



# Whatcom County

COUNTY COURTHOUSE  
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## Agenda Bill Master Report

File Number: AB2024-597

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<b>File ID:</b>	AB2024-597	<b>Version:</b>	1	<b>Status:</b>	Substitute Adopted
<b>File Created:</b>	09/03/2024	<b>Entered by:</b>	MMiterko@co.whatcom.wa.us		
<b>Department:</b>	Finance Division	<b>File Type:</b>	Ordinance		
<b>Assigned to:</b>	Council Finance and Administrative Services Committee			<b>Final Action:</b>	09/24/2024
<b>Agenda Date:</b>	09/24/2024			<b>Enactment #:</b>	ORD 2024-051
<b>Related Files:</b>					

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Primary Contact Email: atan@co.whatcom.wa.us

**TITLE FOR AGENDA ITEM:**

Ordinance establishing a project-based budget for the Governor’s Point Project Fund

**SUMMARY STATEMENT OR LEGAL NOTICE LANGUAGE:**

The Governor’s Point Project involves the acquisition of 98 acres of wooded shoreline within Bellingham Bay to be executed in three phases: pre-acquisition, acquisition, and park development. The Governor’s Point Project Fund seeks an initial budget of \$100,000 as described in Exhibit A. Please see attached.

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**HISTORY OF LEGISLATIVE FILE**

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<b>Date:</b>	<b>Acting Body:</b>	<b>Action:</b>	<b>Sent To:</b>
09/10/2024	Council	INTRODUCED	Council Finance and Administrative Services Committee
		Aye: 7 Buchanan, Byrd, Donovan, Elenbaas, Galloway, Scanlon, and Stremier	
		Nay: 0	
09/24/2024	Council Finance and Administrative Services Committee	SUBSTITUTE RECOMMENDED FOR ADOPTION	
		Aye: 3 Byrd, Galloway, and Donovan	
		Nay: 0	
09/24/2024	Council	SUBSTITUTE ADOPTED	
		Aye: 5 Buchanan, Byrd, Donovan, Galloway, and Scanlon	

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Nay: 2 Elenbaas, and Stremler

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**Attachments:** Proposed Ordinance, Substitute Proposed Ordinance

PROPOSED BY: Executive  
INTRODUCTION DATE: September 10, 2024

**ORDINANCE NO. 2024-051**

**ORDINANCE ESTABLISHING A PROJECT BASED BUDGET FOR THE GOVERNORS POINT PROJECT FUND**

**WHEREAS**, Whatcom County has the opportunity to acquire 98 acres or wooded shoreline adjacent to Pleasant Bay; and

**WHEREAS** the first phase of this acquisition is to perform an engineering analysis to establish the parking lot location and trailhead design parameters to inform acquisition and development; and,

**WHEREAS**, the initial phase will be funded with a \$100,000 transfer from the REET I fund; and,

**WHEREAS**, Section 6.80 of the Whatcom County Home Rule Charter allows for project-based capital budget appropriation ordinances that lapse when the project has been completed or abandoned or when no expenditure or encumbrance has been made for three (3) years.

**NOW, THEREFORE, BE IT ORDAINED** by the Whatcom County Council that a new fund is hereby established effective immediately, titled Governors Point Project Fund. This fund shall be used to account for the revenues and expenditures of the acquisition and improvements described above.


**BE IT FURTHER ORDAINED** by the Whatcom County Council that the Governors Point Project Fund is approved with an initial project budget of \$100,000 as described in Exhibit A.

**ADOPTED** this 24th day of September, 2024.

ATTEST

  
Cathy Halka, Clerk of the Council

WHATCOM COUNTY COUNCIL  
WHATCOM COUNTY, WASHINGTON

  
Barry Buchanan, Council Chair

WHATCOM COUNTY EXECUTIVE  
WHATCOM COUNTY, WASHINGTON

  
Satpal Sidhu, County Executive

APPROVED AS TO FORM:

Approved by email/B Waldron/A Tan  
Civil Deputy Prosecutor

) Approved      ( ) Denied

Date Signed: 9/30/24

# Supplemental Budget Request

Status: Pending

## Parks & Recreation

Suppl ID #: 1731 Fund Cost Center Originator: Bennett Knox

Expenditure Type: One-Time Year 2 2024 Add'l FTE  Add'l Space  Priority 1

Name of Request: **Governors Point - Acquisition and Trailhead Dev**

**X**     
Department Head Signature (Required on Hard Copy Submission) Date

Costs:	Object	Object Description	Amount Requested
	6190	Direct Billing Rate	\$7,500
	6630	Professional Services	\$92,500
	8301.326	Op Transfer In-REET I	(\$100,000)
	<b>Request Total</b>		<b>\$0</b>

### 1a. Description of request:

The Governors Point Project involves acquisition of 98 acres of wooded shoreline adjacent to Pleasant Bay within larger Bellingham Bay followed by development of associated recreational facilities in partnership with the Whatcom Land Trust (WLT). WLT secured donation of this shoreline acreage as part of the development proposal for Governors Point in 2023. WLT seeks to transfer the property to Whatcom County for the value of their expenses incurred, and at significant discount to the County, so that the County may construct trailhead facilities to support recreational use of the property. The project involves three phases: pre-acquisition, acquisition, and development. This SBR is for the first phase to perform engineering analysis to establish parking lot location and trailhead design parameters to inform subsequent acquisition and development. The acquisition phase will result in addition of approximately 2.6 miles of hiking trails and two public kayak launch areas to the Whatcom County Parks inventory. Subsequent development will add a trailhead with a 30-vehicle spaces and a restroom facility.

### 1b. Primary customers:

Recreating community of Whatcom County including local resident and tourist hikers and kayakers

### 2. Problem to be solved:

This project protects one of the last remaining undeveloped shorelines in Whatcom County. In addition, this project is responsive to Whatcom County Comprehensive Plan Policy PE-1 that the county should acquire for public access a minimum of 15% of the saltwater shoreline and adjacent tidelands in Whatcom County. The addition of approximately 2.6 miles of trail will provide a slight increase in the LOS for miles of trail per 1,000 residents from 34.0 to 34.2 by 2026.

### 3a. Options / Advantages:

The no action option, i.e., not moving forward in partnership with WLT, was considered. Partnering with WLT and implementing this phase approach is the preferred option given the overall benefit to the community in terms of conservation and recreation value.

### 3b. Cost savings:

This initial phase informs the subsequent acquisition and development phases in order to identify the most desirable and cost-efficient location of parking lot and trailhead facilities. In addition, pursuing this work sooner rather than later will result in cost savings by avoiding future cost escalation due to potential inflation.

### 4a. Outcomes:

It is anticipated that this engineering analysis phase will take approximately six months, followed by acquisition by mid-to late-2025. Development is expected to occur in 2026.

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## Parks & Recreation

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Fund

Cost Center

Originator: Bennett Knox

**4b. Measures:**

Project will move to completion with public access available by the end of 2026.

**5a. Other Departments/Agencies:**

n/a

**5b. Name the person in charge of implementation and what they are responsible for:**

n/a

**6. Funding Source:**

REET I