along the outside of the pier or through an opening in the pier deck as necessary and fitted with a support bracket connecting the pile and exiting bent.
 - It also appears there are 7 to 10 locations where timber piles should be replaced. These are also typically replaced with steel piling in the same manner. Additionally, there are some more minor timber component repairs that are recommended.
 - All piling and column replacements will require structural engineering, a degree of geotechnical engineering, and it is likely that due to the size of the maintenance project the Port will want to seek public bids from well qualified marine contractors.
 - There are still numerous large assumptions that must be made relative to the cost of the needed improvements. Generally, I would expect the cost of construction to be on the order of \$500K plus and recommend an initial budget for preliminary discussion of \$600K including engineering and permitting. Should the board wish to proceed with preliminary engineering we can certainly refine the recommended budget as details become known.
 - It appears these repairs are necessary for the safety of the public and the key question is when not if the work should take place. From an engineering perspective the "when" should be as soon as possible and definitely prior to placing a load on the structure.
 - This work may be somewhat less expensive if incorporated in the other planned improvements however, the timeline for those improvements is still unknown due to the Tribal objection and USACE permitting process delays.

- This work can likely be completed under standard maintenance permits or an emergency permit.

Kitsap County Permitting for Waterfront Improvements:

- Good News; the shoreline substantial development permit review has been completed and approved by both Kitsap County and the Dept. of Ecology. Currently, we are still within the Ecology's public comment period and no work can take place until 21 days after Aug. 3rd.

Corps Permitting for Waterfront Improvements:

- The USACE permit is still stalled as a result of the Suquamish Tribe objection.
- Additional efforts and emails have been sent to the Tribe to try and engage them in discussion, and potentially some form of compromise. All we have received from the biologist PM is that "the object still stands" and no willingness to meet and discuss the issue.
- Jim and I have spoken at length and included the Port's attorney in the discussion around potential strategies to move this authorization forward. I understand we will be discussing this issue further with all Commissioners.

Store Site Renovation Approach:

- Jim and I met with the PLIA contractor on site on July 29. Generally it was a good meeting and felt collaborative. Following the meeting the contractor copied Jim and I on their work plan submitted to PLIA and it certainly seemed that they are proposing more extensive studies that I anticipated during my last update. The Key takeaway was that their schedule of study work will proceed through January of 2023 prior to initiating site cleanup.
- Given this schedule Jim and I have the sense that repaving the site and starting work on utilities for the store renovation should be planned for perhaps spring of 2023. We will continue to coordinate as necessary with the PLIA contractor and work on topo survey and ROW permitting as it becomes appropriate based on the progress of the PLIA work.
- I suggest the Port resume discussion around the specific type of renovation to the building, and more importantly it's intended use, so we are able to properly size septic and water utilities and plan for other considerations based on intended future use.

