

June 30 Sandy Point Harbor Entrance Public Meeting
10am Pioneer Pavillion, 2007 Cherry St, Ferndale Wa
www.SandyPointDredge.com

Note: This is not a verbatim transcript, but a summary of salient points. Times are approximate per the video record.

Approximately 70-80 people attending. 66 people signed in. (emails and addresses redacted)

10:10 am: Welcome and Introductions

Jeff McKay: Thanks for coming out today and hope we can answer any questions you have about the dredge project. I hope when you came in you had a chance to look at some of the drawings and plans.

Introductions of Dredge Committee Board: Kristi Hug, Jim Kolbo, Vic Unick, Jeff McKay.
Regrettably unavailable today: Mike Bredeson, Ron Jepson, Bill Parker.

Introductions of Sandy Point Improvement Board: Pat Malara, SPIC President:
'Thanks for recognizing SPIC, other SPIC board members present: Kym Embrey, Kristi Vandersanden. The SPIC Board supports this dredge, I'm hoping in the near future the Dredge committee can come forward with a budget, and I'm hoping we can get something in front of the membership at the SPIC Annual General Meeting in September. We can get the community committed to financial support of the dredge. The Dredge is important and a huge asset to the entire community.'

Introduction SPCC (Sandy Point Community Club / West Beach) Board member Ron Burgess.

Sandy Point Dredge Committee Explained: Dredge Committee is everyone that has contributed to the project. Currently 90 members, average contribution is \$800. Bylaws are available online SandyPointDredge.com or paper copies on the tables.

Where are we today: Milestones:

May 2014 Sandy Point Dredge committee began working on a plan to maintain the harbor entrance.

March 2016 Delivery of JARPA permit submitted to Army Corp of Engineers, Whatcom County, the affected agencies review the JARPA (Joint Aquatic Resources Permit Application).

November 2016: Shoreline application permit to Whatcom county. They reviewed it, sent a request for more information (NOAR-notice of additional requirements).

April 2017: NOAR was submitted to Whatcom County. They reviewed, and sent 2nd request for more info.

May 2018: Second NOAR, was returned to Whatcom County.

Financials:

\$71,000 Cash contributions from neighbors, and people outside the immediate neighborhood. SPIC has contributed, SPCC (West Beach) has contributed, additional in-kind contribution of \$7500 from Jepson Engineering.

The money has been spent: (approx. values)

\$29,700 on Engineering, surveying, submissions for permits

\$13,000 Environmental studies

\$7,500 Legal review and advice

\$7,800 Coastal Process reviews and reports

\$6,000 Permit application fees

Brief description of the “how” of Dredging plan (10min.)

All work will be done in accordance with Whatcom County Permit requirements, and as outlined in the permit application.

Vic Unick: Bring in long reach excavators on a small barge. Move the underwater material upland, stockpile on North Cape upland stockpile area. Load stockpile onto larger barge for transport offsite for sale (to be determined). Reason for excavators vs draglines: more efficient moving, less cost, fewer personnel to handle the equipment, less impact.

Time frame: Approximately 1 month of actual work. Will do the underwater work at low tides, move material onto larger barge during daylight hours.

Time window: Fall/winter (as per permit)

Volume: Approximately 35 to 40,000 cubic yards of gravel (as per permit)

Stockpile area: on north cape (as per permit)

How Deep? -10ft BMWL (as per permit)

How Wide? 50 ft at west end, 75 ft wide at east end, plus sloping (as per permit)

Will that take care of the gravel berm on the interior? Mostly yes.

Do we have a buyer for the gravel? Not yet, have several leads. All depends on timing.

Whatcom County Birch Bay Berm project needs 140,000 yards beach gravel.

If other people want gravel, would they need to apply for their own permit?

Yes. All other work is outside the scope of this project and permit.

General questions: (18-30 min)

Are there any accommodations made for future dredging to keep the channel clear?

Yes, we have applied for a maintenance permit. Timing of the next dredge will be determined by observing the sedimentation rates, and applying for new maintenance permit in the future.

How far outwards will the project extend?

We're dredging East of the "2012 BLM line" described on the plans, on privately owned land. (as per permit)

Future Plans: any new dredge work within the canal will require new permits from the county.

Ownership of dredge area:

North cape side is owned by Vic Unick's corporation. South cape side is owned by the Texas Bank. SPIC has an easement. All parties are in cooperation, have been informed, and are in favor of the proposed dredge plan.

