



Port of Illahee – Minutes of Regular Meeting on September 14, 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; Roy Barton; Jon Buesch; and Janet Soderberg.

CONSENT AGENDA

The following consent agenda items were approved: September Meeting Agenda as submitted; August 10, 2022 Regular Meeting minutes; September 14, 2022 checks numbering 4922 through 4934 totaling \$8,774.41 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 to sign documents on or before Monday.

PUBLIC COMMENT – John Buesch alerted the Commissioners of a car that he has seen parked several times at the Illahee Store parking lot. The windows are blocked with material making it seem that whoever is in the car is camping. The car is randomly there, so it is not disabled. Mr. Buesch said that the Port shouldn't allow for camping at the property and suggested a note be placed on the car.

REPORTS/UNFINISHED BUSINESS

Grants/Waterfront Access Improvements –

Commissioner Aho explained that Jon Piccone of SoundWest Engineering had a previous commitment, so would not be able to attend tonight's meeting. A letter dated September 15, 2022 addressed to the Tribe from the Port was reviewed. Roy Barton questioned the date of the letter. It was explained that the letter that was discussed at last month's meeting was updated to include input from Commissioners and therefore postponed the mailing.

Commissioner Bartz made a motion to approve the letter to the Suquamish Tribe Council dated September 15, 2022; second by Commissioner Burton. Discussion: Commissioner Burton asked about the geoduck farming that was proposed in the 1990's as he had suggested to Mr. Piccone that it also be addressed within the letter. Commissioner Aho explained previous Port Commissioners were contacted to try and obtain information about that event, but no one recalled it. There was also nothing found in the Port's files. *The motion carried unanimously.*

Commissioner Aho reported that he talked to Mr. Piccone earlier today and one item they discussed was the pilings. The Recreation Conservation Office's (RCO) Boating Facility Program (BFP) grant application deadline is November 1st. Commissioner Aho tasked Mr. Piccone with starting the application process. Commissioner Aho explained that if the other Commissioners disagree with this, it can still be reversed at this point, but he feels it is worth attempting to receive additional grant funding for replacing some of the deteriorated pilings and since time is of the essence to start the application process, he told Mr. Piccone to go



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ahead and begin it. Mr. Piccone plans to report on this at the October meeting. Commissioner Burton said that in talking with some Illahee residents that grew up in the area, he was told that they think those pilings are original from the 1960's, so well past their lifespan. He said that if the Port isn't successful in obtaining a grant, other avenues will need to be taken to secure funding to replace those pilings. Possibly another bond on the house or sell the house and the vacant lot along Illahee Road as it will be no good to have new floats at the end of the dock, if the land side of the dock is decrepit. Commissioner Aho said that if there is any leftover funds from the current grant, the RCO may allow the Port to use those funds towards the piling replacement. He also suggested a trust be looked into for funding and explained that Mr. Piccone plans to provide more information at next month's meeting.

There was no update on the County's filtration project.

The Port received an RCO grant reimbursement totaling \$20,369.05, which has been deposited.

Illahae Store Project

Commissioner Aho reported that he received an email late this afternoon from Jaspreet Munday of the Washington State Department of Ecology (ECY). Ms. Munday and other ECY staff are planning a site inspection at the Illahee Store on September 20, 2022 around 11:00AM. They are requesting information on the underground tanks, which the Port does not have. Commissioner Aho said that he explained to Ms. Munday that the Port has been designated to receive funding through the

Pollution Liability Insurance Agency (PLIA) for the cleanup of the site, but apparently this site inspection is standard. Roy Barton said that it sounds like a boiler plate request and suggested Ms. Munday be provided the original survey that outlines the makeup of the tanks. Commissioner Aho said that ECY has looked at the tanks many times through the years. Apparently the Environmental Protection Agency (EPA) requires ECY to view sites periodically. He isn't too concerned because the records will show that PLIA is involved. Commissioner Aho plans to meet with ECY onsite on the 20th and encouraged anyone else who might be interested to join them.

Treasurer's Report

As of August 31, 2022 the General Fund totaled \$82,137.26, Investments totaled \$278,448.10 and the balance of the Good Property Management (GPM) account totaled \$200.00 for a total of \$360,785.36.

Reports

Website – Commissioner Aho continues to regularly update the website.

