

## THE PORT DISTRICT OF SOUTH WHIDBEY ISLAND

### REGULAR MEETING

Held at Bayview South Whidbey Fire/EMS Station 36 Meeting Room, 5579 Bayview Road,  
Langley, WA 98260

With virtual access via Zoom Meeting Service

Tuesday, August 8, 2023

### AGENDA

Join Zoom Meeting

<https://us02web.zoom.us/j/88021814146>

Meeting ID: 880 2181 4146

One tap mobile

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Meeting ID: 880 2181 4146

Find your local number: <https://us02web.zoom.us/u/kp9t9eBpd>

WORKSHOP (3:45 PM – 4:00 PM): Commission review of vouchers and recent correspondence

REGULAR MEETING CALL TO ORDER and PLEDGE OF ALLEGIANCE

### COMMISSIONER ACTIONS

**Consent Agenda:** Approval of August Vouchers in the amount of **\$231,380.69** and the Minutes from the Regular Meeting of May 9, 2023.

**PUBLIC COMMENT** – *This is time set aside for members of the public to speak to the Board regarding **any** subjects of concern/interest, **including items on the agenda**. The Board will take all information under advisement, but generally will not take any action unless it is emergent in nature. To ensure your comments are recorded, please state your name and city of residence. Please limit comments to 5 minutes.*

### EXECUTIVE DIRECTOR REPORT

**Financial Update and June 2023 Financial Statement**

**2024 Budget**

**Clinton Dock – Update**

**South Whidbey Harbor**

Permit NWS-2009-617 update

South Whidbey Harbor Economic Study update

**Fairgrounds Capital Projects – Update**

**Comprehensive Scheme of Harbor Improvements – Update**

**Island County Comprehensive Economic Development Strategy**

**Possession Beach Waterfront Park Caretaker Residence Roof Replacement**

### STATUS REPORTS

**Fairgrounds**

- Fairgrounds Director Report

**Port Operations**

- Maintenance & Operations Supervisor Report

**South Whidbey Harbor**

- Harbormaster Report

**ACTIVITIES/INVOLVEMENT REPORTS**

**Gordon:** Council of Governments (COG), Island Regional Transportation Planning Organization (IRTPO) and Clinton Community Council (CCC)

**Ng:** Washington Public Ports Association (WPPA) and Port-wide Marketing & Promotion Committee (M&P)

**Easton:** Marine Resources Committee (MRC) and City of Langley Council Meetings

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**

## **PORT DISTRICT OF SOUTH WHIDBEY ISLAND**

Minutes of the Regular Meeting

August 8, 2023

Held in Langley, Washington  
and online via Zoom Meeting Service

**Commissioners Present:** Curt Gordon (Clinton), Greg Easton (Langley) and Jack Ng (Freeland)

**Port Staff Present:** Angi Mozer (Interim Executive Director), Molly MacLeod-Roberts (Port Clerk/Accountant), Amanda Ellis (Fairgrounds Director), Pat Kisch, (Maintenance & Operations Supervisor) Kathy Myers (Harbormaster) and David Stern (Fairgrounds Marketing & Events Coordinator)

**MEETING CALL TO ORDER:** Following a Workshop from 3:45 p.m. to 4:00 p.m. for informal Commission review and discussion of vouchers and recent correspondence, the Regular Meeting of the Port District of South Whidbey Island's Board of Commissioners was convened on Tuesday, August 8, 2023, in person at the meeting room of the Bayview South Whidbey Fire/EMS Station 36 located at 5579 Bayview Rd in Langley, Washington and online via Zoom Meeting Service. Commissioner Jack Ng (President) was attending virtually and asked Curt Gordon (Vice President) to chair the meeting. Gordon called the Regular Meeting to order at 4:00 p.m., followed by the Pledge of Allegiance.

### **CONSENT AGENDA**

**Approval of Current Vouchers:** Vouchers audited and certified by the Auditing Officer as required by RCW 42.24.080 and those expense reimbursement claims certified as required by RCW 42.24.090 have been recorded on a listing which has been made available to the Board, and have been presented to the Board for review.

**ACTION:** Motion made by Ng and seconded by Commissioner Greg Easton to approve the Consent Agenda as presented, including the authorization and acceptance of Vouchers dated August 2023 as signed today in the amount of \$231,380.69. The Motion passed unanimously.

### **PUBLIC COMMENT**

**Chuck Prochaska, Superintendent of Agriculture for the Whidbey Island Fair and Deer Lagoon Range Master** criticized the Port for not requiring an annual tenant to vacate the Burrier Building during Fair where the Grange does its display each year.

**Carl Chaney, Clinton business owner and Fair vendor** asked what the Port's plan is for the Fair; it was very disorganized this year.

**Laura Rookstool, Deer Lagoon Grange member** spoke against the Grange being unable to use the Burrier Building, resulting in the Agriculture department being spread out and fractured. She asked how the decision and timeline came about, and asked if a Grange member could be added to the Fairgrounds Advisory Committee.

