



Port of Illahee – Minutes of Regular Meeting on November 9, 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 6:32 PM. Also, in attendance were Commissioner Jonathan Buesch; Commissioner Jeffrey Rupert; Administrator Theresa Haaland; Administrator Caleb Reese; John Piccone of SoundWest Engineering; Roy Barton; and John Parvis.

CONSENT AGENDA

The following consent agenda items were approved: November Meeting Agenda as amended; October 12, 2022 Regular Meeting minutes; October 24, 2022 Kitsap All Ports Meeting minutes; November 9, 2022 checks numbering 4947 through 4958 totaling \$10,502.97 as outlined in the attached Voucher Approval (motion by Buesch; second by Rupert; unanimous).

SIGNING OF DOCUMENTS – Commissioners plan to stop by the Port of Silverdale office to sign documents tomorrow.

PUBLIC COMMENT – None

REPORTS/UNFINISHED BUSINESS

Grants/Waterfront Access Improvements – John Piccone provided an update on the Waterfront Access Improvement Project and outlined the update within an email dated November 9, 2022 as follows:

1. Suquamish objection; since we have had no response after multiple attempts I suggest we authorize the attorney to prepare a letter to the corps making our case as to why the project will not interfere with tribal fishing. I'll help him with many of the points he would not necessarily be aware of. The idea is to send the letter to the corps but also copy the Tribe in the hopes it will convince them to begin discussing this issue. If there is still no response however, the corps would then be obligated to make the treaty right determination. This was the "plan C" we discussed previously.
2. Grant for pile replacement; everything was submitted by the deadline and I've attached the presentation I will be giving on Nov. 16. As soon as I have a time from RCO I'll let you both know and provide a zoom link so you can attend if you'd like (recommended to show interest). Let me know if you have any questions or concerns on the presentation but do also keep in mind that they only allow 12 minutes to answer 10 questions, so the presentation needs to be brief and "high level". I do always try to verbally add in a bit more during the questions section at the end however.
3. We are in the process now of finalizing the design for JUST the upland waterfront improvement so I can turn in final plans to the county and we have our building permit and site development permit in time to begin at least that portion of the construction next year even if things aren't fully resolved with the corps and dock portion of the project. I expect we'll have that submitted to the county by mid-December if not sooner.

Commissioner Buesch made a motion authorizing Commissioner Aho to assist John Piccone of SoundWest Engineering to preparing a letter to the United States Army Corps of Engineers (USACE) on behalf of the Port of Illahee explaining the Port's position as to why it is



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believed the Waterfront Access Project will not be infringing on treaty rights. Commissioner Aho second the motion. There was discussion.
The motion carried unanimously.

Illahee Store Project

John Piccone provided an update on the Illahee Store Project and outlined the update within an email dated November 9, 2022 as follows:

1. Store improvements; I'd like to add discussion on this topic to your December meeting agenda. I feel we need to revisit numerous details around the use and general anticipated improvements so we have a better understanding of what will be needed for utilities (primarily I'm thinking about water and sewer). Once we set the general use (number of bathrooms, sinks, etc.) I'll move forward with the septic design and any water meter and service line items so that is known by the time the PLIA work is complete.

Jim Aho-Vapor testing at the store was performed, awaiting results at this time. Approved payment of some of the PLIA funds to the Contractor. After looking at all the wells they will determine if more test wells are required.

Treasurer's Report

As of October 31, 2022 the General Fund totaled \$131,473.14, Investments totaled \$279,155.58 and the balance of the Good Property Management (GPM) account totaled \$200.00 for a total of \$410,828.72.

Reports

Website – Aho, have a location to put bios of Commissioners, has Buesch's already, Rupert to send a bio to Aho.

Properties-

5560 Oceanview Blvd-Buesch, contacted GPM they reiterated between \$2600-\$3000 per month for rent. Per last meeting instructed them to raise rent to \$2750. Public property the Port owns, owe it to the taxpayers to get what we can for property rental, not a charity. Called GPM to verify letter was sent, no response from tenant. Was asked by GPM if a long term lease should be pursued? Explained that the port may need some liquidity so in the ports best interest to continue month to month at this time.