Properties

5560 Ocean View Boulevard/Rental Property – Commissioner Bartz reported that Good Property Management (GPM) called her about a week ago and informed her that the kitchen sink and the upstairs toilet were both leaking. She gave them the okay to get the items fixed on the condition that the toilet leak is not related to the septic issue from over a year ago where the Port paid for the repair, but the tenant ultimately was responsible for it. It was explained that the September rent check from GPM was short over \$300 and the statement



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listed the charges were for a bath fan, replacement light and fixture replacement. It was thought that may be related to the electrical repair they had requested months ago.

5500 Illahee Road/Rental Property – nothing to report.

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

Illahee Road Lot – nothing to report.

Commissioner Burton explained that he too has noticed individuals sleeping in their cars in the area. He has been cleaning up the trash they leave behind. He hopes that others in the community will take on this task as he is not going to be able to do it in the near future.

Dock/Pier – Commissioner Burton reported that he had an email exchange from a boater, Chris Bell, who was having boat engine problems and was forced to overstay the three-night limit. He did eventually move. Commissioner Burton said that the Port really has no way to enforce the rules or collect fees associated with not following the rules. This is something that the Port needs to get a handle on as it seems derelict boats and cars are becoming more and more of an issue for the Port. Another item that needs a process is the ability to contain and cleanup a spill. These are two issues that there is no resolution for at this point. TIKAR was tasked with installing more fasteners to several boards that are loose on the dock. Because of the dry spell the wood shrinks and the boards loosen. It is an ongoing issue for the wood covered dock. Commissioner Aho said that in the past the Port was considering a maintenance schedule

to replace boards regularly and over a ten-year period all the boards would have been replaced. This is definitely something that needs to be considered as the grant improvements take place. The regular routine maintenance needs to be resolved moving forward.

Surveillance cameras – tabled.

NEW BUSINESS

WPPA Small Ports Seminar – Commissioner Aho is planning to attend the event that runs from October 20th – 21st in Leavenworth. He encouraged Commissioner Bartz to consider attending, but she explained she couldn't due to work.

Budget Review report was discussed. It was explained that the 2023 Preliminary Budget will need to be approved at next month's meeting with the final up for adoption at the November meeting. Commissioner Aho questioned the process as it doesn't provide time after the public comment period to make any changes. It was explained that is how many Ports do it, but changes could be agreed to during the November meeting with the corrections made to the final budget prior to signing. Including the piling replacement costs to the 2023 Budget was discussed. Commissioner Burton said that the piling replacement line item must be included within the budget. Commissioner Aho will be provided with the draft prior to the October meeting.

Resignation/Vacancy – Commissioner John Burton, who has served as a Commissioner since November 2017 has submitted his resignation effective September 19, 2022. Commissioner Burton explained that he and



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his wife have sold their Illahee property and are moving to the Goldendale area. He said that he has appreciated everyone's support over the years and working with everyone.

Commissioner Aho thanked Commissioner Burton for his time and effort as a Port Commissioner. With Commissioner Burton living so close to the dock, it was really nice having him oversee that area. He did a great job and will be missed by not only the Port of Illahee but the Illahee community as well. An announcement of the vacancy will be sent to the Kitsap Sun soon. Once it is in the newspaper, Commissioner Aho plans to add the announcement to the Illahee community update letter he sends out. Commissioner Aho suggested Jon Buesch might again be interested in filling the vacancy. It was also suggested that regular Port-meeting attendee, Roy Barton, consider applying to fill the vacancy. It was added that other somewhat regular attendees such as John Parvis, Ed Seal and Janet Soderberg might be interested in filling the vacancy. Commissioner Burton said that Mike Manske, who lives near the dock, might be interested as well. The ad will be placed in the Kitsap Sun within a week and then the word will be spread through social media, posted on the website and kiosk and added to the Illahee community newsletter in hopes to stir up some interest. *It was approved to submit the prepared Notice of Vacancy to the Kitsap Sun* (motion by Bartz; second by Burton; unanimous).

PUBLIC COMMENT – Mr. Barton agreed that a sign stating “No Overnight Parking and/or Camping” should be posted at the Illahee Store parking lot as a deterrent to people staying there overnight. He said it may be the time to

sell the Illahee Road lot and the Ocean View property. With the interest rates on the rise and the change in the market from a few months ago, it might take longer to sell the properties and that should be considered. He agreed it was time to start thinking about selling so that the money can be placed in the bank to be used towards Port projects.

