



Port of Illahee
Minutes of Regular Meeting
May 8, 2024

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 6:35PM. Also, in attendance were Commissioner Jeffrey Rupert; Commissioner Eric Hall; Administrator Jennifer Olson; Roy Barton and Cathy Johnson.

CONSENT AGENDA

The following consent agenda items were approved: April 10th Meeting Agenda; April 10, 2024 Meeting Minutes; checks numbering 5177 through 5186 totaling \$12,638.38 as outlined in the attached Voucher; Electronic Transfer for Go Bond Payment (May & November) (motion by Rupert; second by Hall all in favor).

SIGNING OF DOCUMENTS

Commissioners plan to stop by the Port of Silverdale office to sign documents on Thursday May 9, 2024.

PUBLIC COMMENT

A community member mentioned that North Perry Water and the North Perry Community Fire station both have new locations, the Port may want to check and see if they have meeting rooms available for their Port meeting.

REPORTS/UNFINISHED BUSINESS -

Waterfront Improvement Project

Commissioner Aho read John Piccone's (SoundWest Engineering) report update. Please see John's report below.

• **USACE and WDFW Permit;** Tribal agreement is still pending and I've sent another update request today. I do however have the email confirmation previously mentioned that our design is acceptable so we are just waiting on terms at this point. I'm also waiting for an email back from the corps as to the expected timeline to complete other corps permit review items notwithstanding the tribal agreement. The initial conversation I had with them was that they expected 2-3 months however, that statement was qualified assuming all goes well with the other services.

I also met with WDFW on site yesterday and they indicated everything is in process with the HPA permit and expect that will be issued next week sometime. He did qualify that however telling me next week was his last week on the job and he "hoped" to complete it! Either way though, I don't expect the HPA to be a limiting factor.



REPORTS/UNFINISHED BUSINESS Continued

County SDAP Permit; As mentioned, I've been in contact with the County PM (a newly assigned PM) regarding the SDAP permit and he has been fairly responsive. He's informed me that all the variances have now been approved and expects to approve the SDAP by end of May.

Site Contamination and PLIA coordination; I've reviewed the proposal from SLR and recommend the Port approve this scope of work so we have the CMMP included in the bid documents. I suggest getting concurrence on signing that contract for \$4850 at this evening's meeting. I'm hoping to have a more confident schedule prediction by early June given the above items but nevertheless I'll be planning and getting done what can be done with the goal of bidding in August.

Commissioner Rupert made a motion to approve the contract and payment with SLR International Corporation. (motion by Rupert; second by Hall all in favor).

Commissioner Hall will be working on the renovations for the inside of the store, he asked the Commission if they had ideas of what the store will be used for. Commissioner Aho mentioned that the store is zoned for a mercantile. There was much discussion amongst the Commission regarding what type of businesses would work in the store once construction is complete.

RCO Grants; Nothing new to report.

Pile Replacement Project

Permits; The project is currently fully permitted.

• **Design;** Only the inspection and a preliminary design concept has been completed and the Port is waiting for confirmation from the Tribe before proceeding with the engineering design in conjunction with finalizing the float and pier renovation design.

• **Grant and Contract Status;** No grant funds have been expended to date and the grant contract is currently set to complete work by June of 2025.

• **Anticipated Schedule;** The current assumption is that this schedule will coincide with the pier and float work and occur as a single bidding and construction phase.

The Commissioners approved the April 30, 2024 Treasurers report below:

Treasurer's Report as of April 30, 2024 General Fund \$134,651.14 Investments \$291,006.47

Good Property Management (GPM) Account \$199 total: \$425,856.61

BFP RCO Share Total = \$851,065.00 Remaining RCO Balance \$760,745.02

ALEA RCO Share Total= \$500,000.00 Remaining RCO Balance \$426,327.55

RCFB RCO Share Total= \$191,000.00 Remaining RCO Balance \$191,000.00



Report

Website - Commissioner Aho reported that Commissioner Hall submitted his bio for the Ports website. Commissioner Rupert is still working on his and will submit it before the next Port meeting in June.

Properties

5560 Oceanview Blvd- Back Flow test completed on

5500 Illahee Road- Illahee Road- Nothing to Report.

5507 Illahee Road / Illahee Store Property - Nothing to Report

Illahee Road lot - Nothing to Report

Dock/Pier - Commissioner Rupert discussed the backflow test failed, the Port will probably shut off the water until the upland project is completed. Commissioner Rupert will check with North Perry Water and probably have the water shut off.

A Watershed Park

Kitsap County Parks and Recreation submitted a grant on May 1, 2024, for phase #1 which is to resolve safety issues. There was much discussion amongst the Commission regarding the centennial clean water grant that the previous Illahee Commissioners applied for, why the Port is worried about their dock facility and to maintain Illahee creek as a Salmon Bearing Stream.

Business

U.S Army Corps of Engineers letter- Tire Reef Removal

The Army Corps of Engineers sent a letter to Commissioner Aho stating that they received the Port of Illahee's permit application to remove 1-3 tire reef clumps, the Port does not need a permit and no action is required by the Army Corp of Engineers.

Department of Ecology Rule Making Announcement

The Department of Ecology sent a letter stating that they are beginning their rulemaking to amend some of the chapters of the Washington Administrative Code (WAC) to comply with the Shoreline Management Act and address issues that they have identified through the review, adoption, and implementation of shoreline master programs (SMPs). They will also add requirements for local governments to address the impact of sea level rise and increased storm severity on people, property and shoreline natural resources and the environment.



Public Comment

Community member suggestions:

The Port reach out to the Department of Community Development (DCD) to see their requirements regarding the Illahee Store property.

Years ago, the store was up and operational but had limited drain field use. The Port needs to know the limitations regarding the drain field and how much water you can pour down the sink and use of the restroom.

ADJOURN

At 7:25PM the meeting adjourned (motion by Rupert; second Hall by all in favor).

Next regular meeting June 12, 2024 @6:30pm- via Zoom

Kitsap All Ports July 29, 2024 @6:30pm at Port of Brownsville

Commissioner

Commissioner

Commissioner

