

**PORT OF ALLYN
Special Meeting
April 9, 2018
MINUTES**

The Special Meeting was called to order at 6 p.m. with the flag salute.

Present were Commissioners Judy Scott (Chair), Scott Cooper and Ted Jackson; Lary Coppola Executive Director, and LeAnn Dennis, Operations Manager; Mason County Commissioner Randy Neatherlin; Dana Kampa and Arla Shephard-Bull, Press; Mendy Harlow; Pacific Northwest Salmon Enhancement Group (PNSEG), Dana Rosenbach, Superintendent, North Mason School District; Brian Peterson and Ken VanBuskirk, Public.

ACTION

- a) GF Voucher #180404001 for \$734.55
- b) GF Voucher # 180405001 for \$439.37

Commissioner JACKSON made a MOTION to APPROVE Action Items a & b. Commissioner COOPER SECONDED. MOTION CARRIED.

NEW BUSINESS

Commissioner Scott introduced Mendy Harlow, Executive Director of the Pacific Northwest Salmon Enhancement Group, who gave a presentation about the Shindleheim Property, also known as the Sweetwater Park project. She discussed the timeline of the project from the beginning to the present, and the cleanup of the Brownfield that has been completed, as well as the testing results. The Salmon Center submitted all of their documentation and test results to the EPA when the cleanup was completed, and the EPA signed off on it.

She also discussed the Letter of No Further Action that the Port Commissioners have asked for before they would agree to accept ownership of the property. Ms. Harlow explained the State Department of Ecology can't issue such a letter due to the fact it has no jurisdiction over the previous cleanup, which was funded and certified by the federal Environmental Protection Agency. She said that due to volcanic activity, there are levels of naturally occurring arsenic throughout Washington State, including in North Mason County, and that there are monitoring wells for this on the property. Ms. Harlow added that the Department of Ecology stated that for it to issue a No Further Action Letter, it would require additional monitoring wells throughout North Mason County, and that the results be monitored and compared to the wells on the Shindleheim property for a period of two years. This would cost approximately \$30,000 – which the Salmon Center doesn't have, and the North Mason School District (NMSD), the current owners of the property – are unwilling to fund.

Ms. Harlow went on to discuss opportunities the Salmon Center has for grants for this project. She asked for support from the Port of Allyn as the NMSD owns most of the property and can only sign it over to an entity that would have qualified for the grant the NMSD got for the property. (Port District, County, State Government, School Districts).

Commissioner Jackson asked County Commissioner Randy Neatherlin why the County doesn't take this project on. Commissioner Neatherlin answered the County is having issues taking on any additional park projects due to a lack of funding. Commissioner Jackson also asked for clarification about the No Further Action Letter, the voluntary cleanup program, and what the salmon group needs to move forward, which Ms. Harlow explained.

Commissioner Cooper asked about the plan for the pond since it is currently a "marsh" and Ms. Harlow answered that it will be dredged to bring it back to a pond and then stocked with native trout.

Commissioner Scott asked about the culvert that is currently under Hwy. 3 and if it does or does not allow salmon to pass through as they should. She also asked about the current standards of culverts and if this project could help get that culvert upgraded. Ms. Harlow

discussed the releasing of salmon fry into the river, and the fact that as a part of this project, Sweetwater Creek will be rerouted, which will allow fish to bypass the waterwheel which is an obstruction to them getting upstream to spawn, once they get through the culvert.

Ken Van Buskirk stated that the salmon can't get through there, and it has been that way for 90 years. He also asked for clarification about the ALEA grant that was supposed to include fish ladders. Ms. Harlow explained the property was not available when that grant was issued.

County Commissioner Neatherlin asked if the ADA pond would it be open to the general public or just people subject to the ADA. He also asked if it would help for the County to team up with the Salmon Center for grants like they did with the School District. He added the County would welcome Ms. Harlow giving the presentation to all three County Commissioners to see if they can help support it.

NMSD Superintendent Dana Rosenbach discussed the prior ALEA grant and RCO, detailing what would be needed to transfer the property since there are grant restrictions. Commissioner Scott discussed that the Port Commissioners would need to discuss it and rescind their prior action to not move forward without the Letter of No Further Action Commissioner Cooper previously stated the Board would need.

Commissioner Jackson wondered that in light of the fact that they can't get a Letter of No Further Action, if that is really a reason to hold the project up? He asked if that would actually hold up anyone else from development - in other words, if others could move forward, then why can't the Port? He stated he is tired of seeing property sit unused in Belfair, especially this one as it's next to Belfair Elementary, and should be developed.

