

KEY PENINSULA METROPOLITAN PARK DISTRICT

d.b.a. KEY PENINSULA METRO PARKS

P.O. Box 70, Lakebay, Wa. 98349

Board Meeting Minutes

Monday, September 26, 2005

The public meeting was called to order at 7:30PM in the Key Peninsula Sport Center and Fairgrounds (Volunteer Park) Annex by Paula DeMoss, President KPMPD; no study session was held on September 26, 2005.

Commissioners Present: Paula DeMoss, Ross Bischoff, Jerry Schick, Kip Clinton; Caril Ridley is excused. Also present for KPMPD was Scott Gallacher, Executive Park Director.

Citizens Present: Chuck West, Ron Cleveland, Ed Taylor, Kurt Self, Ben Thompson.

Approval of Agenda: Approved.

Special Presentations by Committees or Citizens: New Business

1. **Ron Cleveland/Renaissance Faire:** Ron presented his plans for the Renaissance Faire on the DNR 360 acres. He feels he had a contract with the old park district which KPMPD should honor. He requested 80 acres in the NE corner of the property on which he wants to build an amphitheater, camping facility, parking, jousting arena, and eventually a permanent interpretive medieval village all of which he plans to permanently fence off from the rest of the property. In exchange, in addition to rent (undetermined), he would install 3 wells with filtering on one, a circular gravel road to county standards following the existing logging roads, and a right turn lane on westbound Hwy 302 onto graveled 144th Street (he does not plan on a left turn lane or traffic signal). He plans on holding Shakespearean Festivals, Highland Games, equestrian events, Mountain Man Rendezvous, rodeos, Folk Festivals, Bluegrass Festivals, Scouting Jamborees, orienteering competitions, Civil War Re-enactments among other uses on the site. (See attached pages.) He wants to limit access to the north 80 acres because of his investment in the property and because of paid admissions to the site. He plans on building a permanent facility within 10 years. He plans on eventually having the site in use 35 to 40 weekends per year. He wants a very long term lease because of the commercial development he proposes. He claims that his development may have a \$10 million impact on the KP and GH Peninsula. Ron says he needs a minimum 25 acres of parking but he wants to keep the site as natural as possible. He believes his entrance off Hwy 302 will not be a problem because most of his events' traffic will come from the east, not west but he still plans on flaggers. Ron has already looked into Pierce County permits required; he said that Pierce County would issue a Determination of Nonsignificance under SEPA because there would be no permanent buildings the first year. He wants to close off the existing circular logging access road. Paula asked why the back parking area needed to be gated since that would preclude other use of that area when the Ren Faire was not open; Ron conceded that he would only really need the Ren Faire site on the map to be fenced, the northern section of the access road would only need to be closed during the event time, and a by-pass road could be built just south of the Ren Faire site for use during Ren Faire events. Ron said that the more events he had, the more money he makes. Kip said that KPMPD had intended to lease facilities to most of the groups and events Ron plans to lease to and she thought KPMPD should provide those facilities. Ron is looking into grants for a theater and other capital funding grants; he said that there are \$25 million in unused grants available because they are for capital improvement projects only. The grants he plans to ask for would be through the Ren Faire and not KPMPD. He feels it would cost about \$1 million to run his facility annually. Paula said that KPMPD has decided as a body that it should go to the public and ask the public what it wants KPMPD to do with public property before it can negotiate with the Ren Faire and Ron. Kurt Self

said that he represents soccer and LL interests and they would like facilities on the 360 acres also; the community needs to be involved in a decision this large and no one should be rushed! Ross said that KP needs a horse facility and fairgrounds. Ben said that the Ren Faire created huge traffic problems on Hwy 302 and he questions Ron's economic benefit figures on the local economy on the KP. Paula said that Ben's questions are very important and Ron should expect to address them in public hearings. KPMPD will discuss this issue at the Oct. 10 6:30PM study session and will set a date and time for the first meeting of a Park Development Committee for the DNR 360; Chuck West, Kurt Self, Ron Cleveland, Ed Taylor and several commissioners have volunteered as a core group. The first meeting will be Thursday October 27, 2005 at 7:00PM in a yet to be determined location.