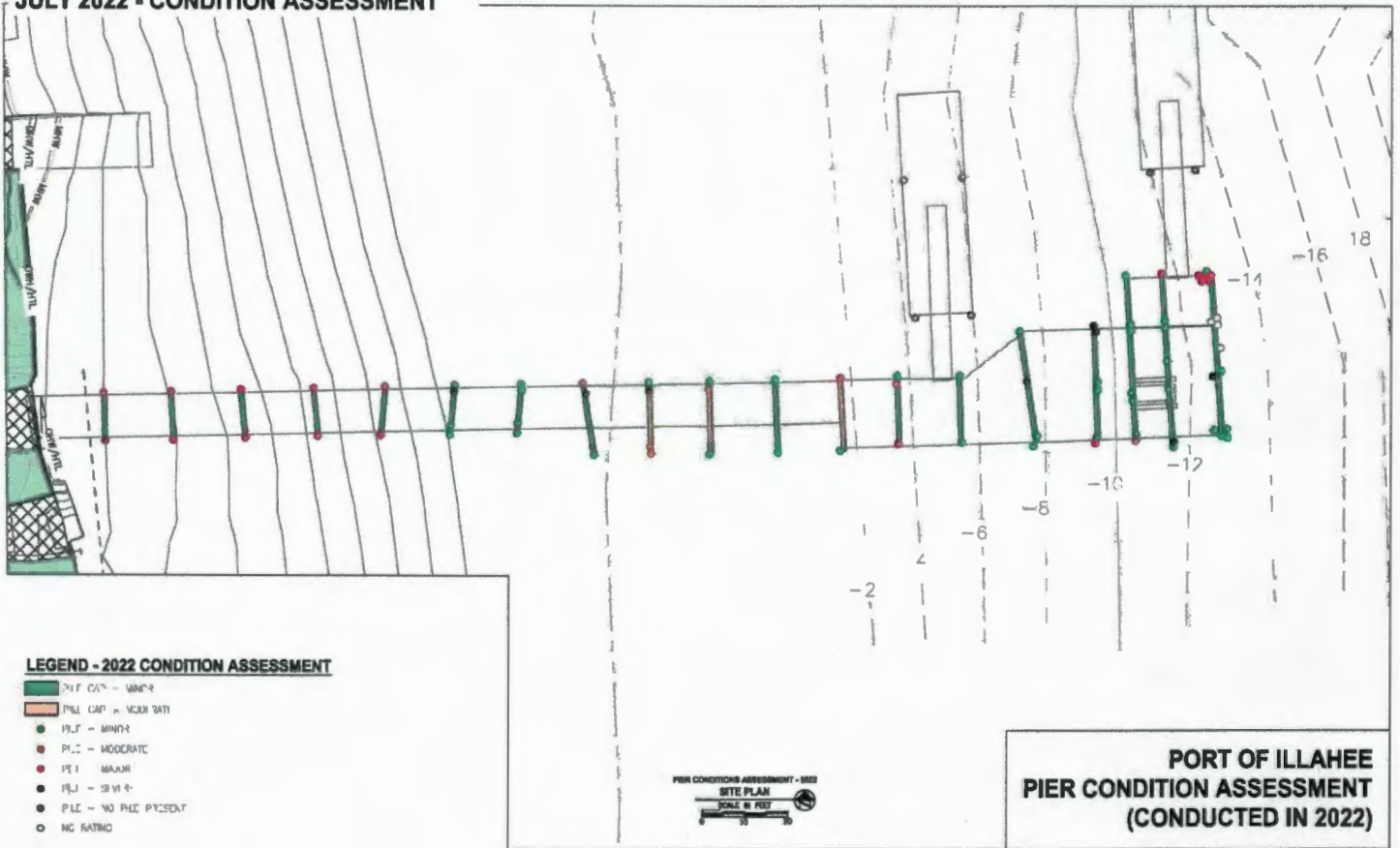
Upcoming Milestones and Action Items

- Add to future agenda as board see fit discussion regarding final store renovation and use plans.
- Continue to pursue an avenue forward relative to the Corps permit and Tribal objection. Send preliminary letter from Commissioners to Tribal Council, draft for Commissioner's review to be emailed out within the next week. If still no Tribal response following

Commissioners letter, send second letter from Port's attorney to Tribal attorney framing up Port's case. Keep USACE copied on all correspondence to document Port's position.

- Proceed with final design of the upland portion of the waterfront improvements to the 95% level (essentially complete pending remaining county permits and final bidding criteria) so we can submit our site development activity permit for that work and hopefully get that portion out to bid by early 2023 even if the dock improvements are still not permitted by the USACE. Ideally, we would incorporate the store site work in that construction phase as well.
- Discuss potential grant options for pier piling maintenance with RCO and send Commissioners an update on potential funding assistance.
- Prepare a general work plan for pier piling replacements that includes engineering and permitting strategy to complete the repairs.
- Talk with County regarding stormwater treatment.

JULY 2022 - CONDITION ASSESSMENT



LEGEND - 2022 CONDITION ASSESSMENT

- █ PIL CAP - MINOR
- █ PIL CAP - MAJOR
- PIL - MINOR
- PIL - MODERATE
- PIL - MAJOR
- PIL - SEVERE
- PIL - NO PILE PRESENT
- NO RATING

PIER CONDITION ASSESSMENT - 2022
 SITE PLAN
 SCALE: 1/4" = 10 FEET

**PORT OF ILLAHEE
 PIER CONDITION ASSESSMENT
 (CONDUCTED IN 2022)**