

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

Held at Clinton Community Hall, 6411 S Central Ave, Clinton, WA 98236
With virtual access via Zoom Meeting Service
Tuesday, June 9, 2026 at 4:00 p.m.

AGENDA

Join Zoom Meeting

<https://us02web.zoom.us/j/84592196378>

Meeting ID: 845 9219 6378

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Find your local number: <https://us02web.zoom.us/u/kcg5oUls4L>

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

REGULAR MEETING CALL TO ORDER and PLEDGE OF ALLEGIANCE (4:00pm)

COMMISSIONER ACTIONS

Consent Agenda:

- Approval of Minutes from the Regular Meeting of May 12, 2026
- Approval of May Vouchers in the amount of \$84,323

Financial Update

- April 2026 Financial Statement
- May Purchase and Payables
- May Profit & Loss
- 2026 Financial Forecast

EXECUTIVE DIRECTOR REPORT

- Eformative partnership receives \$1.5 million for high-speed EV chargers
- Capital Facility Plan Update
- Discussion and consideration of Resolution 26-06 (Levy Increase to be put on November Ballot)

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.*

COMMISSIONER ACTIONS

- Resolution 26-06

Operations

- Operations Report

Fairgrounds

- Fairgrounds 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

UNFINISHED BUSINESS

NEW BUSINESS

ADJOURNMENT

PORT DISTRICT OF SOUTH WHIDBEY ISLAND

Minutes of the Special Meeting

June 9, 2026

Held in Clinton, Washington
and online via Zoom Meeting Service

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

Port Staff Present: Jim Pivarnik (Executive Director), Christian Tomisser (Operations Manager)

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 9, 2026, in person at the meeting room of the Freeland Library at 5495 Harbor Avenue in Freeland, Washington and online via Zoom Meeting Service. Commissioner Greg Easton (President) called the Regular Meeting to order at 4:00 p.m., followed by the Pledge of Allegiance.

COMMISSIONER ACTIONS

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.

- Approval of Minutes from the Regular Meeting of May 12, 2026
- Approval of May vouchers in the amount of \$84,323

ACTION

Motion made by Gordon and seconded by Ng to approve the Consent Agenda including the authorization and acceptance of May Vouchers as signed today in the amount of \$84,323. Motion passed unanimously.

Financial Update Executive Director Pivarnik reported the Port received approximately \$383,708 in operating, tax, and capital revenue and incurred approximately \$100,103 in operating and capital expenses during April 2026. Ending cash balance as of 04/30/26 was \$722,227, consisting of \$527,499 in the General Fund and \$194,727 in the Bond Fund.

Director Pivarnik provided the following documents for the Commission review

- April 2026 Financial Statement
- May Purchase and Payables
- April Profit & Loss
- 2026 Financial Forecast

EXECUTIVE DIRECTOR REPORT

- High Speed EV Chargers

Director Pivarnik reported that Eformative Solutions in partnership with the Port were successful in receiving a \$1.5 million dollar grant from the Department of Commerce to install 8 high speed EV chargers on Port properties. Four of these chargers would be placed at our Humphrey Street Parking lot

and Four at the Fairgrounds. The teams are meeting in the next few weeks to determine the exact location of the chargers on each property.

- **Capital facilities Update**

Director Pivarnik wanted to update the Commission on a Capital Facilities Plan update and share a few slides that represent future capital investment that the Port will be needing to make in the next 6 years. He outlined capital needs of approximately \$19 million dollars spread over the next six years. Much of this could be covered with grants but the Port would need to provide matching funds to receive these grants. Because grants are more competitive, larger matching money contributions help with successful awards. This is one of the prime reasons that a Levy lid should be considered at this time.

- **Levy Lift Discussion**

The Commission discussed the need for a Levy lift in order to complete some of the projects that were outlined in our comprehensive and strategic plans. With facilities aging, repairs and renovations are needed to preserve these assets, many of them over 90 years old. Grant monies are readily available, but most require 25% matching funds in order to qualify for them. A Levy Lift could help with providing these matching funds. The Commission also acknowledged that the timing was not the best but after considering a levy lift for the last five years "it's never a good time".

