

KEY PENINSULA METROPOLITAN PARK DISTRICT

d.b.a. KEY PEN PARKS

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Board Meeting Minutes

Monday September 10, 2012

The regular meeting was preceded by a study session/staff report: The September 10th meeting was held at the newly acquired property recently named "Key Peninsula Gateway Park." Citizens attending the meeting were invited to walk around the grounds and buildings on the property. The study session started at 7:18 PM. Executive Director Gallacher reviewed the staff report; staff is currently working on 2013 budget and will have a draft for the October meeting.

The public meeting was called to order at 7:30 PM in the Key Peninsula Gateway Park Building by President Greg Anglemyer.

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

Citizens Present: Frank and Colleen Slater, Jason Moberg, Barbara Rowland, Judy and Don Mills, Margret Campbell, also Bill Sawaya and Todd Vanscoyk from the Key Peninsula Fire Department.

Pledge of Allegiance: Recited.

Approval of Agenda: Commissioner Anglemyer asked if there were any objections or changes to the agenda, hearing none, the agenda was approved.

Special Presentations: none

Citizen Comments: Citizens congratulated the Park for saving the land (Key Peninsula Gateway Park).

Business Meeting

1. Minutes: Commissioner Anglemyer asked if there were any corrections or objections to the September 10, 2012 meeting minutes, hearing none, the September 10th meeting minutes were accepted as written.

2. Financial Report: The August 31, 2012, Pierce Co. Budget and Finance balance was \$1,103,356.05. The Zoo Trek deposit was \$10,155.67, a decrease of \$54.16 from the same time period in 2011. Total Zoo Trek collections to date are \$75,493.00. Real and Personal Property Tax collections were \$4,501.77 and 2011 delinquent property tax was \$529.00. Total 2012 Real and Personal Property Tax collections to date are \$338,648.00. Total delinquent property tax collected for 2011 was \$23,860.00. The First Citizens Bank balance shows \$5,453.23 as of August 31, 2012. Augusts' expenses totaled \$54,872.95.

3. Staff Report: The staff report was reviewed

4. Board Committee and Advisory Council Reports:

a. Land and Improvement Committee (Commissioner Trandum): No new update.

b. Key Peninsula Park and Recreation Foundation Report (Commissioner Trandum):

Commissioner Trandum presented the commissioners with a copy of the Key Peninsula Park and Recreation Foundation information letter; this letter gave information introducing the foundation. The Letter was sent to approximately 250 citizens with vacation homes on the Key Peninsula who have mailing addresses out of the area.

The Key Peninsula Park and Recreation Foundation will set up a booth at the Key Peninsula Gateway Park during the Farm Tour on October 6, 2012.

c. Trail updates (Commissioner Michel): Commissioner Michel did a walk-about with Stan Fleming and Bryan Stacy at an area along the Key Peninsula Highway between Key Center and the Red Barn. Bryan Stacy is looking into finding funds to improve the right-a-way/path alongside the highway.

5. Board President's Report: Commissioner Anglemyer stated, he very happy with how things worked out with the new Key Peninsula Gateway Park acquisition. He encouraged people in the community to attend future meetings to give input for future usages.

6. Unfinished Business/Naming of DNR Key Center Property (480) (Note: from August 13th meeting). By a consensus of the Key Pen Parks Board of Commissioners with a vote of 5/0 the new name will be "Key Central Forest." Commissioner Anglemyer stated it was brought to his attention that a formal motion was not made before the vote and asked for a motion to be made. Commissioner Michel made a motion "to name the DNR 480 property Key Central Forest." Commissioner Clinton seconded the motion and the Motion was passed 5/0.

7. New Business/Lind property first right of refusal: Nancy Lind's attorney approached the Key Peninsula Park and Recreation Foundation with an offer for "First right of Refusal" on 80 acres of land currently owned by Mrs. Lind. This Offer contained specific items with included; purchasing the land at \$300,000 within one year of Mrs. Lind's death and turning this land into a park within five years. Commissioner Trandum's recommendation was to politely decline this offer unless the offer was for an unrestricted right of first refusal at fair market value. Commissioner Trandum made a motion "that we decline Nancy Linds' proposal having to do with her estate and the Lind property." Commissioner Michel seconded the motion and the motion was passed 5/0.

8. New Business/Key Peninsula Farm Tour: The date of the Farm tour is on Saturday October 6th from 10:00am to 4:00pm. Key Pen Parks will have an open house at the Key Peninsula Gateway Park during this event. The Farm Tour committee will have an information booth setup at the Key Peninsula Gateway Park. Commissioner Anglemyer has invited a few local organizations to set up booths as well; these include the Key Peninsula Historical Society and the Key Peninsula Park and Recreation Foundation.

9. New Business/Discussion for Caretaker at Key Peninsula Gateway Park: Executive Director Gallacher asked the board for permission to investigate the idea for a caretaker; this person would rent the second floor of the house on the Key Peninsula Gateway Park property. To accommodate this, modifications would have to be made to the house. Executive Director Gallacher will calculate the amount of rent (based on market value) the Park District would charge and deducting the value of the amount of work the caretaker would be responsible for each month. The board granted Executive Director Gallacher permission to move forward with his investigation placing a caretaker on the Key Peninsula Gateway Park property.

10. New Business/2013 Budget Hearing Dates-October 8 and November 13 with possible additional dates of October 22 or November 26: RCW requires the Park District hold 2 budget hearing meetings; these meetings can be in conjunction with regular meetings. The commissioner felt that an addition meeting should be held and set October 22 as an additional meeting date. November 26th may be added in the future if the commissioner feels any other meetings are considered necessary.

New Business/Preliminary ranking of RCO grant for Key Peninsula Gateway Park: Key Pen Parks ranked third for acquisitions and 26th overall. This program funds half acquisitions and half developments. Since the grant Key Pen Parks applied for is an acquisition grant, Executive Director Gallacher stated he felt Key Pen Parks might stand a good chance of being awarded grant money for the Key Peninsula Gateway Park property.

11. Executive Session/ Property Acquisition-15 minutes; action anticipated: The Executive Session started at 8:07pm and ended at 8:21 pm; the regular public meeting reconvened at that time. Commissioner Anglemyer stated that the executive session involved discussion on property adjacent to the Key Central Forest referred to as "the Ketchum property" in previous discussions;

the Park District has been in negotiations with the property owner for the past few months and the owner has agreed to accept the Park District's final offer. Commissioner Robison made a motion "that we authorize to proceed with offering Ketchum the appraised price of \$50,500.00 to purchase the property and that the Park District is authorized to pay the additional closing costs, legal fees and whatever is required to complete the purchase." Commissioner Robison amended his motion to include "the property in the current condition without any tree removal or logging." Commissioner Trandum seconded the motion and the motion was passed 5/0.

12. Approval of other minor matters: none

13. Commissioners Comments/Good of the Order: none

14. Meeting Adjourned: The regular public meeting of September 10, 2012, was adjourned at 8:27 PM. The regular October meeting will be on October 8, 2012 at 7:30PM at the Volunteer Park building 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.