

**THE PORT DISTRICT OF SOUTH WHIDBEY ISLAND
REGULAR MEETING**

Held at Freeland Library Meeting Room, 5495 Harbor Avenue, Freeland WA 98249

With virtual access via Zoom Meeting Service

Tuesday, June 10, 2025 at 4:00 p.m.

AGENDA

Join Zoom Meeting

<https://us02web.zoom.us/j/86520625489>

Meeting ID: 826 0753 7978

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• +1 253 205 0468 US

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Find your local number: <https://us02web.zoom.us/u/kdi7KJqrxJ>

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 June Vouchers in the amount of **\$111,085.98**

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 April 2025 Financial Statement

2024 Annual Report

Resolution No. 25-02 Revision to Port District of South Whidbey Island By-Laws to Address Commissioners' Remote Attendance at Commissioner Meetings

Fairgrounds

Capital Projects – Update

Workforce Housing Feasibility Study

South Whidbey Harbor

Clinton Dock

Possession Beach Waterfront Park Boarding Floats

On Call Engineer

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), WPPA Executive Committee, and Port-wide Marketing & Promotion Committee (M&P)

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

EXECUTIVE SESSION

UNFINISHED BUSINESS

NEW BUSINESS

ADJOURNMENT

PORT DISTRICT OF SOUTH WHIDBEY ISLAND

Minutes of the Regular Meeting

June 10, 2025

Held in Freeland, Washington
and online via Zoom Meeting Service

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

Port Staff Present: Angi Mozer (Executive Director), Molly MacLeod-Roberts (Port Clerk/Accountant), Amanda Ellis (Fairgrounds Director), Pat Kisch (Maintenance & Operations Supervisor), Bryan Smith (Assistant Harbormaster) and Ed Vernon (Dockhand)

Absent: Kathy Myers (Harbormaster)

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, June 10, 2025, in person at the meeting room of the Freeland Library at 5495 Harbor Avenue in Freeland, Washington and online via Zoom Meeting Service. Commissioner Curt Gordon (President) called the Regular Meeting to order at 4:00 p.m., followed by the Pledge of Allegiance.

Commissioner Jack Ng had not arrived at the time the Meeting was called to order.

ACTION: Motion made by Easton and seconded by Gordon to reorder the Agenda to begin the Executive Session when Ng arrives at the Meeting and to postpone Public Comment until after the Executive Session. Motion passed unanimously.

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 Easton and seconded by Gordon to approve the Consent Agenda as presented, including the authorization and acceptance of Vouchers dated June 2025 as signed today in the amount of 111,085.98. Motion passed unanimously.

EXECUTIVE DIRECTOR REPORT

Financial Update and April 2025 Financial Statement: The Commission acknowledged receipt of the April 2025 Financial Statement, the Preliminary Profit & Loss for May 2025, and the performance graphs which were distributed to them previously. Executive Director Angi Mozer reported the Port received approximately \$362,000 in operating, tax, and capital revenue and incurred approximately \$404,000 in operating and capital expenses during April 2025, with a transfer of \$206,000 from the Bond Fund to the General Fund to cover Fairgrounds capital expenses. Ending cash balance at 4/30/25 was \$787,000, consisting of \$599,000 in the General Fund and \$188,000 in the Bond Fund.

2024 Annual Report: Port Clerk/Accountant Molly MacLeod-Roberts filed the Annual Report on May 28, 2025.

Resolution No. 25-02 Revision to Port District of South Whidbey Island By-Laws to Address Commissioners' Remote Attendance at Commissioner Meetings

Mozer explained that legally Commissioners do not need to be physically present at meetings, but the Port Commissioners have individually expressed the preference to have at least one physically present. If approved the Resolution will allow up to two of the three Commissioners to attend meetings remotely, with the requirement of one Commissioner to be physically present.

ACTION: Motion made by Easton and seconded by Gordon to approve Resolution No. 25-02 as presented. Motion passed unanimously.

[Ng arrived at 4:06 p.m.]

