

KEY PENINSULA METROPOLITAN PARK DISTRICT

d.b.a. KEY PENINSULA METRO PARKS

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

Board Meeting Minutes

Monday, October 24, 2005

The public meeting was called to order at 7:35PM in the Key Peninsula Sport Center and Fairgrounds (Volunteer Park) Annex by Jerry Schick, Vice President KPMPD; the public meeting of October 24, 2005, was preceded by a study session at which no action was taken.

Commissioners Present: Jerry Schick, Kip Clinton; Ross Bischoff; Caril Ridley; also present for KPMPD was Scott Gallacher, Executive Park Director. Paula DeMoss was excused due to car trouble.

Citizens Present: Kurt Self (KPLL); Dr. Chapman; Scott Russell; Ben Thompson.

Approval of Agenda: The Agenda was approved 4/0 with the addition of the Concession Stand under "Business Meeting: Unfinished Business".

Special Presentations by Committees or Citizens: New Business

No new special presentations.

Special Presentations by Committees or Citizens: Old Business

1. Land Acquisition Committee: There will be walk on December 1, 2005 at 9:00AM on the Public Works land due north of Volunteer Park with Terry Lee and other county officials. The first 360 Committee meeting will be at VP at 7:00PM on October 27, 2005. Scott will be meeting with the Trust for Public Land on November 4. Terry Lee will be coming to the Study Session for KPMPD at 6:30PM on Monday November 14, 2005 to discuss the Public Works Land north of VP; Terry has been informed by Scott, Ed Taylor and Kip that KPMPD is interested in acquiring all of the adjacent Public Works with the exception of the old garbage dump area itself (that area must remain undisturbed).

2. Community Plan: Kip reported on the last KPCP meeting; the Peninsula Gateway of the period was reasonably accurate. Delano Bay Christian Retreat Center asked to be rezoned to Master Planned Resort which would allow a greater degree of use. Vaughn Community Church asked to rezone property they own at Hwy 302 and KP Highway to Rural Neighborhood Center. Dr. Chapman wants the R10 property he owns at Lakey Rd, KP Highway and Jackson Lake Rd where the apple sign is to RNC for a gas station. Charboneau wants his gravel pit at KPH and 118th zoned up the RAC or Urban so he might build a high use retail/light industrial complex; John Holmas owns land SE of Charboneau's on 118th. They are building a ministorage and requested that the land be up zoned to RAC/RNC/Urban.. Someone wants to have the land across from the Home gas station changed to RNC to allow a Boat/RV/other vehicle storage yard on part of the lot. Terry Stebner requested that an 80 to 100 acre north-to-south piece of land between Hwy 302, 144th (pole line road) just west of Minter Creek be changed to R-1 (one acre lots) so that he may install a N-S gravel road fronting on Hwy 302 just west of the Minter Creek Culvert. Caril was requested to ask Mike Kruger from PALS to estimate the remaining and potential vacant buildable lots on the KP toward a discussion of the \$300 park impact fee that Pierce Co. collects.

3. Citizen's Comments: No citizen comments.

Staff Report

1. Home Park: Pierce County has some additional requirements for KPMPD to submit regarding Home Park and the Picnic Shelter. They want: a site plan with on-site off-road

designated parking; a landscape plan for "visual buffer planting" around the edges of HP; consideration for storm water runoff designed into the site plan; an ADA designated parking stall with an ADA accessible route/path to the picnic shelter; and finally stream buffer boundary signs along the wetland edge. Scott is working on these new requirements.

2. Volunteer Park: The Turface material arrived; it is covered and stored in one section of the tennis courts until it can be applied to the infields. Peninsula Light Co. (Asphlund) will be inspecting the trees along the power lines and will trim or remove dangerous ones within the next month.

3. Indoor Soccer Program: Scott has had 46 children enrolled in the new program; he is splitting it into 2 sessions on Saturday AMs and may have to take reservations for an early spring session.

4. Establishing E-Mail Lists for Public Notification: KPMPD discussed starting an e-mail list for public notification of meetings, KPMPD agendas, minutes and other notices. Kip has a small list of people who were on the KPMPD Formation Committee List as a beginning.

