



Port of Illahee
Minutes of Regular Meeting
October 10, 2023

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 Jennifer Olson; Roy Barton; John Piccone; Seth Ableman; Rochelle LeMay; and Eric Hall

CONSENT AGENDA

The following consent agenda items were approved: October 11th Meeting Agenda; September 13, 2023 Meeting Minutes; checks numbering 5090 through 5102 totaling \$25,730.44 as outlined in the attached Voucher Approval (motion by Buesch; second by Rupert all in favor).

SIGNING OF DOCUMENTS

Commissioners plan to stop by the Port of Silverdale office to sign documents tomorrow.

PUBLIC COMMENT

1. Wav-c Tires cleanup Project Funding Proposal

Seth Ableman from Washington Autonomous Vehicle Cluster (WAV-C) presented at the October Port of Illahee meeting WAV-C is an innovative company working with autonomous vehicles, one of 9 funded by the state of Washington. WAV-C actively collaborates with environmental and government agencies, research institutions, and supporting small businesses in Kitsap County. In the mid 1970's tires were routinely dumped in Puget Sound waterways to create habitat for fish and other sea creatures. The negative impacts, of this practice are now well known. Degrading tires release harmful toxins damaging sensitive ecosystems, marine life and our food chain. Washington State Department of Ecology estimates there are over 500,000 tires in the Puget Sound alone. WAV-C is embarking on a project to identify the location of these tires and eventually remove them. The project will focus on identifying and removing tires from the Illahee Waterway, between Bremerton and Bainbridge Island in an area covering two square miles.

WAV-C has come up with a three-phase plan:

Phase 1: Identifying the location of these tires is a necessary first step towards protecting public health and improving the quality of our waterways.

Phase 2: Will consist in organizing resources to remove and handle the tires. KEDAWAV-C ask for the council's support and approval for the funding for this important project. The removal of these tires is a necessary step to protect public health and improve the quality of our waterways.

Phase 3: To dispose of the tires in a proper way that won't have a negative effect on the environment.

Commissioner Rupert motion to support WAV-C with a \$1,000 donation (motion by Rupert; second by Buesch all in favor).



REPORTS/UNFINISHED BUSINESS -

Waterfront Improvement Project (Upland)

The Port is currently working on providing the additional information to Kitsap County for their **SDAP (Site Development Activity Permit)**. As soon as the Port has all these items they will submit them back to the county for approval, so the SDAP permit can continue moving forward. John Piccone with SoundWest Engineering discussed some of the issues and concerns with the store project :

- The first concern is the possibility that contamination from the store site has migrated to the waterfront park site.
- Concerns related to the presently planned vault toilet as well as how septic for the store site will be addressed. This includes very recent information from the health department indicating that on-site treatment of store septic is unlikely to be feasible.
- An ongoing interest from the Port and Kitsap County to include not only stormwater treatment for the park site but to have the County fund a larger regional stormwater treatment facility that is incorporated into the park design.
- Comments from the County SDAP reviewer indicating that the port will need to either adjust setbacks or seek another variance (as we did with the shoreline permit and requested **ROW (Right of Way)** improvements).

John discussed the two options he would like the Commission to decide on. The first option would be to forge ahead with the waterfront park project as originally planned and currently designed, and address these potential concerns at a later date. The second option would be to take the time now to more fully investigate the feasibility and ramifications of this new information as a whole before finalizing SDAP response to comments and proceeding with bid documents in the event changes are needed or desired.

Commissioners Aho and Buesch are for a short pause (30-90 days) the reasoning behind this is change orders are costly and they can make a more informed decision by doing more research. Commissioner Rupert is not a fan of taking a pause to anticipate problems and he feels the Illahee Community wants to see progress. The Commission is going to take a short pause so they can wait to hear from **PLIA (Pollution Liability Insurance Agency)** if PLIA is jeopardizing the schedule or does not notify the Port in a timely manner (90 days or less) they will call in a private party to have the work done.



Commissioner Aho and John Piccone are going to engage with PLIA on Advice related to potential contamination within the waterfront park site. See sufficient information from experts (PLIA or other if necessary) to advise a future construction contractor on what may be encounter during construction.

Commissioner Aho and John are going to engage with Kitsap County requesting their best final information regarding participation with stormwater treatment so the Commission can decide to continue coordinating the possibility or move forward without the county.

Commissioner Aho and John to look further into septic options and associated costs for both store site and park site. Discuss options with health dept. and continue to use Dave Septic services to advise on potential design options. They will report options back to the Commission for decision as soon as possible.