**John Bianchi of Clinton** discussed the Fair's Log Show event during which a car with the Port logo was smashed and Port staff felt threatened. He believed it was a misunderstanding and there was no ill will. He asked the Port to investigate a staff member who posted comments on social media about the log show and Albert Gabelein that Bianchi believes were defamatory. Gordon clarified that Albert Gabelein is the Superintendent of the Bunyan Busters Log Show and is a performer at the Fair.

**Curtis Bacon** spoke in support of the Log Show.

**Easton** summarized that the Fair involves lots of activities, organizations and partners, each of whom is responsible for their own activities and the Fair Association has overall responsibility for all of them and must answer for all the participants.

**Virginia Keck** criticized the Port for treating the Fair as an ordinary tenant and people don't think the Port is being supportive of the Fair and lacks consideration for the feelings of the Fair volunteers.

**Albert Gabelein, Superintendent of the Bunyan Busters Log Show** supported the Grange being able to use Burrier Building and it was wrong for the Port to kick them out. He didn't know the Fairgrounds Staff and none of the Log Show was directed to them and criticized them for posting their views on social media.

**Margaret Keane** couldn't find any information on the annual tenants on the website and asked where and how the Port finds tenants.

Gordon said the major tenant at the Fairgrounds is the Fair Association that puts on an annual fair. The rest of the tenants are there to help bring in revenue so the Port can continue the maintenance (which costs over \$100,000 more than the revenue brought in).

**Elise Gabelein** complained about Fairgrounds staff posting on social media and criticized the Port for not turning the property over in better condition.

**Ben Criswell** criticized the Port and he's never seen the community so upset. He wants a separate advisory group that is not under the Port's leadership - not the Fairgrounds Advisory Committee (FAC). Having tenants bring in revenue is a good thing, but having tenants occupy space during the Fair is not okay.

**Gwendy Hasting, FAC member** explained the FAC was formed to include all the shareholders (tenants, Fair Association, tenants, 4-H, etc.). The Port simply "hosts" (doesn't lead) the meetings and provides the minutes. Anyone can attend the FAC meetings (on Zoom), and she encourages everyone who wants positive change and wants to work together to attend. There are spots on the FAC Board, including at large positions.

**Interim Executive Director Angi Mozer** reported the FAC meetings are held on the 3<sup>rd</sup> Wednesday of the month at 5:30 p.m. and the link is on the Port's website.

**Thomas Gill, Langley City Council** volunteered the use of Langley's City Hall to hold FAC meetings in person and virtually as it is already set up for both and it's close to the Fairgrounds.

#### EXECUTIVE DIRECTOR REPORT

**Financial Update and June 2023 Financial Statement:** The Commission acknowledged receipt of the June 2023 Financial Statement, the Preliminary Profit & Loss for July, and the performance graphs and the cash flow through June. Mozer reported the Port received \$55,000 in operating, tax, and capital revenue and incurred approximately \$293,000 in operating and capital expenses in June 2023. Ending cash balance at 6/30/23 was just over \$1.3 million, consisting of \$613,000 in the General Fund and \$660,000 in the Bond Fund.

**2024 Budget:** The Commission agreed to schedule a Special Meeting to provide input into next year's budget. As the Comp Scheme wraps up, Easton noted that information can be incorporated into the budget.

**Clinton Dock – Update:** Permits still ongoing. Mozer will ask Confluence Environmental to submit the documents to Island County to conduct the SEPA review. Mozer recommends the Port should proceed with establishing its own SEPA review process in the future. For mitigation, removal of the pilings at South Whidbey Harbor was offered to the Army Corps of Engineers.

#### South Whidbey Harbor

- **Permit NWS-2009-617 update:** The Tulalip Tribes didn't like the proposed mitigation plan for the expansion. They have asked for a Treaty Resource Study, which Confluence can perform (estimated cost \$10K-\$15K). The Tribes also asked for an updated biological opinion. The Port would need to reinstate the consultation with USACE to include a biological assessment addendum that the Port would need to create

(at cost of \$10K-\$15K and 1-2 years to go through the process again). With the information gathered, Mozer said the Port can first counter the Tribes request. She will provide a summary to the Commission next week.

- **SWH Economic Study update:** Paul Sorenson of BST Associates has begun the economic study for the South Whidbey Harbor; Mozer has provided a lot of historical data and customer information. Easton noted that BST's study for the Comp Scheme appeared to address all the issues he raised, but he hasn't looked into it in detail. Gordon hasn't either yet. If Sorenson hasn't captured the Commissioners' feedback appropriately, he is happy to make necessary changes. Gordon said BST's economic study could be helpful for Island County's Comprehensive Economic Development Strategy (CEDS), in response to the request for the Port to provide a SWOT Analysis (Strengths, Weaknesses, Opportunities & Threats). The Commission agreed to schedule a Special Meeting with BST Associates and the individuals working on the CEDS.