The Executive Director asked about the future growth of the school and the possibility of the NMSD having to build a new elementary school. Superintendent Rosenbach explained the process the NMSD has, noting that Belfair Elementary is the oldest school in their district so it will likely be the next one to be rebuilt. She added they would like to move it - if and when it gets to that point - as it is next to State Highway 3, which presents ongoing safety issues.

Dr. Brian Petersen agrees with Commissioner Jackson that it's time to get something done on this project, stating it has been held up for the past 13 years. Commissioner Cooper added that Sweetwater Park is in our comp plan so we are actually the Salmon Center's partner. Dr. Petersen talked about possible future plans for trails, and said he would like the Board to take action.

Ms. Harlow discussed the difference between a Letter of Support vs being an actual sponsor. Commissioner Scott stated the Board would need to take action to rescind their prior statement about not moving forward without the Letter of No Further Action.

Mr. Van Buskirk asked if he could make a public comment. He stated he is all about trails and he wants the Board to know that. He brought up a zoning issue, saying the Shindleheim property is not currently zoned for parks. Ms. Harlow disputed that, stating it's zoned for Mixed Use - which includes parks. Mr. Van Buskirk disagreed and said part of it is R10, which may be an allowed use. He noted that he has walked the property several times and he has an issue with the Salmon Center doing the conceptual design before they ever talked to the school district. He also thinks there is another buried tank still on the property that was never detected as part of the cleanup effort, and that this should be investigated before moving forward.

Dr. Petersen clarified the timeline about the design, and the fact it was not unknown to the NMSD.

Commissioner Cooper mentioned that the School District actually asked us to get permission next time we want to walk the property as he, Commissioner Scott and the Executive Director had done previously with Mr. Van Buskirk. Superintendent Rosenbach also clarified the school boards position about accessing the property without previous permission.

County Commissioner Neatherlin checked to see if the project is in the County Comp Plan and found it is in the Parks Plan. He also checked on the zoning and found that Mixed Use and R-10 both allow parks.

Ms. Harlow stated the WWRP grants are due May 1, or 2, and she needs to know if the Port can partner with them for those grants or not. Commissioner Neatherlin added that it would be

good to have the Port involved because the if County leadership changes, it's uncertain if it will still support parks. Commissioner Cooper noted that the Port already responsibly takes care of parks over the long term. He then asked how the property transfer process would work. Superintendent Rosenbach clarified the process with RCO, saying it shouldn't take long at all.

Commissioner Cooper then asked about the Peterson's property. Ms. Harlow answered that the salmon group would purchase it from Petersons with grant funds and Dr. Peterson reaffirmed that they will sell it at cost – with no profit.

Commissioner COOPER made a MOTION that the Port of Allyn rescind the previous requirement for the DOE Letter of No Further Action, as it is unattainable. Commissioner JACKSON SECONDED. MOTION CARRIED. Commissioner COOPER then made a MOTION for the Port to enter into an agreement with the School District to acquire the Shindlehiem Property the NMSD acquired with the ALEA grant. Commissioner JACKSON SECONDED. MOTION CARRIED. Ms. Harlow asked for clarification about working with the Executive Director. Commissioner COOPER made a MOTION to authorize the Director to work with the salmon group to move forward with the grant applications. Commissioner JACKSON SECONDED. MOTION CARRIED.

Commissioner Jackson stated he is excited for the future, and that his kids will love this park, and he doesn't want to see this project languish.

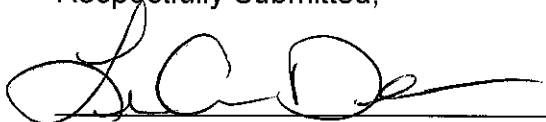
County Commissioner Neatherlin requested a letter of support from the Port for the County to see. The Board directed the Executive Director to write that letter for County Support.

The Operations Manager asked for clarification about who is going to WPPA Spring Meeting.

The Executive Director informed the Board that Kitsap Bank has a proposal to use ACH and we are moving toward electronic banking.

Meeting Adjourned at 8:09 p.m.

Respectfully Submitted,



LeAnn Dennis, Operations Manager

COMMISSIONERS:



Judy Scott, Chair

Scott Cooper, Vice Chair

Ted Jackson, Commissioner