EXECUTIVE SESSION: At 4:07 p.m., Gordon announced the Commission would meet in executive session until 4:27 p.m. to evaluate the qualifications of applicants for public employment pursuant to RCW 42.30.110(1)(g).

At 4:27 p.m. Gordon announced the Executive Session would be extended until 4:33 p.m.

At 4:33 p.m. Gordon called the meeting back to order.

PUBLIC COMMENT

Mike Gallion asked how the Blue Heron Canoe Family, Pride Parade and LittleBig Fest's Solstice Music Festival with food trucks on the Midway could all take place on the Fairgrounds on the same day (July 21st) and what rules would be in place. The Fair Association is also having a Volunteer Day for concrete repair work.

[Ng left the meeting at 4:37 p.m. to catch an international flight]

Irene Vernon expressed her anger, frustration and concern regarding the Port hiring Blaine Oborn after reading the article in the Whidbey News Times. She feels there are red flags and asked them to reconsider and rescind the offer based on his background.

Ed Vernon (part time Dockhand at the Harbor) noted there are many capable female employees at the Port and based on Oborn's history and background believes he's not the right person for the job.

Bryan Smith (Assistant Harbormaster) agreed with the Vernons that Oborn should not be hired. Most of his coworkers are women, and the treatment of them is important to him.

ACTION: Motion made by Easton and seconded by Gordon to direct Gordon to continue discussions with potential candidates for the position of Interim Executive Director, including Blaine Oborn and potentially Jan-Marc Jouas temporarily. Motion passed unanimously.

Fairgrounds

Capital Projects – Update: The scope of work for the Malone Building Drainage Project was provided to 5 contracting companies and representatives from 2 of those companies attended the onsite pre-bid meeting on June 6th. Bids are due June 16th.

Workforce Housing Concept & Feasibility: Mozer met with City of Langley staff regarding the 10-ft. strip of property where the food booths are located that was deeded to the City in 1955. It appears the City wants to retain any property that is within 10 ft. of their water & sewer infrastructure and there are water & sewer lines along Dalton Lane. The Public Works Director will conduct surveying or locating of their infrastructure in relation to that strip of property; hopefully by the end of June. Mozer also discussed parking requirements for the potential workforce housing on the Fairgrounds property. The Director of Community Planning said the requirements may be met with onsite parking or if offsite it can be within 660 feet of "joint facilities" or within 800 feet for leased spaces. The Port's zoning application is still "on hold" with the City of Langley.

South Whidbey Harbor

Mozer worked with Harbormaster Kathy Myers to develop a scope to apply for a Recreation & Conservation Office (RCO) Boating Infrastructure Grant (BIG). The major items in the application are replacement of some of the walers and update the electrical infrastructure. The preapplication she submitted was for \$120K

for the walers and \$160K for the electrical update and upgrade. The application is due July 17th. Mozer will try to have the application in a “final state” prior to her last day of work (June 30th).

Clinton Dock: Representatives from KPFF (engineers) and Mozer met with a biologist and ecologist from the Suquamish Tribes to discuss their comments based on the JARPA application to the Army Corps of Engineers (ACE). That application is “bare bones” about the project, so the Port was able to provide much more detail at the meeting, including the reasons why the Port is changing the configuration of the dock and moving it to a different footprint. Mozer also reviewed the mitigation the Port has committed to that is above and beyond what the current calculators indicated. The Tribes representative reiterated their interest in having dedicated temporary moorage at the dock. The representative will forward the information to the Tribes Fish Committee for comment.

Possession Beach Waterfront Park Boarding Floats: The Port’s RCO Boating Facilities Program (BFP) grant application to replace the boarding floats ranked very high and the Port should receive that agreement soon. The project is at 30% design for the new floats and the permit application documents have been drafted for submittal within the next week.

Clinton Dock (continued): Easton asked about the timing of the congressionally directed funding request sponsored by U.S. Senator Patty Murray. Mozer explained the 2024 request for the 2025 budget was not funded. She submitted another one in 2025 for the 2026 budget. If successful, that additional \$1.9 million would make the project fully funded.