Mr. Buesch said that the reason the Port was hanging onto the Ocean View property was for such a purpose as paying to replace the pilings. Selling the two properties will get the Port much closer to the money needed for the piling replacement. The purpose of the Ocean View property will serve the Port well in being sold. He said the market has changed some, but there is still a market out there and would hope the Commissioners would talk to a realtor and get it listed. He reminded the Commissioners that at one time the current tenants were interested in purchasing the property, so that could be considered as well. He suggested the listing price be as high as possible. The view from the house is outstanding and adds a ton of value, which should be considered when determining a listing price. Mr. Buesch reminded that a developer that is working on properties north of the Illahee Road lot showed an interest in the vacant lot. That should be further investigated as well. He urged that time is of the essence to get the house and the vacant lot listed. It is time.

Janet Soderberg agreed with both Mr. Barton and Mr. Buesch about selling the properties. She said that the pier is integral to the Port and the Illahee community. She explained that she knows of some realtors and would be happy to provide their contact information to the



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Commissioners. She questioned the amount the Port will pay to Mr. Piccone to apply for a new grant, as the money that would be paid to him could be set aside and added to the proceeds from the sale of the properties and eventually used for the piling replacement project. She said that the number one job for the Port is to get the pilings replaced and fixing the pier to make it more stable and secure. Ms. Soderberg said that she too has noticed the parked car at the Illahee Store lot. She noticed an ambulance there recently. At one point the car was in bad shape, but has since been taped back together. She asked if the Port would consider making some improvements to the Illahee Store building and explained that she would be willing to help paint it. She said that some exterior improvements to the store might keep people from staying there. Ms. Soderberg asked if there were any traffic calming measures that could be taken along Illahee Road. She said that its very dangerous as people speed on that road and others are walking and bicycling in the area. Commissioner Aho suggested Ms. Soderberg check with the County Public Works Traffic Division. He recalled this being looked into in the past and it was determined nothing could be done because Illahee Road is considered a main artery road in case of emergency. Commissioner Burton agreed with Ms. Soderberg and likened it to Tracyton Boulevard, where speed bumps were installed. He thought they may have been installed after a pedestrian was killed by a vehicle along that stretch of road. Commissioner Aho said that it is his understanding that Tracyton Boulevard and Illahee Road are two different classifications of roadways. Ms. Soderberg explained that she believes in persistence and

had hoped the Port would be involved as that would be sure to have more of an impact. Commissioner Aho said that the Port did look into it in the past and that is when it was determined not to be possible. At that time the Port even paid to have the speed monitoring signs installed. He thought the County had since taken over the signs, but it was efforts and funds from the Port that initially got them installed. Ms. Soderberg said those speed signs are very helpful, but is still concerned as many individuals continue to speed along Illahee Road and she doesn't want it to come to the point that someone is seriously injured or worse. She asked if a Commissioner would talk to the County. Commissioner Aho explained that two Commissioners would have to agree in order to address the County on behalf of the Port. He said that once the dock improvements and the Illahee Store property are figured out, a pedestrian crossing area will need to be included and that will be the time to address some sort of safety measure for the area. Mr. Barton suggested Ms. Soderberg contact the County, but before doing so she should determine the road classification because there may be nothing the County will actually be able to do depending on that.

Mr. Buesch suggested the Commissioners consider using the services of the Windermere Real Estate agent that provided the Port with the three comps for the OceanView property when the loan was changed to a bond.

EXECUTIVE SESSION – None

ADJOURN

At 7:34PM the meeting adjourned (motion Bartz; second Burton; unanimous).



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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>\$8,774.41</u> and from the General Fund, this <u>14th</u> day of <u>September, 2022</u> .		
 Port Auditor	 Port Commissioner	
	 Port Commissioner	
Number	Name	Amount
4922	JAMES AHO	258.00
4923	AMBER BARTZ	256.00
4924	JOHN BURTON	256.00
4925	ALL LAWN MAINTENANCE	191.10
4926	CASCADE NATURAL GAS	5.00
4927	HONEY BUCKET	225.90
4928	PUGET SOUND ENERGY	194.58
4929	WASTE MANAGEMENT	24.24
4930	BANK OF AMERICA	33.59
4931	SOUNDWEST ENGINEERING ASSOCIATES	5,638.00
4932	POSTMASTER	404.00
4933	CHMELIK SITKIN & DAVIS	690.00
4934	PORT OF SILVERDALE	600.00