

ORDINANCE NO. _____

**ESTABLISHING THE FERNDALE SENIOR ACTIVITY CENTER IMPROVEMENTS FUND
AND INITIAL BUDGET**

WHEREAS, a core service of the Whatcom County Parks Department is maintaining and repairing senior activity center facilities; and

WHEREAS, the Ferndale Senior Activity Center is part of the Parks Department's portfolio of properties providing critical programming and services to the area's senior citizen population serving nearly 10,000 visitors annually; and

WHEREAS, extensive portions of the building's 50-year-old original siding are exhibiting rot and decay; and

WHEREAS, due to the age of the building's infrastructure, the building needs to be evaluated for heating, ventilation, and air-conditioning long-term solutions; and

WHEREAS, funding is needed to conduct building assessments, develop design plans, and establish a project scope to inform further phases; and

WHEREAS, funding is available in the Real Estate Excise Tax (REET) II 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 the Ferndale Senior Activity Center Improvements Fund. This fund shall be used to account for the revenues and expenditures related to the needed improvements for the Ferndale Senior Activity Center; and

BE IT FURTHER ORDAINED by the Whatcom County Council that the Ferndale Senior Activity Center Improvements Fund is approved with an initial project budget of \$200,000 as described in Exhibit A.

ADOPTED this ____ day of _____, 2026

ATTEST:

WHATCOM COUNTY COUNCIL
WHATCOM COUNTY, WASHINGTON

Cathy Halka, Clerk of the Council

Kaylee Galloway, Council Chair

APPROVED AS TO FORM:

WHATCOM COUNTY EXECUTIVE
WHATCOM COUNTY, WASHINGTON

B. Waldron by email/AT 1/30/26

Civil Deputy Prosecutor

Satpal Sidhu, County Executive

() Approved () Denied

Date Signed: _____

EXHIBIT A

Supplemental Budget Request

Status: Pending

Parks & Recreation

Suppl ID # 5347

Fund

Cost Center

Originator: Rod Lamb

Expenditure Type: One-Time Year 2 2026 Add'l FTE ☐ Add'l Space ☐ Priority 1

Name of Request: Ferndale Senior Activity Center Building Repairs

X

Department Head Signature (Required on Hard Copy Submission)

Date

Costs:	Object	Object Description	Amount Requested
	6190	Direct billing rate	\$25,000
	6630	Professional services	\$166,500
	7190	Other miscellaneous	\$8,500
	8397.S.32412401	Transfers in	(\$200,000)
	Request Total		\$0

1a. Description of request:

The Ferndale Senior Activity Center provides a vital service to the aging population of Ferndale and surrounding rural areas of the county. Whatcom County owns the building while the City of Ferndale owns the land upon which the building sits.

A core service of the Parks Department is maintaining and repairing Senior Activity Center facilities. Parks is requesting \$200,000 in funding for a project-based budget to fund investigative analysis and identify restoration alternatives to several areas of the exterior shell of the building. This investigation will be performed by licensed engineer or architect to determine a cost effective, and durable long-term fix to the 50-year old structure. In addition to repairs to the building envelope, strategies for upgrading the current heating, and ventilation system with a high-efficiency heating, ventilation, and air-conditioning system will also be identified. This project is a high-departmental priority and is identified on the current Seven-Year Capital Improvement Plan (ORD2024-058). This request also provides anticipated direct billing cost for Park staff to administer the project and must be charged directly to the project.

1b. Primary customers:

The primary customers of this effort are the nearly 10,000 visitors that use the center annually. The Ferndale Senior Activity Center provides critical programming and services to the area's senior citizen population.

2. Problem to be solved:

Extensive portions of the original siding are exhibiting rot and decay. The siding system as a whole is at the end of its functional 50-year service lifespan and needs replacing. Parks is solely responsible for preserving the structure, ensuring that it continues to provide a safe and welcoming environment for visitors, community partners, and park staff. This project will identify the required restoration strategies, and develop detailed restoration plans and specifications necessary for cost estimating, regulatory permitting, bidding and ultimately construction.

3a. Options / Advantages:

Parks previously, explored completing the required building repairs however, exploratory efforts by the department's maintenance staff revealed that building decay extended beyond routine maintenance and building repairs that are routine and commonly performed with available maintenance staff resources. And the anticipated restoration required would be more efficiently, and cost effectively by a private building restoration contractor.

Supplemental Budget Request

Status: Pending

Parks & Recreation

Suppl ID # 5347

Fund 3241

Cost Center 32412401

Originator: Rod Lamb

3b. Cost savings:

This effort does not include cost savings; however, Parks has initiated discussions with the City of Ferndale to explore potential cost sharing arrangement once an estimate of construction costs has been completed.

4a. Outcomes:

Outcomes of this effort will be identifying a preferred restoration strategy, developing detailed project plans, specifications and cost estimates. Additionally, this effort will secure all required regulatory permit approvals. The actual renovation effort is likely to occur in 2027, and a separate budget request for construction will be submitted for Council consideration at a later date.

4b. Measures:

The final measure of project success will include completing detailed project plans and specifications, estimating renovation costs, and securing regulatory permit approvals necessary to begin the building renovation effort.

5a. Other Departments/Agencies:

Yes, Parks has communicated with the City of Ferndale (Mayor Hansen) to invite engagement concerning restoration planning and specifications and to ensure plans satisfy applicable building and energy codes. Parks has requested that the City consider contributing to funding a portion of restoration costs following development of design specifications.

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

Rod Lamb, Design & Development Manager

6. Funding Source:

REET 1 - Requesting to establish a project based budget
Companion Supplemental 5354.