Pat Malera (SPIC Board President) **Comment: (24-29min)**

Pat would like to see a proposal in front of general membership, to work with the Dredge Committee going forward. SPIC has about 830 members, and SPIC water service customers about 1000 homes and lots. Wants SPDC to come up with a formula for funding the maintenance in the future. He would like SPIC (with the approval of SPDC) to work with the SPDC to collect and manage a fund for dredging. SPIC members would need to approve this plan. SPIC has had good conversations with the Lummi Tribe about the water system plan. SPIC is moving forward working with the tribe on the SPIC water system plan.

(Min 30)

What happens to the proceeds from the sale of the gravel? Per the SPDC bylaws, any proceeds will help pay for the project.

Is there money from the SPIC marina that can be applied to the project?

(Pat Malera) SPIC has vested interest in all the amenities within the community. Previous boards have earmarked \$20,000 towards the maintenance dredge project. \$10k for 2016 and \$10K for 2017. Of that, \$5700 has been delivered to the Dredge Committee. The remainder of the funds are currently held in reserve by SPIC.

(Min 35-45) Discussion of project history, property values, importance of dredging plan to the community.

What's our last hurdle? What are we waiting for? Whatcom County to issue the permit. Is there anything we can do to speed the county along? Not at this point, they are working their process. The Dredge Committee and our lawyer are monitoring the county's progress closely.

What is the Project Cost estimate? Total Estimate is \$500,000. Preliminary estimate of the physical work is \$335,000. There will be some proceeds from the sale of the gravel. We are unable to determine value of the gravel until permit is issued. Value will be determined by "who needs it, when, and where." Per the bylaws, any excess funds would be returned to the contributors on a pro rata basis. If there were an excess, the Dredge Committee could amend the bylaws to establish a fund available for future dredging projects.

Suggested donation amount: was originally determined as 0.1% of your home value, or 0.2% if on the canal. 0.2 percent is \$1200 for a \$600,000 property, or 1/5 of what you pay for your property tax. 0.1 percent on a \$400,000 property is \$400. Only about 10% of the entire community has contributed so far. For those of you who are willing, please talk to your neighbors and encourage them to contribute.

(min 45-55) More general questions and comments. Comment: "A rising tide floats all boats"

The Canal entrance seems to be closing faster: If we do nothing, is there an estimate of when it will close?

A 2013 Study prepared for the Lummi Natural Resources Department, Water Resources Division presented a few possible scenarios: The potential channel closure could be as soon as 2030. (table 4a, figure 4)

Another possibility presented was that a new channel would cut in South Cape.

The extension of the berm (on the north side, internally) is growing daily, and visible at a zero tide. The navigable channel is currently between the berm and the south side beach, only safely navigable at a tide equal to your boat's draft.

2013 Study is available online.

http://lnnr.lummi-nsn.gov/lummiwebsite/userfiles/90_Sandy%20Pt%20Channel%20CGS%202013%20Memo-Final.pdf

There will be some people that will not contribute, or will not until the permit is issued. We are planning to mobilize equipment immediately when the work window and the permit allow.

The fact that Sandy Point is a marina community is a selling point for homes in the area. The contribution to the dredge project is a pittance compared to the potential loss of value if nothing is done. Also, the potential loss of value within the community will negatively affect Whatcom County property tax revenue.

(Min 55-65)

Would it be possible for SPIC / SPDC to get a loan?

(Pat Malera) "Yes, but....." SPIC general membership would need to approve any loans, and assessments to pay back any loans. Would need working agreement between SPIC / SPDC.

Observations of kayakers carrying kayaks in the mouth of the canal. Aluminum boat also stuck on gravel bar. This is a Safety issue: Sandy Point is safe harbor for all mariners.

Pat Malera: Going forward of today: Would SPDC consider holding onto the donations and offer a credit to homeowners towards possible SPIC future assessment.

Jeff McKay: Yes, we would be able to give SPIC a list of contributors and amounts. SPIC could then issue homeowners a credit towards the possible assessment.

Contributor list has been distributed to the membership, and will be resent next week.

The Dredge Committee will discuss more fully at the Dredge Committee Finance Committee meeting July 9th, and will present findings to SPIC very soon after that meeting.

(min 1:05-1:10)

What happens to any money that isn't used: Any funds will be returned to donors on a pro rata basis per the SPDC bylaws.

Would it be possible to add a “Pledge” option to the website, where people could pledge money at a later date? Good idea, we’ll ask the web designer.

Any more comments, questions?
Thank you for your support.

End.