Waterfront Improvement Project (Docks and Pier only);

John Piccone has not heard back from the Tribal fish committee on an official agreement to the revisions made following the August 31 meeting. Based on conversations with the Corps PM, it appears the Tribe has been in communication with the Army Corps regarding the project. As soon as the Port has official confirmation that the Tribe no longer objects, the Army Corps permit process will resume. The Army Corps PM has indicated that the remaining permit process would take 2-3 months, if everything else goes smoothly with the various agency consultations. This should provide sufficient time to continue with the current goal of commencing construction during the 2024 fish window (approx. Aug. 2024 through Jan.2025).

DNR (Department of Natural Resources) has also provided a final draft lease for approval and Commissioner Aho and John Piccone plan to review the aquatic lease next week. After they review the lease, the next step is waiting for the approved lease to be signed by DNR. Once that's complete The Port will provide the **RCO (Recreational and Conservation Office)** a copy of the lease to demonstrate the required control and tenure for grants.

Pier Piling Repair;

- Grant funding and permits are ready to go for this project. Pending confirmation from the Tribal fish committee on the proposed revisions, we'll begin design documents for the pile replacement as we proceed finalizing design documents for the rest of the new docks and pier renovation.

Treasurer's Report as of September30, 2023 General Fund \$88,006.36 Investments \$ 285,625.52
Good Property Management (GPM) Account \$199.00 (total: \$373,830.88)

Commissioner Buesch would like last month's funds on the Treasury Report along with the current month's funds for a comparison.



Resolution 2023-4 – Interim Public Meetings Policy

Commissioner Aho would like to discuss Resolution 2023-4 Interim Public Meetings Policy at the November meeting.

Resolution 2023-5 – Policy for Stipends, Expenses, Reimbursements and Credit Card Agreement

Commissioner Aho would like the Administrator to merge the credit card agreement and the Policy for Stipends, Expenses, and Reimbursements into one Resolution 2023-5 and then discuss Resolution 2023-5 at the November meeting.

REPORTS/UNFINISHED BUSINESS CONTINUED

Properties-

5560 Oceanview Blvd-

Nothing to report.

5500 Illahee Road- Illahee Road-

The Administrator informed Commissioner Buesch that the rent has not been received for October 2023 at 5500 Illahee road. Commissioner Buesch is planning on contacting the tenant regarding the late rent payment.

5507 Illahee Road / Illahee Store Property

Disabled vehicle was sitting at the store property for a few days until Commissioner Buesch had the vehicle towed.

Illahee Road lot

Nothing to report.

Dock/Pier

Nothing to report.

New Business

The Commission discussed the 2024 budget and wanted to change line item 789.00 (Economic Development) from \$2,500.00 to \$3,000. Commissioner Aho wanted to thank Roy Barton for helping with the 2024 Preliminary budget.

Motion to accept and adopt the 2024 preliminary budget with changes (motion by Rupert; second by Buesch all in favor).



Public Comment

Commissioner Aho would like the Administrator to forward Eric Hall (a new Commissioner with the Port of Illahee his term begins in January 2024) information on the Small Ports Seminar.

ADJOURN

At 8:35 PM the meeting adjourned (motion by Buesch; second Rupert by all in favor).

Next regular meeting November 8, 2023 @6:30pm- via Zoom

Small Ports Seminar – October 26th & 27th at Campbell's Resort in Chelan, WA

Kitsap All Ports October 30, 2023 @6:30pm

Commissioner

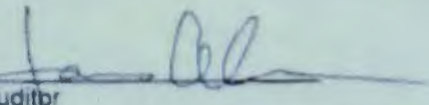
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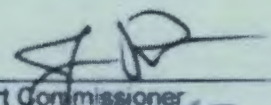
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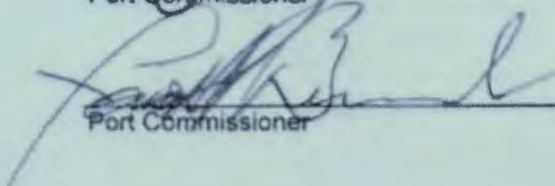


VOUCHER APPROVAL

We, the undersigned Board of Commissioners of the Port of Ilwaco, 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 \$25,730.44 and from the General Fund, this 11th day of October


Port Auditor


Port Commissioner


Port Commissioner

Number	Name	Amount
5090	JAMES AHO	256 00
5091	JEFFREY S. RUPERT	256 00
5092	JONATHAN BUESCH	256 00
5093	BANK OF AMERICA	17 03
5094	CASCADE NATURAL GAS	13 00
5095	CSD ATTORNEYS AT LAW	3 648 00
5096	HONEY BUCKET	135 50
5097	JEFFREY S. RUPERT	1 000 00
5098	NORTH PERRY AVENUE WATER DISTRICT	101 08
5099	PORT OF SILVERDALE	750 00
5100	WASHINGTON STATE DEPARTMENT OF REVENUE	1 424 84
5101	WASTE MANAGEMENT	24 24
5102	SOUNDWEST ENGINEERING ASSOCIATES	17 848 75