On Call Engineer: Mozer had previously forwarded the rate sheets provided by On Call Engineers Reid Middleton and KPFF. Mozer will work with each firm to establish an agreement that the Commissioners will then approve and sign.

STATUS REPORTS

Fairgrounds: Fairgrounds Director Amanda Ellis presented her May report. She clarified that only two of the three June 21st events referenced during public comment were taking place at the Fairgrounds and those two were at different times and locations on the property. Fairgrounds Staff is very focused on preparations for the Whidbey Island Fair and they are excited for everyone to see all the work completed since last year. Ellis attended a grant writing workshop last week and is prepared to help the executive director find funding to keep projects moving. Since RoverPass online booking program for the campground started in April, the total amount of the reservations is \$16,966.

Port Operations

Maintenance & Operations Supervisor Pat Kisch presented his May report. At the **Fairgrounds**, he and Port Maintenance Tech Christian Tomisser added a mop sink and other upgrades to the kitchen in the Hope Building so it is now the 3rd licensed commercial kitchen on the property. The house at **Possession Beach Waterfront Park** has been re-piped and the insulation project is scheduled for the end of June. The anodes for the corrosion project at the **Harbor** were delivered to Phil Simon for assembly prior to hanging them on the piling wall.

South Whidbey Harbor

Harbormaster Kathy Myers presented her report. The month ended with a successful, busy Memorial Day weekend with 51 overnight guests, including one club and 23 day stops. The reciprocal slip is working well. Staff received very positive feedback on the great job Tomisser is doing keeping the boat ramp cleared. The park landscaping has been cleaned up and most of the parking lot stripes have been repainted.

[Addition to Agenda]

Auditing Officer

Currently, Executive Director Angi Mozer is the Auditing Officer and Commissioner Greg Easton is the Alternative Auditing Officer. Mozer’s last day will be June 30th.

ACTION: Motion made by Easton and seconded by Gordon to appoint Greg Easton as Auditing Officer and Curt Gordon as Alternate Auditing Officer effective July 1, 2025. Motion passed unanimously.

ACTIVITIES/INVOLVEMENT REPORTS

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

COG: Did not attend.

IRTPO: Did not attend.

CCC: Did not attend.

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

WPPA: Absent; no report.

P&M: Absent; no report.

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

MRC: Presentation from an Audubon Society representative regarding Deer Lagoon.

Langley: The Council has engaged in a series of discussion regarding the update to the City's Comp Plan led by the Planning Director. A formal review of the proposed Comp Plan update will come out in July, starting the 60-day review period. The City hopes to adopt the Updated Comp Plan by the end of the calendar year.

WPPA Legislative Committee: Meeting scheduled in 2 weeks to discuss legislative priorities.

UNFINISHED BUSINESS: None.

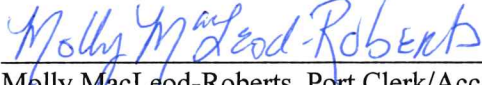
NEW BUSINESS: Easton was told there was a border patrol at South Whidbey Harbor that arrived by boat. They were not there on official business; just stopped for lunch. He suggested the Port should come up with a plan, etc. as to how employees can respond if there is an official visit, what are the responsibilities, etc. Gordon recommended going up the chain of command. They agreed to add the issue to a workshop.

ADJOURNMENT: Without any further action, the Meeting was adjourned at 5:30 p.m.

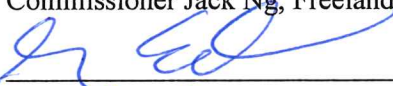
Approved:

Minutes prepared and submitted by:

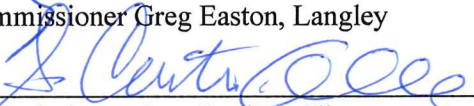
Commissioner Jack Ng, Freeland



Molly MacLeod-Roberts, Port Clerk/Accountant



Commissioner Greg Easton, Langley



Commissioner Curt Gordon, Clinton

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.