5500 Illahee Road—nothing to report

5507 Illahee Road—nothing to report

Illahee Road Lot—nothing to report

Dock/Pier

Jeff-Long dry summer, many loose and cupped boards on pier(70-80%), after rains most of the boards have swollen and are now secure. Discussion about replacement of dock decking-volunteers, liability, materials, permits, agreed to hold off at this time with all the other work going to be coming up.

Hasn't seen boats moored for more than a day. Picked up trash, and a tire in the parking lot. There is a trailer parked near the stairs. Not sure who's trailer but if emergency access to the beach necessary that trailer is in the way – wondering if anyone knows about that. Buesch



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– stairs to the south – it is actually a public right of way it's actually a continuation of the street from how he understands it – thinks we are trying to get possession of it. Basically, still considered a street and he is sure that trailer belongs to the neighboring property owner to the south of the parking area. He uses it as his private parking lot. Rupert okay with having a hard talk with him about it. Buesch it isn't the port's property so we don't have justification to talk to him about it – it would be a county issue. The greenbelt with the trees and what not is kind of the property line and he is parking on the roadway – at this point in time it is not the Port's issue. Better to just let it be as it is not the Port's jurisdiction. The Port's waterfront access project we will be working with adjacent property owners – think the trailer is a non-issue at this point. It's good to be looking out for the Port.

Aho-no lights on for the squid fishermen? Rupert will have to check on it again, he figured out how the timer works so he will have to make sure they are on at the correct time.

New Business

Letter from Chmelik Sitkin and Davis-raise in rates \$20/hour.

State Audit-Routine Audit, awaiting response from State.

Department of Revenue Leasehold/Excise audit- completed no issues.

Interlocal Agreement-Zoom account, *Motion by Buesch/Aho, all in favor to have Illahee pay for Zoom account using Aho's credit card.* Jim will open the meeting on zoom.

2023 Final Budget- Budget discussion open to the public, Roy Barton concerned with the grant being applied for to replace pilings that there that the match will be large, running a large amount of expenses with a small amount of cash available. Can something be cut, can't see where? Aho- we will be looking at efficiencies when doing the piling work and there may be areas we don't do as much on one part to save money on another. Maybe cut back on decking on a float or something to save cost, just guessing at this point, not a pretty picture but we have to go out for the grant, don't like it but don't see anything else to do. Barton- the biggest expenses have been John Piccone at this point, may need to remind him that we aren't a big port. Aho- a portion of those costs are reimbursable and Piccone is aware of this. Rupert- concerned that property percent isn't adequate. Aho- go above 1% and you have to get it on the ballot, Illahee residents probably wouldn't go for that. Wish the previous commissioners would have continued at the 1% increase per year but they didn't so we must move on. *Resolution 2022-04 Adoption of 2023 Final Budget- Motion by Buesch second by Rupert all in favor.*

Resolution 2022-05 Levy Limit increase- no public comment-Motion by Buesch second by Rupert all in favor.

Public Comment-none

Jim Aho glad Theresa is retiring, you have your port family and your regular family, you are making the right move. Thanked Theresa for all her years of service to the port.

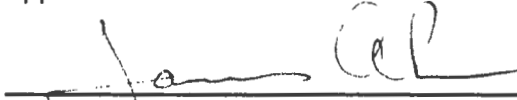


Executive Session-None

ADJOURN

At 7:56PM the meeting adjourned (motion Buesch; second Rupert; unanimous).

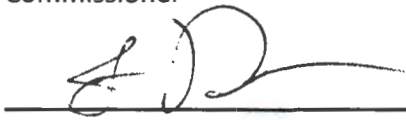
Approved:



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 \$10,502.97 and from the General Fund, this 0th day of November, 2022.


Port Auditor


Port Commissioner


Port Commissioner

Number	Name	Amount
4947	JAMES AHO	1,000.50
4948	JONATHAN BUESCH	1,028.19
4949	JEFFREY S. RUPERT	512.00
4950	CASCADE NATURAL GAS	5.00
4951	HONEY BUCKET	112.95
4952	PUGET SOUND ENERGY	105.20
4953	WASTE MANAGEMENT	103.63
4954	BANK OF AMERICA	838.50
4955	KENNETH W. BAGWELL, INC., P.S.	200.00
4956	CHMELIK BITKIN & DAVIS	60.00
4957	SOUNDWEST ENGINEERING ASSOCIATES	5,712.00
4958	PORT OF SILVERDALE	825.00