



Port of Illahee – Minutes of Regular Meeting on March 8th, 2023

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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 Jonathan Buesch; Commissioner Jeffrey Rupert; Administrator Caleb Reese; John Piccone; and Roy Barton

CONSENT AGENDA

The following consent agenda items were approved: March Meeting Agenda; January 30, 2023 All Ports minutes, February 8th, 2023 Meeting Minutes; March 8, 2023 checks numbering 4998 through 5010 totaling \$13,395.63 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 – Roy Barton commented that the Public Employees Benefit Board (PEBB) just added an amendment to their bylaws that besides the regular public comment periods in their meetings that "Opportunity for public testimony at Board meetings shall also be

made available immediately before the Board's vote on a resolution.

REPORTS/UNFINISHED BUSINESS

Grants/Waterfront Access Improvements –

John Piccone gave an update on the project status as follows:

Corps Permitting for Waterfront Improvement Project (Docks and Pier only);

The Corps have acknowledged receipt of the attorney letter requesting a treaty rights determination but we have had no further correspondence and are remaining in a "holding pattern" to see how this issue can be resolved.

In the meantime, we are working on updating DNR relative to the Port's aquatic lease.

Upland Waterfront Improvement Project;

We are waiting for comments from the County of the 95% design plans for the upland improvements before finalizing final documents for building permit submittal and public bidding.

Pier Piling Repair;

The final RCO grant presentation was held on February 14th as previously discussed and we received preliminary scoring from RCO in late February. Illahee's pile replacement grant request ranked #11 overall and I'm happy to report that RCO has said they expect at least the top 12 projects to fall within funding range. Although this is not an official confirmation



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that funding will be provided for piling replacement, I believe it is safe to move forward optimistically that funding is expected to be available. We also have all permits secured for this work, so at this point it is just a matter of finalizing matters with the Tribe on the waterfront project and then incorporating pile replacements into that project.

Store Site Renovation:

Jim and I have a preliminary meeting with Kitsap County scheduled for March 15 to begin discussing the Port's store renovation plans with the County. As previously mentioned, the goal is to identify any issue the county may have ahead of time if possible while we wait for the PLIA work to conclude. As Jim has previously mentioned, it appears the environmental contractor working for PLIA on the cleanup plan will be doing more monitoring that extends into the upland waterfront improvement project boundaries. It will be important to understand the schedule of any cleanup work as well as the outcome of potential contamination within the waterfront project boundaries prior to putting that work out for bid.

Upcoming Milestones and Action Items

Wait for the Corps to make a treaty rights determination. Theoretically, this should occur within 60 days (although I've never heard of any determination even close to that quickly). We will continue to check in periodically and I will keep you all informed on status.

Inquire with Kitsap County on SDAP comment status if we have not had any word back by

April.

Work with DNR to finalize updated aquatic lease.

Future meeting discussion regarding how to implement store renovations; options may include hiring a design/build contractor rather than an architect to prepare formal bidding documents. This may ultimately prove more efficient and cost effective.

Comments on John Piccone's report

Commissioner Aho added that he has a 50 page report from the contractor that is doing the site testing at the store to add to the website and that they need to go back to PLIA for more money.

Commissioner Rupert said he's aware the squeaky wheel gets the grease, is willing to put political pressure by reaching out to County Commissioners or whomever. John Piccone responded that in his experience that the County responds to a degree but that at the Army Corp level it's more about what makes their job easier or harder, political doesn't make as much difference. Commissioner Aho wants to try and work with the tribe if possible.

Treasurer's Report

As of February 28th 2023 the General Fund totaled \$108,537.57, Investments totaled \$281,036.00 and the balance of the Good Property Management (GPM) account totaled \$199.00 for a total of \$389,762.57.



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Resolution 2023-2- Policy for Public Records Act (PRA) Requests

There was discussion about key items being in the Agenda package, and Correspondence on the website. *Motion to accept Resolution 2023-02, Policy for Public Records Act (PRA) Requests (motion Buesch; second Rupert; all in favor).*

Reports

Administrator Reese still working on State Audit.

Properties-

5560 Oceanview Blvd- Commissioner Buesch to find out from "MR FIX-IT" why all the items on their punch list need replaced, is it possible to do some and postpone others for a while or do all 6 things need repaired at once. Asked other Commissioners to authorize him to spend what is necessary for repairs, other commissioners agreed.

5507 Illahee Road—new garbage can has shown up, graffiti on back of building, and there are Drums with contaminated soil from the test drills that will be removed when they do the remediation.

Dock/Pier

Commissioner Aho was curious if commissioner Rupert would like help using car jacks to put dock ramp back straight on the tracks. Commissioner Rupert said he would work on it.

Public Comment

Questions asked about March 15th meeting with Piccone, Commissioner Aho and the county concerning the health departments involvement if they are going to talk about septic location.

Commissioner Buesch mentioned that he had been by the Habitat store and they have 5 gallon cans of exterior paint in a light grey color. He did say that the commissioners should ok the color that is decided upon.

ADJOURN

At 8:04 PM the meeting adjourned (motion Buesch; second Rupert; all in favor).

Approved:

A handwritten signature in black ink, appearing to be "Aho", written over a horizontal line.

Commissioner

A handwritten signature in black ink, appearing to be "Aho", written over a horizontal line.

Commissioner

A large, stylized handwritten signature in black ink, appearing to be "Buesch", written over a horizontal line.

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 \$13,395.63 and from the General Fund, this 8th day of March 2023

Port Auditor

Port Commissioner

Port Commissioner

Number	Name	Amount
4998	JEFFREY S. RUPERT	814.21
4999	JONATHAN BUESCH	384.00
5000	JAMES AHO	384.00
5001	NORTH PERRY AVENUE WATER DISTRICT	13.40
5002	PORT OF SILVERDALE	675.00
5003	BANK OF AMERICA	15.96
5004	CASCADE NATURAL GAS	5.00
5005	CSD ATTORNEYS AT LAW	2,176.00
5006	HONEY BUCKET	125.50
5007	KITSAP COUNTY PUBLIC WORKS	390.00
5008	PUGET SOUND ENERGY	110.57
5009	SOUNDWEST ENGINEERING ASSOCIATES	8,277.75
5010	WASTE MANAGEMENT	24.24