

KEY PENINSULA METROPOLITAN PARK DISTRICT

d.b.a. KEY PENINSULA METRO PARKS

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Board Meeting Minutes

Monday, March 12, 2007

The public meeting was preceded by a 6:30PM study session. Brad Pruit of the Wa. Dept. of Natural Resources spoke to the Board about the Trust Land Transfer Program. He said that the "discovery" of sand and gravel skewed the value of the DNR 360 (Horseshoe Lake Property) from the 2005-2007 budget and that they plan a 30 year lease for the property because of the 80%/20% ratio (his understanding is that the ratio comes from the budget document). KPMPD inquired whether a 99 year lease is possible as Board consensus is that it would be irresponsible to invest in property development with a short term 30 year lease. He indicated that he would inquire about it. DNR is reluctant to break the property up because it might compromise the value should they decide to mine the gravel (sometime in the future). They would like to substitute the Key Center Property (400+ acres just north of Key Center and west of Lake Minterwood) for the Horseshoe Lake Property in this budget biennium. They would transfer it in sections over several budget cycles (they have timber sales closed on the western parcels which have not yet been cut) and it qualifies for the 80/20 ratio. They would transfer the easternmost sections (3—40 acre parcels) first with an access easement reserved. They would like to lease Maple Hollow (40/50 acres with beachfront just SE of Volunteer Park) to KPMPD; the Board had no problems with a short term lease there because KPMPD has no major plans for it other than trails and day use at this time. Rick Sorrels asked if once a lease concludes on a Trust Land Transfer Property is it easier to transfer the property the second time around; the answer is there is no answer because the program is so new.

The public meeting was called to order at 7:55PM in the Key Peninsula Sport Center and Fairgrounds (Volunteer Park) Annex by President Caril Ridley.

Commissioners Present: Caril Ridley, Elmer Anderson, Ross Bischoff, Greg Anglemyer, Kip Clinton; also present for KPMPD was Scott Gallacher, Executive Park Director.

Citizens Present: Rick Sorrels, Rodika Tollefson (KP News), Ed Taylor, Chuck West, Ron Cleveland, John Glennon. Rodika Tollefson, Rick Sorrels and Chuck West remained for the regular KPMPD Board meeting.

Approval of Agenda: The agenda was approved 5/0.

Citizen Comments: Rick Sorrels reminded KPMPD that they should talk to the school district about whether they can reclaim the trust land from DNR or whether they wish to partner with KPMPD.

Good of the Order: Dick Hassan is still working on the ballfield fencing and the project of netting behind Field 2's backstop is coming along

Special Presentations by Committees or Citizens: New Business

No new Special Presentations by Committees or Citizens

Special Presentations by Committees or Citizens: Old Business

1. DNR 360: See Study Session. Consensus was to take whatever we can get but still work on acquisition of the DNR 360 (Horseshoe Lake Property) as the site of a future KP Fairgrounds and Event Center.

2. Community Plan: Commissioner Kip Clinton gave a summary of the last KP Comprehensive Plan meeting wherein the Community Character Element was discussed. Also revisited were

some previous zoning designations. She said that KPMPD still had to submit its recommendations for possible future Park Property/Development Right Purchases under the Conservation Futures program administered by Pierce County Parks. She had acquired a map from Mike Kruger, the Pierce Co. Planner overseeing development of the Plan and had marked potential properties and trail easements for actual purchase as well as development right purchases. The other Commissioners were invited to review the map (which was on display during the meeting and would remain at Park Offices for the next week) and edit it. Kip stated that she would deliver the map to PALS before the next KP Community Plan meeting. The KPCP is winding down, the KPCP Board will be dissolved soon and public hearing will be held over the next several months on the KP Community Plan.

3. PALS Notification of Preliminary Plat Application to Subdivide 5.05 Acres into 4 Multi-Family Residential Lots for Senior Housing (Located at 13819 Key Peninsula Highway): No action was taken; there was discussion about the location of the proposal (across the street from the Shell Station near 138th near the old custom log home business site); its location relative to public services; the need for senior housing on the KP; and that in the future KPMPD may request that the hearing examiner require public open spaces/pocket parks in these types of developments as mitigation.

Staff Report (See Attached Report)

- 1. Home Park:** No report.
- 2. Volunteer Park:** The wires were cut on one set of the Field 1 lights and the vandals/wire thieves also got into the Transformer Box with a special tool; no wire was taken, but repairs are needed. Scott has arranged for an electrician. The cost will be about \$400.00 but is covered by insurance.
- 3. Rocky Creek:** Scott and the Pierce Co. Asset Manager are working on a new 5—10 year lease; the current lease expires in June. KPMPD will need to install a solid gate/barrier to the trail head to prevent garbage dumping and vandalism as part of the new lease.
- 4. KP Little League:** KPLL's volunteer cleanup day is March 17.
- 5. Programs:** The Pepsi Pitch-Hit-And-Run Event is scheduled for April 22 at Volunteer Park.
- 6. Parks Appreciation Day on April 28:** Scott requested help from the Commissioners; Caril and Greg offered to assist. Cleanup is planned at Purdy Sand Spit, Rocky Creek, Volunteer Park, Home Park, and possibly the Civic Center's tennis court.
- 7. Meetings:** There is an IAC Grant Workshop on March 15 at REI in Seattle; Scott was instructed to attend. The Peninsula School District's Facility Task Force is scheduled to wrap-up soon. Scott had the opportunity to observe several modular concrete skate facilities in Edmonds and Kenmore after attending a WRPA Facilities session on March 7; he collected some information from the concrete modular skate park company. Greg and Scott will attend the WRPA Conference on April 17—20 for KPMPD.

