

KEY PENINSULA METROPOLITAN PARK DISTRICT

***D.b.a.* KEY PEN PARKS**

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Board Meeting Minutes

Monday, August 8, 2022

This public meeting was a hybrid in-person/digital meeting.

The regular August 8, 2022, public meeting of the Key Pen Parks Board of Park

Commissioners was preceded by a 7:05 PM study session. Bob Greene and Susan Quigley of the Key Peninsula Parks & Recreation Foundation discussed the status of the Foundation with the Board of Commissioners. They are the only remaining Foundation Board members and discussed the possibility of merging with another charitable foundation; the Greater Gig Harbor Foundation was mentioned. Susan Quigley and Bob Greene left at the end of study session.

1. The regular public meeting of Monday, August 8, 2022, was called to order at 7:31 PM in the Home Fire Station Meeting Room by Executive Director Tracey Perkosky.

2. Roll Call--Commissioners Present: Mark Michel, Linda Parry, Ed Robison, Shawn Jensen, Kip Clinton. Key Pen Parks Staff present: Executive Director Tracey Perkosky.

Citizens Present: Vicki Biggs, Laura Armstrong; Ben Rasmussen and Stan Moffett attended via Zoom. Lisa Bryan arrived later in the meeting.

3. Pledge of Allegiance: Executive Director Perkosky led all present in reciting the Pledge of Allegiance, after which she turned the meeting over to President Michel.

4. Approval of Agenda: President Michel asked if there were any amendments to the agenda; hearing none the agenda was approved as submitted.

5. Special Presentations: There were no special presentations.

6. Citizen Comments: There were no Citizen comments.

7. Approval of Minutes: President Michel asked if there were any corrections or additions to the Minutes of June 13, 2022; hearing none, the Minutes of June 13, 2022 were approved as submitted. Executive Director Perkosky said the Minutes of July 11, 2022 are forthcoming.

8. Financial Report: The July 2022 Springbrook financial balance was \$4,786,889.44. The July 2022 Zoo/Trek deposit was \$22,759.70. Total Zoo/Trek collections to date were \$158,791.58. The July 2022 Real and Personal Property Tax deposit was \$4,355.13. 2022 Real and Personal Property Tax collections to date were \$822,627.76. Springbrook Expenditures for July 2022 were \$139,826.69. President Michel asked if there were any objections to the July 2022 Financial Report; hearing none, the July 2022 Financial Report was approved as presented.

9. Executive Director's Report: President Michel handed the meeting over to Executive Director Perkosky for the Executive Director's Report. She said Maintenance staff concentrated on cutting back brush and stickers at 360 Trails, Key Central Forest, Maple Hollow, and Rocky Creek Conservation Area; Parks and Facilities Manager Jacobs is reviewing a map and schedule for future work with bushwhacking a primary trail focus. There was an expansion joint problem with the splash pad; maintenance staff repaired it and Executive Director Perkosky reached out to the splash pad contractor with questions. Maintenance staff is rejuvenating the Volunteer Park ball fields now that baseball season is over in light of Harbor Soccer's anticipated field use this fall/winter. She reported that two new seasonal employees came on staff; one for 6 months at 20 hours/week and the other at 3 months and 40 hours per month. The Rocky Creek Conservation

Area lease with Pierce County is progressing; until the updated long-term lease is finalized, Key Pen Parks is leasing it on a month-to-month basis.

Executive Director Perkosky reported that she met with Pierce Co. to review expected REET (Real Estate Excise Tax) funds and PIF (Park Impact Fees). Key Pen Parks expected REET and PIF allocations will total about \$324,000.00 over the next two years and are restricted to new capital improvements with a use-it-by timeline of 6 years; PIF funding, which is new to Key Pen Parks, may only be used for regional park facilities (Key Central Forest and Gateway Park/360 Trails). Commissioner Robison pointed out that Maple Hollow should also be considered a regional park as it is part of the Regional Water Trail System.

Executive Director Perkosky said that she presented the proposal to update the Volunteer Park Disc Golf Course to Pierce Co. and responded to some of their questions; Commissioner Michel reminded the Board that three of the new proposed “holes” are on Pierce County’s Key Peninsula Transfer Station property. She also said that the Key Peninsula Lions Club is in the process of adopting Home Park. She reported that she staffed the Key Pen Parks booth at the Art Walk in Key Center; Key Pen Parks offerings were well received and she spoke with a number of families who did not know that Key Pen Parks offers free movies every Friday in August.

Cinema Under the Stars will be every Friday in August, alternating between Gateway Park and Volunteer Park; Wreck It Ralph begins the season at Gateway Park followed by Wreck It Ralph II, Ghostbusters Afterlife, and Wonder Park closes out the month. Events Coordinator Grandt is already planning All Hallows Eve on Oct. 22.

