

KEY PENINSULA METROPOLITAN PARK DISTRICT

d.b.a. KEY PEN PARKS

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Board Meeting Minutes

Monday July 9, 2012

The regular meeting was preceded by a study session/staff report: The study session started at 7:00 PM. Staff report was covered during study session. Financing of the Anderson property through the LOCAL Program was discussed. Annual payments of \$66,000.00 were calculated for a 20 year contract with an annual maximum interest rate of 4.25%; a lower interest rate is expected.

The public meeting was called to order at 7:31 PM in the Volunteer Park Annex/Office Building by President Greg Anglemyer.

Commissioners Present: Greg Anglemyer, Kip Clinton, Ed Robison, Bill Trandum. Mark Michel absent; work related. Staff present for Key Pen Parks: Executive Director Scott Gallacher and Administrative Assistant Laura Armstrong.

Citizens Present: John S and Oliver Coldeen

Pledge of Allegiance: Recited.

Approval of Agenda: Commissioner Anglemyer asked if there were any objections or changes to the agenda. Discussion of Finances for the Anderson Property will be added to new business under Anderson items, the amended agenda was approved.

Special Presentations: none

Citizen Comments: none

Business Meeting

1. Minutes: Commissioner Anglemyer asked if there were any corrections or objections to the June 11, 2012 meeting minutes, hearing none, the June 11th meeting minutes were accepted as written.

2. Financial Report: The June 30, 2012, Pierce Co. Budget and Finance balance was \$312,721.80. The Zoo Trek deposit was \$8,997.53, a decrease of \$393.29 from the same time period in 2011. Total Zoo Trek collections to date are \$55,613.00. Real and personal property tax collections were \$2,731.84 and 2011 delinquent property tax was \$1064.00. Total 2012 real and personal property tax collections to date are \$359,329.00. Total delinquent property tax collected for 2011 was \$21,442.00. The First Citizens Bank balance shows \$8,097.55 as of June 30, 2012. June's expenses totaled \$886,412.66; this includes funds for used for purchase of property.

3. Staff Report: The staff report was covered during the study session.

4. Board Committee and Advisory Council Reports:

a. Land and Improvement Committee (Commissioner Trandum): Commissioner Trandum has been working with the Ketchum property owner for possible purchase of a narrow strip of land that connects the 480/Key Center property with Wright Bliss Road. Key Pen Parks has offered to pay for a second appraisal and has stated that they would like to purchase this land as is. Mr. Ketchum has stated that he would like the Park District to consider purchasing the timber value in addition to property value. Commissioner Trandum will talk to the owner of the Ketchum property and inform him that the last offer that was presented to him will be the last and final offer from Key Pen Parks for this property.

b. Key Peninsula Park and Recreation Foundation Report (Commissioner Trandum): Commissioner Trandum stated that the Foundation has added 2 new board members and now has a full board.

5. Board President's Report: Commissioner Anglemyer thanked everyone for all their hard work on the Anderson property.

6. Unfinished Business/Washington State Department of Natural Resources Agreement for Invasive Species Removal. Note from May 14, 2012 meeting: "DNR approached Key Pen Parks with an offer to supply funds to hire temporary workers for removal of invasive species on the 360 and 480 properties. **Update:** Due to wording in the contract regarding Key Pen Parks responsibilities for maintaining the properties (this includes removal of invasive species), DNR has withdrawn their offer and will not be funding removal of invasive species.

7. New Business/Anderson Property items; caretaker agreement, purchase of miscellaneous equipment items from Anderson's, Naming of the Anderson Property, and Master Planning Anderson Property/First Steps: Executive Director Gallacher presented the commissioners with a draft short term (2 months) caretakers agreement for the Anderson family. Commissioner Trandum moved "to enter into a caretaker agreement with the Andersons concerning their property as per this presented document". Commissioner Robison seconded the motion and the motion was passed 4/0.

Mr. Anderson offered Key Pen Parks first choice on many items (such as tractors, trailers etc.) that he had planned to sell. Maintenance Supervisor Matt Woodward worked with Mr. Anderson and presented Executive Director Scott Gallacher a list of items he felt would be of use to the Park District; this list also contained a section of some items that he felt would not be of any use. The commissioners reviewed these lists and agreed to purchase the items recommended by the Maintenance Supervisor.

The commissioners discussed the topic of naming the Anderson Property and the 360 Regional Park Complex; the thought was to combine the two parks with using one name. Commissioners will take the next month to think of ideas and present them at the August meeting.

Commissioner Anglemyer suggested having the September 10th park board meeting at the new property (Anderson) and also suggested having some type of field day/open house in late September or October as a way to invite the public to see the new property; he stated that allowing the public to see the property would be helpful when the Park District starts work on a Master Plan sometime in the following year. Executive Director will contact the Farm Tour Rep. and make sure that they would not have a problem with the Park District doing an open house on the same day as the Farm Tour and also look at any problems with parking on the property.

Executive Director Gallacher talked about financing issues with the new property (Anderson). Commissioner Trandum recommended financing the full amount over 20 years.

Commissioner Trandum moved "that we finance the entire amount through the LOCAL Program" Commissioner Clinton seconded the motion and the motion was passed 4/0.

8. New Business/Pierce County 40 acre parcel in Home: Commissioner Trandum was contacted by a resident of Home Washington regarding a 40 acre parcel used as a gravel pit under the control of Pierce County Public Works, he felt it might be of interest to the Park District for activities such as BMX bicycle trails; he is also willing to help out at the 360 property for developing bicycle trail. Commissioner Trandum stated that he would like to keep an eye on this property for future possible plans but not take any action at this time.

9. Approval of other minor matters: Commissioner Robison stated that a few scouts contacted him regarding projects for Eagle Scout. Executive Director Gallacher stated that the best thing would be to tell any scout interested in doing a project for the Park District to first think about what type/types of project they would like to do, then contact the Maintenance Supervisor Matt Woodward to set up a meeting.

10. Commissioners Comments/Good of the Order: none

11. Meeting Adjourned: The regular public meeting of July 9, 2012 was adjourned at 8:20PM. The regular August meeting will be on August 13, 2012 at 7:30PM and may be preceded by a 6:30PM study session. Key Pen Parks reserves the fourth Monday of each month for special

topic meetings should any be needed. Should any regular meeting date fall on a public holiday, the substitute date is the Tuesday following the regular meeting date.

Respectfully submitted by: Laura Armstrong, Administrative Assistant.

Disclaimer: Key Pen Park'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 Administrative Assistant's attention and corrected at the time the Board addresses and approves the minutes.