5. Softball Tournament: There is a softball tournament this weekend. 14 to 16 teams are expected.

6. LL Fees for 2006: Scott e-mailed new proposed fees to Kurt Self and is waiting for a response from LL.

Business Meeting

1. President's Report: Deferred.

2. Minutes: The minutes of September 12, September 26 and October 10, 2005, were approved 4/0.

3. Financial Report: The Pierce County Budget and Finance balance at the end of September, 2005, was \$40,997.44. The Venture Bank balance was \$19,880.84. The Zoo/Trek sales tax deposit the KPMPD's Co. Fund in October was \$10,836.08. October expenses to Oct. 24 were \$12,123.66 leaving a Co. Fund balance of \$39,709.86. It was moved, seconded and passed 3/0/1 abstention to approve the Voucher Transmittal Letter of Oct. 18. One of the vouchers in that letter reimbursed Scott Gallacher for use of his personal cell phone for park business; it was noted that sometime in the future KPMPD may have to get official park cell phone(s). It was noted that some large expenses are expected in the next few months: Turface bill; concession stand heating system; office equipment (computer—Scott has been using his personal computer at VP); the election bill from the county; possibly a good flatbed type trailer to haul the lawn mowers/Kubota utility vehicle to other park facilities and (maybe) a truck. Ross Bischoff will talk to John Bischoff about leasing Bischoff Farm's truck and trailer (along with John as driver) to move KPMPD equipment for a fee. Kurt Self suggested budgeting and saving for a truck and trailer; Scott is researching costs of this type of equipment.

4. Unfinished Business/Concession Building Lease: Scott is still working on the revisions.

5. Unfinished Business/Concession Building Heating System: KPMPD has been advertising in the legal sections of the KP News, the Peninsula Gateway and the News Tribune for heating system contractors; Scott has only received one written bid. That bid was from Dana's Heating. To install duct work and an electric furnace would be \$4082.00 (before sales tax); the price does not include electric work. The system as bid is expandable should KPMPD wish to install AC in the future. There was discussion about whether the building needed air conditioning; Jerry asked Scott to get a quote on a heat pump system. Jerry mentioned that the Pump Room still needs some sort of heat to prevent the pipes from freezing (and that it still needs to be insulated). He mentioned that KPMPD might need to purchase a generator for the water system and pump room heat. A decision will be made at the next KPMPD meeting on Nov. 14.

6. Unfinished Business/Used Half-Pipe Skateboard Structure: Scott said that Chuck West had indicated that potential purchasers of the property that the half-pipe is on might want the structure and Chuck has not heard anything further from the current property owners.

7. Unfinished Business/Impact Fees: Caril was requested to ask Mike Kruger of PALS for an estimate of the remaining existing and potential vacant buildable land inventory on KP so that KPMPD has a better understanding of the effects that collecting a \$300.00/new house or residence park impact fee might have on KPMPD's budget. Pierce County currently collects all parks impact fees from new construction and does not share them with other unincorporated Pierce County park districts.

8. Unfinished Business/Purchasing Policy Update: It was decided to defer action on the revised purchase policy and small works roster adoption until the next meeting. Scott was instructed to ask the other metro park districts (Tacoma, Kitsap, Bremerton) and Pierce Co. Parks for copies of their small works roster.

9. New Business/Contract for Attorney's Services: Scott received the contract and e-mailed Paula a copy. Since Paula needs to sign the contract, the matter is deferred.

10. New Business/Invite Terry Lee to Nov. 14 Study Session: Terry Lee will talk to KPMPD at its November 14th 6:30PM study session; one of the topics will be the public works land north of VP.

11. Board Member Comments/Good of the Order: A number of meetings that might impact the park district are happening this month and in November:

Oct. 26 at 7:00PM at the Peninsula High School Auditorium: New County Shoreline Rules.

Oct. 26 at 7:00PM at the KP Middle School: KP Community Plan—Zoning elements.

Oct. 27 at 7:00PM at VP: KPMPD's first meeting about the DNR 360.

Nov. 9 at 6:00PM at Evergreen Elementary School: WSDOT Bridge Tolls.

Nov. 14 at 6:30PM at VP: KPMPD's study session with Terry Lee.

Nov. 16 at 7:00PM at KP Middle School: KP Community Plan land use designations and zoning, esp. agriculture, sensitive resource, park and campground zoning.

Nov. 17 at 7:00PM at KP Middle School: Terry Lee will discuss development regulations with the general public; sponsored by the KP Community Council.

Nov. 21 (Monday) at 7:00PM at the Key Center Fire Station: Second KPMPD meeting about the DNR 360.

Meeting Adjourned: The KPMPD meeting of Oct. 24, 2005, was adjourned at 8:30PM. KPMPD's first November meeting will be on Monday Nov. 14, 2005, at 7:30PM at the KPSCF (Volunteer Park) Annex Building; a 6:30PM study session will precede the public meeting. The second November meeting will be Monday November 28, 2005 at 7:30PM; a 6:30PM study session is expected to precede the 7:30PM public meeting.

Respectfully submitted by Kip Clinton, Clerk KPMPD.