10. Board Committee and Advisory Council Reports:

- a) **Land and Improvement Committee (Commissioner Robison):** Commissioner Robison said he had no report.
- b) **Key Peninsula Parks and Recreation Foundation Report (Commissioner Michel):** No additional report; see study session.
- c) **Trails Committee (Commissioner Michel):** Commissioner Michel said another Red Barn Ride is scheduled for August 24, 2022. He will try to recruit volunteers to work on the 360 Trails’ mountain bike trails for National Trails Day on August 27; Old Town Bike is donating water bottles for participants.

11. President’s Report: President Michel said that he drove by the Maple Hollow parking area and noticed a really sketchy old car outside the gate, so he checked it out. He encouraged all Commissioners to swing by the various park properties to help keep an eye on them. He said the Human Resources Committee has new members; Commissioners Jensen and Parry have agreed to sit on that committee. He thanked them for stepping up. He said with the 2023 budget coming up, Commissioners should look into some of the big vast dreams they have for the Park District and how they can work into the budget.

12. Unfinished Business:

- a) **Direction on Key Peninsula Sportsman’s Club Property:** Executive Director Perkosky said that the sticking point are the mobile homes and not the clubhouse and the property itself. She said the relevant Pierce Co. and Washington State staff have concluded the area occupied by the mobile homes would likely be considered a “mobile home park” which triggers special rules and regulations; Key Pen Parks is

not set up to manage a mobile home park. She discussed several options: 1) lease the surrounding vacant land and lakefront from the club to manage that portion as a public park; 2) do a boundary line adjustment around the mobile home area of the property to separate it from the clubhouse, vacant land, and lakefront. Commissioner Robison suggested that Executive Director Perkosky speak with The Mustard Seed Project or one of the other public housing agencies in Pierce Co. (Pierce Co. Public Housing Authority, Habitat for Humanity) regarding the mobile home portion of option 2. Executive Director Perkosky said that the way the Sportsman's Club is legally set up limits buyer options. She suggested that the small revenue stream generated by a public lease of part of the vacant land and lakefront might support the Sportsman's Club until the final member passes, at which time ownership could revert, or be donated, to Key Pen Parks. Commissioner Parry said the issue is what is best for Key Pen Parks and the community; she prefers the latter option. Executive Director Perkosky summarized the Board's discussion, saying consensus was to talk to the Sportsman's Club attorney about their thoughts on a boundary line adjustment and locate an appropriate third-party agency or NGO to assume the responsibility for managing the mobile homes portion of the property.

13. New Business:

- a) **Direction on Climbing Pole Removal at Gateway Park:** Executive Director Perkosky revisited the past events and meetings regarding the Logging Show. Most recently Mr. Jaggi said he wouldn't sign a removal agreement indemnifying Key Pen Parks; an agreement that Key Pen Parks requires of all contractors. Commissioner Robison asked why Mr. Jaggi refused to do so; Executive Director Perkosky said she didn't know. The Board directed Executive Director Perkosky to talk to Key Pen Parks' legal counsel regarding a contract with Mr. Jaggi to ensure that he bears responsibility if something untoward happens during his removal of the climbing poles.
- b) **Direction on Proposed Fee Schedule for Key Peninsula Little League:** Executive Director Perkosky said she revised the 2022 Key Peninsula Little League (KPLL) contract regarding their 2022 fees based upon the "Key Peninsula Little League exception clause" in the final paragraph of Key Pen Parks Master Fee Schedule passed on February 8, 2021 per Resolution R 2021-01. She thanked Commissioner Jensen for providing background which helped identify the original issue. She recommended future KPLL contracts be "non-exclusive", meaning KPLL receives first use (similar to right-of-first-refusal) of the fields during the contract period but agrees to provide a timely list of all practices and games; this allows Key Pen Parks to rent the ball fields, schedule other events or do field maintenance when not being used by KPLL. She also discussed several options regarding future fee raise options based upon CPI per the "KPLL exception clause" in the Key Pen Parks Master Fee Schedule.

14. Other minor matters: Commissioner Michel made comments on the bioluminescence currently occurring in the Sound and Commissioner Parry also remarked on it. He also reminded the Board that budget season is on and said they should contact Executive Director Perkosky about special projects.

15. Good of the Order: No good-of-the-order comments.

16. Meeting Adjourned: The in-person/digital hybrid public meeting of August 8, 2022, was adjourned at 9:08 PM. The next regular in-person/digital hybrid meeting will be held on Monday, September 12, 2022, at 7:30 PM at the Home Fire Station Meeting Room. The regular meeting may be preceded by a 6:30 PM or 7:00 PM 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 Commissioner Kip Clinton, Board Clerk.

Disclaimer: Key Pen Parks minutes are not official until approved by the Board of Commissioners. Discrepancies or errors in the unofficial minutes may be corrected at the time the Board addresses and approves the minutes.

Unofficial