**Fairgrounds Capital Projects:** Mozer has developed a "next steps" plan for the remainder of the Rural County Economic Development Funds grant. It's possible the Port could ask Island County for an extension and return some of the funds, because it's likely not possible for the Port to spend all the funds even through the end of 2024. The Port will get some heat from Island County Commissioners if it asks for an extension, but Gordon said the projects are worthwhile and the improvements are needed.

**Comprehensive Scheme of Harbor Improvements - Update:** Makers Architecture & Urban Design will submit the draft in the next couple of weeks.

**Possession Beach Waterfront Park Caretaker Residence Roof Replacement:** The Port received 3 quotes to replace with a new composite roof:

- All Weather Rooftop Solutions: \$27,981-\$28,487 depending on the type of shingle;
- Red's Construction: \$34,000
- James King Roofing: \$26,953

**ACTION:** Motion made by Easton and seconded by Gordon to accept the proposal of \$26,953 plus tax as submitted by James King Roofing for the roof replacement. Motion passed unanimously.

#### STATUS REPORTS:

##### **Fairgrounds**

Fairgrounds Director Amanda Ellis responded to the public comments. She explained to the public that she provides the report every month, as well as attending and reporting on the FAC meetings that are also open to the public. Most of the individuals at this meeting have not attended either the Port or FAC meetings and she encouraged them to do so. The communication needs to be fixed. Ellis does her best to listen to people, but others have made it clear that Fairgrounds staff are not welcome. When individuals said the logging show targeting people is tradition, what she hears is that the bad behavior has gone on for years. She stated that she believes there is an element of grace that needs to be given in the situation and she has given it throughout the last weeks, and she would really appreciate it if that grace would be returned and people would come to the conversation. Ellis stated that she wants better communications all around, including within the Port. Ellis then presented her monthly Fairgrounds Director report. She concluded by saying she really hopes this can be a turning point and an end to the discord and frustration that has been in the community for months.

Easton said they as the Commission and the Port as an organization have the responsibility to provide a safe and secure workplace for the employees. If there is any instance where an employee feels threatened, the Commission absolutely has to deal with it and provide a workplace where the staff feels secure. The Port and Fair Association both have missions and history. Both can work together to pursue those missions but must proceed as partners and be able to acknowledge when one or the other didn't do what it should have, etc. Going forward as partners the Port and Fair should proceed on a good faith basis with respect for each other. There's almost a year until the next Fair, and he's hopeful they can resolve their differences and come up with what is in the best interest of the community.

### **Port Operations**

Maintenance & Operations Supervisor Pat Kisch presented his report on maintenance & repairs completed/ongoing/planned at Clinton Beach, Humphrey Road Parking Lot, Bush Point, Possession Beach Waterfront Park and the Fairgrounds.

### **South Whidbey Harbor**

Harbormaster Kathy Myers presented her monthly report.

### **ACTIVITIES/INVOLVEMENT REPORTS**

**Gordon:** Island County Council of Governments (COG), Island Regional Transportation Planning Organization (IRTPO) and Clinton Community Council (CCC): He was away on vacation when the meetings were held; no reports.

**Easton:** Marine Resources Committee (MRC), and City of Langley Council Meetings

**MRC:** The group is preparing a White Paper on sea level rise and the effects on shoreline properties. It will provide a lot of factual information on climates changes and private property rights and the intersection of the two.

**Washington Public Ports Association (WPPA):** Easton attended the Commissioners Seminar in July; it was very helpful and covered a lot of interesting topics. Several port commissioners said they meet regularly with county commissioners on joint issues, and Easton suggested the Port could do the same regarding the co-owned boat ramps.

**Langley:** No report.

**Ng:** Washington Public Ports Association (WPPA) and Port-wide Marketing & Promotion Committee (M&P): No reports.

UNFINISHED BUSINESS: None.

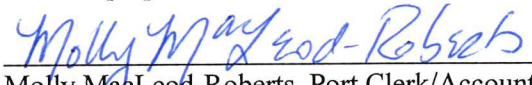
NEW BUSINESS: None.

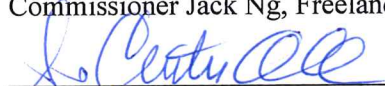
ADJOURNMENT: Without any further action, the Meeting was adjourned at 5:54 p.m.

Approved:

Minutes prepared and submitted by:

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Commissioner Jack Ng, Freeland

  
\_\_\_\_\_  
Molly MacLeod-Roberts, Port Clerk/Accountant

  
\_\_\_\_\_  
Commissioner Curt Gordon, Clinton

  
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Commissioner Greg Easton, Langley

**Public Disclosure Statement:** The foregoing Meeting Minutes, audio recording and all supporting documents presented are available at the Port of South Whidbey, 1804 Scott Rd., Suite 303, Freeland WA 98249.