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Gwendy Gabelein spoke to the proposed levy lift and acknowledged the need but thought that the timing for it was not right.

Tim Dale commented on the state of the boat ramps and that during this time of year more frequent cleaning is needed. Director Pivarnik stated that the backhoe not presently functioning and that we will be trying to do a better job in the future.

Mike Gallion stated that he would like more information on the proposed Micro-Grid Study and how it would affect the historic character of the fairgrounds.

ACTION

Resolution 26-06

After Commission discussion, Commission Ng made a motion to put resolution 26-06 on the ballot for the November election. Seconded by Commissioner Gordon, motion passed unanimously. The motion authorized Director Pivarnik to prepare the County paperwork for filing in early August.

Capital Equipment Purchase

Director Pivarnik and Operations Manager Tomisser reported that the backhoe that was used for many years had finally come to the point that repairing it would cost more than it was worth. It had served the Port well, but it was time to replace it. Manager Tomisser recommended purchasing a skid steer with a trailer so that the machine could be used at all locations instead of another backhoe. Discussions ensued as to buying used or new, but the Commission agreed new, with a warranty would be the best investment.

ACTION

Motion made by Commissioner Ng to purchase a new skid steer and trailer with an amount not to exceed \$100,000 from the Port Capital Bond Fund. Seconded by Commissioner Gordon. Motion passed unanimously.

Operations

Christian Tomisser reported that the bathroom renovation at the fairgrounds is on schedule and will be complete by the Fair. All preparations for the Harbor Hopper are complete for the first trips.

Fairgrounds

Fairgrounds Manager David Stern reported that the Fairgrounds has been busy in May with the annual Yacht Club Party and High School Prom. Also, several horse shows were on site in May. Everything is getting ready for Fair in July.

South Whidbey Harbor

The Harbor is experiencing an uptick in reservations and day stops as the season begins

ACTIVITIES/INVOLVEMENT REPORTS

Gordon: Council of Governments (COG), Island Regional Transportation Planning Organization Assistant director John Vezina of Washington State Ferries talked about the aging fleet. Three new boats will simply replace the existing aging ferries. And there really is no back up plan at this time. (IRTPO): Director Pivarnik and I are working with the IRTPO on a funding plan to get back a million dollars that was removed from the Passenger Ferry allocated budget.

Ng: WPPA: Attended Port Spring Meeting Interesting how many different ports like Edmonds and Port Angeles are looking for passenger ferries and want to participate in a program that would connect ports. Great presentation on timber talking about timber resources and that at times it is cheaper to buy from Canada than to cut timber here in Washington.

M&P: Social media and marketing promotion is showing strong engagement.

Easton: Marine Resources Committee (MRC) Derelict vessel program is offering a boat turn in event and is looking for locations but the Langley Harbor has very limited upland facilities.

WPPA Legislative Committee: Looking to get started again during next legislative session.

City of Langley Council Meetings: Talked about passenger ferry parking and also about comments urging businesses to expand hours to serve some of the visitors coming on the Harbor Hopper.

Commissioner Gordon asked Director Pivarnik to address if any progress was made with workforce housing. Director Pivarnik stated that he needs to continue a discussion with Island County Commissioners to see if the RCEDF funds that were granted to the Port to pursue workforce housing over the concessions stands could be moved to another location on the fairgrounds. The grant was very specific as to where housing could be studied and it was deemed that over the concession stands was not feasible. That work is continuing. In addition, it is important for the city to complete their part of the use table to overlay the fairgrounds to permit housing. Director Pivarnik will continue to try to move that process forward.

UNFINISHED BUSINESS: None

ADJOURNMENT: Without any further action, the Meeting was adjourned at 5:40 p.m.

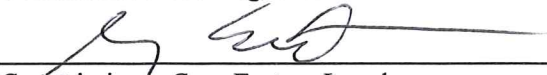
Approved:

Minutes prepared and submitted by:

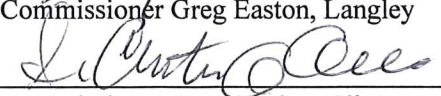
Commissioner Jack Ng, Freeland



Jim Pivarnik, Executive Director



Commissioner Greg Easton, Langley



Commissioner Curt Gordon, Clinton

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