Special Presentations by Committees or Citizens: Old Business

1. **Chuck West and the Skatepark:** He wanted to update KPMPD about progress on the skatepark. He has been visiting existing skateparks and asking the skateboarders what they would like to see in a new facility. (A graffiti wall was suggested by skateboarders so that the skate facility itself would remain 'clean'.) He has met with several designers and recommends Grindline as the best one. Ross said that the DNR 360 should be the site for a permanent skatepark; KPMPD consensus agrees with this statement. Chuck said a permanent facility can cost between \$150,000.00 to \$250,000.00; he expects to raise \$100,000.00 and go for matching grants. He is raising money and working on nonprofit status for his group. There was discussion about installing a small halfpipe on the south end of the westernmost tennis court where the batting cage is now; the batting cage would be moved to the north end of the tennis court. He is working to acquire a used one which would be altered to meet the park's needs (larger decks at each end, new surface). It was moved, seconded and passed 4/0 to allow Chuck West to bring the used halfpipe skateboard structure to VP and install it in the tennis court and do renovations on site.
2. **Land Acquisition Committee:** Ed Taylor told KPMPD that it should land bank open land NOW for the future; as such he recommended KPMPD go after the remaining DNR lands on the KP (500+ acres north of Key Center, Maple Hollow beach site, any others). It was moved, seconded and passed 4/0 to pursue acquisition of all KP DNR lands. Ed said that Devils Head will be closing to a private party in October, but he told the current owners that if the deal fall through to contact KPMPD's Land Acquisition Committee. His committee is working on 2 other accesses to the DNR 360; one is through private property off 118th on the west side and the other is off Oust Rd. (undeveloped co. right of way) through 200' to 300' of private property on the NE side through to 94th. Ed recommended that the Land Acquisition Committee seek out a professional park planner to design a master park plan for the DNR 360 based upon community input from the Park Development Committee. It was moved, seconded and passed 4/0 to have the Land Acquisition Committee seek out a professional park planner. There was discussion about KPMPD acquiring income producing property; Commissioners were not adverse to this idea providing the property has some park or recreation related purpose. Ross said that Dave Alskog intends to sell the vacant lot in Home near the boat launch that had, in the past, been envisioned as an off street parking area for the boat launch.
3. **Community Plan:** No report.
4. **Citizen's Comments:** Kurt Self said that decisions about the use of the DNR 360 are too important, the entire community needs to be involved and no one (KPMPD) should be rushed into a decision.

Staff Report (See appended Agenda for subjects not specifically referred to.)

1. **Mud Bowl:** This is the first event KPMPD has collected individual campsite fees; \$830.00 was collected.
2. **Home Park Permit:** Scott has a 2:30PM meeting for the wetland habitat study with PALS on Sept. 27.
3. **Flagpole Replacement:** This issue was referred to LL per their contract under the damages clause.
4. **Training Seminars:** The commissioners agreed that Scott should attend the WGEP Law and Review training seminar in Mukilteo on Oct. 6, 2005. It was moved, seconded and passed 4/0 to have Scott attend the Puget Sound Grant Writer's Conference and Seminar on Oct. 26 in Seattle at the registration cost of \$130.00. Scott will also attend the WRPA conference in Puyallup on Nov. 2&3.

Business Meeting

1. **President's Report/Senior Projects:** Paula said that the Parents Meeting regarding Senior Projects was cancelled.
2. **Minutes:** Deferred to the next meeting on Oct. 10, 2005.
3. **Financial Report:** Deferred to Oct. 10, 2005.
4. **Approval of Other Minor Matters:** Scott purchased a digital camera from Office Depot for KPMPD use; it is compatible with the printer KPMPD has.
5. **Unfinished Business/Equestrian Arena in Upper Field:** Some members of the public have
6. **Unfinished Business/Resolution R2005-12:** This is a resolution to surplus out the parking lot sweeper by listing it for sale. Action on this resolution was deferred. One person has expressed an interest in it but KPMPD may be required to maximize revenue by advertising it in the paper. The question is: what is a used parking lot sweeper in its condition worth?
7. **Unfinished Business/Concession Building Contract Revision:** Shelley sent \$50.00 for the LL Tournament concession rent. She has not contacted Scott about the building contract; Scott thinks she will not want to start until LL begins in the spring. Because of this Scott has put off revising the contract due to other more pressing matters.
8. **New Business/Maps from County:** There was general approval for Scott to purchase maps of Volunteer Park, Home Park, and the DNR 360 from Pierce County's mapping division. Scott will look into the costs.
9. **New Business/Proposed District Capital Projects:** Scott developed a capital projects list based upon current KPMPD facilities (see attached list). This is a "FYI" list and no action was taken upon it at this time.
10. **New Business/Attorney:** Scott was instructed to research municipal attorneys. KPMPD has not needed a specialist yet, but the commissioners understand that KPMPD will need some versed in municipal law soon. The only constraint is that the attorney may not be associated with Pen Metro Parks or Tacoma Metro Parks (Pierce Co. Parks works through the District Attorney's office).
11. **New Business/Kubota Use Policy:** There was discussion about possible frivolous use of the Kubota utility vehicle. Some policies regarding use of the vehicle are: no smoking in the vehicle; swing wide and go slow around all blind corners; when the public is present use the low gear setting which restricts the speed to 8 to 10 mph. Paula suggested Scott use his own judgment but also look at other park districts' policies. L&I rules require off road vehicle operators must be older than 16. Scott will keep Tyler's use of the vehicle to a minimum; Tyler (18 year old seasonal employee) is to use the vehicle to specifically do park related tasks. Scott

will have a safety discussion with the employees (it should be noted that Eric operates the vehicle in a safe and responsible manner).

12. Board Member Comments/Good of the Order: No comments.

Meeting Adjourned: The KPMPD public meeting of September 26, 2005, was adjourned at 9:50PM. Executive Session followed conclusion of the public segment of the Sept. 26 meeting. KPMPD's first October meeting will be on Monday October 10, 2005 at 7:30PM in the KPSCF (Volunteer Park) Annex Building. It may be preceded by a study session on the same day at 6:30PM. The second meeting in October will be on Monday October 24, 2005 at 7:30PM in the Annex.

Respectfully submitted by Kip Clinton, Clerk KPMPD.