

**PORT DISTRICT OF SOUTH WHIDBEY ISLAND**

Minutes of the Special Meeting

January 25, 2007

Freeland, Washington

**Present at the meeting were:**

Commissioner Geoff Tapert, Freeland  
Commissioner Rolf Seitle, Langley  
Commissioner Lynae Slinden, Clinton  
Ed Field, Port Manager

Phil Pearl, Open Space Resources

**Absent:** None

**1. MEETING CALL TO ORDER:**

The Special Meeting of the Port District of South Whidbey Island's Board of Commissioners was convened on January 25, 2007, in the conference room at the Port office at 5492 S. Harbor Avenue in Freeland, WA. Commissioner Tapert, President, called the meeting to order at 9:10 am. As announced, the primary purpose of the Special Meeting was for discussion of Port property acquisition possibilities. Commissioner Tapert announced that the Commissioners would initially address the retention of property acquisition consultant Phil Pearl, after which the Special Meeting would be conducted in Executive Session for approximately 1.5 hours. Port Manager Ed Field said that he would then expect to brief the Commissioners on the 1/24/07 meeting with Wa. Dept. of Fish & Wildlife (WDFW) regarding the Bush Point Boat Launch, although he noted that no specific Commission action is presently needed

**2. PROJECT ACTION ISSUES (part 1):**

**A. Property Acquisition Consultant:** Commissioner Seitle noted that Phil Pearl of Open Space Resources had already been retained by the Port (per 11/13/06 Board action) to assist with valuation aspects of the Port-City negotiations regarding the Langley small boat harbor. He stated that Phil's assistance had already proved useful, and given the successful outcome at Clinton Beach which was accomplished by the Port with Open Space Resources' help, he recommended that Open Space Resources be retained for property acquisition assistance for other current opportunities. The other two Commissioners agreed.

**ACTION:** A Motion was made by Commissioner Seitle and seconded by Commissioner Slinden to retain Open Space Resources to represent and assist the Port of South Whidbey during all current property acquisition efforts. The Motion passed unanimously.

**3. EXECUTIVE SESSION:**

The Commission went into Executive Session with Phil Pearl at 9:15 am to discuss specific property acquisition opportunities, and then came out of Executive Session at 10:37 am.

#### 4. PROJECT ACTION ISSUES (part 2):

**B. Bush Point Boat Launch:** Ed reported that he had met with representatives from WDFW on Wednesday, January 24, to address repair of the recent storm damage to the Bush Pt boat launch facility. He noted that there had been a major north-slope wash-out during the January 5-6 storm, followed by significant undermining of the pedestrian ramp abutment and the upper boat-ramp grid portions during the January 9-10 storm. Ed said that the WDFW personnel on-site consisted of project manager Kristen Kuykendall and Regional Lands Agent Kye Iris, along with a brief visit from Doug the current project biologist. Ed said that there was agreement among the WDFW personnel that a more substantial and storm-resistant facility must be established during reconstruction from the recent storms, and even the biologist agreed to “harder” surfaces than were permitted during the original design process. Specifically, the un-armored north-slope area can now be protected with a concrete bulkhead which was not allowed previously. Ed said that Kristen is proposing first that the displaced pedestrian abutment be relevelled by WDFW crews, and then the pedestrian and boat ramp abutments would both be surrounded where possible by driven vertical sheet piles to prevent erosion and undermining. Then, to prevent any deeper scour action which might occur in front of the sheet piling, Kristen is proposing to place large rip-rap in trenches across the face of the sheet pile, and possibly also across the face of the concrete bulkhead walls as well. In addition, following containment of the abutment inside the sheet piling, the Armorflex grid ramp surface will need to be picked up and the “lost” material replaced under it. Finally, some form of “landing pads” will need to be constructed to support the near-shore float legs at low tide, as loss of beach sand has resulted in uneven surfaces which would not properly support the floats. Ed said that while Kristen was very optimistic about expediting the necessary permitting to allow this scope of repair work to proceed soon, she was less certain that there are funds available within WDFW to accomplish the rework. Ed said she noted two possible funding sources: 1) Unspent funds returned to the original grantor InterAgency Committee for Outdoor Recreation (IAC), or 2) Funds available due to gubernatorial declaration(s) of emergency for recent storms. Ed added that there are complications and uncertainties with either funding source, generally involved with strong competition from other projects as well as the possibility that other project(s) would be “bumped” down if funds are allocated for Bush Pt repairs. Although WDFW has not asked the Port for additional funding at this time, Ed noted that Kristen is not sure if she can even release bid documents for repair work without an identified funding source. While Ed reported that Kristen concurred that it is critical to get this long-delayed project into operation, she acknowledged that funding could be a serious potential complication, and she added that the “landing pads” for the floats could require separate permitting from the rest of the repairs.


Ed also noted that Kye Iris had not been familiar with the final as-built details of the facility until this meeting, and he said she expressed surprise and dismay at the irregular ramp grid surface. Echoing earlier comments from Commissioner Slinden, Ms. Iris expressed great concern at potential liability problems arising from such an irregular and slippery surface, and asked whether there would be some way to improve its safety and usability for foot traffic. She also asked if elimination of the pedestrian abutment and floats (as well as new “landing pads”) could be an option to reduce costs, and Ed said he responded that there would be a STRONG negative public reaction to such a major reduction in the operational facility. Ed closed by saying that he was looking forward to WDFW’s development of a plan to complete rework and be ready for operations, and he recommended that the Commissioners not take any action until WDFW’s plan is developed and reviewed. The Commissioners concurred, but said they were still seriously considering all options including complete cancellation out of concern for future upkeep and liability costs.

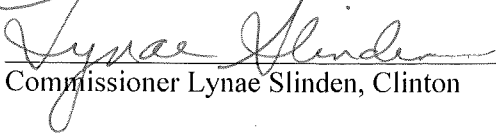
**5. ADJOURNMENT:**

The meeting was adjourned at 10:50 am.

Approved:

  
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Commissioner Geoff Tapert, Freeland

  
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Commissioner Rolf Seitle, Langley

  
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Commissioner Lynae Slinden, Clinton

Minutes prepared by:

  
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Edwin S. Field, Port Manager