Business Meeting

- 1. President's Report:** President Caril Ridley encouraged KPMPD to keep pro-active, positive and continue networking.
- 2. Minutes:** It was moved, seconded and passed 5/0 to approve the minutes of February 12, 2007.
- 3. Financial Report:** The balance in KPMPD's Pierce County Budget and Finance Fund is about \$30,000.00 and just over \$6700.00 in the Venture Band depository account. Expenses for the year to date were about \$26,181.00 and income has been \$24,068.00. Some of the greater single expense items in February were \$1000.00 for the shop damage deductible (reimbursed to WGEP—KPMPD's insurer) and \$1400.00 for the backstop netting. Viking Fence repaired the

gate damage due to last fall's vandalism; because it was vandalism there was no insurance deductible.

4. Unfinished Business/Non-Season Concessionaire Contract: Commissioner Elmer Anderson asked why the seating area of the Concession Building cannot be used for other meetings when not being used by the concessionaire; the answer was because presently the kitchen cannot be closed off when not in use. The "older" commissioners explained that was considered during the building remodel and was not done at that time due to the cost of the kitchen barrier. The consensus of the Board was, because this contract will be in effect during the "off" season when the concessionaire will not be operating on a regular basis, to amend clause 4A to permit non-exclusive use of the concession building so that it may be used for other public meetings or events when not being used by the concessionaire.

5. Unfinished Business/Resolution 2007-02 A Resolution of Key Peninsula Metro Park District Authorizing the Executive Director and the Clerk to be the Investment Officers on Behalf of the District: It was moved, seconded and passed 5/0 to approve R 2007-02.

6. Unfinished Business/Park System Survey: Scott said only 90 surveys had been turned so far, with 35—40 having been submitted on-line. Scott reminded the Commissioners to send in their Goals and Objectives for the Park System Plan.

7. Unfinished Business/Unauthorized Vendors and/or Sales on Park Property: Pierce County staff is looking into it and whether the area in question is KPMPD property or road right-of-way (in which case it may fall under Pierce County regulations).

8. New Business/Memorandum of Understanding Between the Zech and Adi West Memorial Foundation: Chuck West gave a history of the non-profit foundation dedicated to projects for the youth of the KP. A skate park is high on the list because his son, Zech, enjoyed skateboarding. He stated that the original plans were for an in-ground facility at the 360 (as noted in the 360 Master Plan map), but since that is on hold he and Scott (and the Board of Commissioners) have been exploring a smaller modular facility at Volunteer Park. He is getting youth involved in planning the layout and future maintenance of the facility. (It is noted that Pierce Co. has reserved \$100,000.00 toward a skate park, but the funds must be used this year.) A new concrete surface must be poured (after the KP Community Fair date) for the Multi-purpose Court and the modular facility will be bolted to it. Chuck mentioned that the new owners of Bo-Mac may donate the concrete for the slab but the labor must be bid. Greg asked about whether the TENNIS court is used much; it is used in the summer and is the only decent public tennis court on the KP. Scott suggested that a basketball backboard be installed in the TENNIS court so that it may be used for that when not being used for tennis. The Foundation has raised \$14,000.00 toward the project. Consensus of the Board is to authorize installation of the modular concrete structures (more durable and less maintenance). The estimated cost of the modules themselves is \$74,000.00 with lighting, fencing and labor as additional costs. There was discussion about whether to KPMPD should bid the project or contract with the state to do the purchasing/bids; the latter would require an interlocal agreement between Wa. State and KPMPD. It was moved, seconded and passed 5/0 to approve the Memorandum of Understanding between the Zech and Adi West Memorial Foundation and KPMPD.

9. New Business/2007 Parks Appreciation Day Proclamation: It was moved, seconded and passed 5/0 to approve the 2007 Parks Appreciation Day Proclamation.

10. New Business/Resolution 2007-03 Public Disclosure Policy: A recent public disclosure request brought to light that KPMPD does not have a formal Public Disclosure Policy. Scott adapted the Public Disclosure Policy recently adopted by Pen Met Parks. The Commissioners had no objections to it as written. Approval is expected at the regular April meeting. There was discussion about having the web designer create a separate button for Public Records.

11. Commissioners Comments: President Caril Ridley said the Commissioners should keep in touch with their legislators. Commissioner Greg Anglemyer said that community expectations are high about Parks, but KPMPD needs branding and signage (maybe a logo contest this spring/summer). A banner should be made for the Skate Park. There was discussion about how to expand Parks and public awareness. Greg said that that the park could act as a catalyst for smaller organizations, but it takes funding; he stated that he has gotten little negative response when he mentions that good parks require funding.

12. Executive Session/Land Acquisition: Executive session was called at 9:45PM with an expected duration of 20 minutes. The topic is property.

13. Regular Meeting Reconvened: The meeting was reconvened at 10:00PM. No further action was taken.

Meeting Adjourned: The regular public meeting of March 12, 2007, was adjourned at 10:02PM. The April meeting will be on Monday, April 9, 2007, at 7:30pm in the Annex building at the Key Peninsula Sport Center and Fairground (Volunteer Park) and will be preceded by a 6:30pm study session; the study session topic will be Park Planning. The May meeting will be on Monday, May 14 at 7:30pm and may be preceded by a 6:30pm study session. The fourth Monday of each month is reserved for special topic meetings should any be required.

Respectfully submitted by Kip Clinton, Clerk KPMPD.

Disclaimer: KPMPD's minutes are not official until approved by the Board of Commissioners. There may be errors in the unofficial minutes which are brought to the Clerk's attention and corrected at the time the Board addresses and approves the minutes. The Clerk wishes to apologize to the public and other Commissioners for any errors which may occur in the unofficial minutes; she cannot talk and take notes at the same time.