

VASHON PARK DISTRICT BOARD OF COMMISSIONERS

MEETING MINUTES

Ober Park, Performance Room, 7:00 pm

DATE: Tuesday, April 22, 2014

Commissioners attending: Bill Ameling, Lu-Ann Branch, Scott Harvey, Doug Ostrom, Joe Wald

Staff attending: Jason Acosta, Elaine Ott

ISSUE	DISCUSSION AND OUTCOME	FOLLOW UP
Call to order & agenda review	The meeting was called to order at 7:05 PM by Lu-Ann. Lu-Ann reviewed the agenda.	
Public Comment	<p>Capt. Joe: The Garden Club came to Pt. Robinson to clean the beds and they did a wonderful job. Come look at the gardens! Earth day beach clean-up – 30 DNR folks came and cleaned the beach from one corner to the other. Only one sharp was found.</p> <p>Gay Rosser: Read her letter into the minutes. Appreciate admission of culpability by VPD regarding the property lines. They are as they always have been. VPD tore down fences, cut trees, and claimed they had legal papers that allowed them to do this. There has been no response from VPD. When can a meeting be held to rectify the situation?</p> <p>Bill: Have your lawyer talk with our lawyer.</p> <p>Gay: I am attempting to do this without litigation.</p> <p>Bill: You are five years too late.</p> <p>Joe: This has been resolved in court.</p> <p>Gay: I got the public records request from Elaine.</p> <p>Lu-Ann: Talking to the Board will not resolve it.</p> <p>Bill: You state the problem as if we all agreed that we did something wrong. We don't agree. We had arbitration.</p> <p>Gay: I had a lawsuit filed against me.</p> <p>Bill: Your lawyer needs to talk to our lawyer.</p> <p>Doug Hoffman: Suggestion. Get Elaine off the spot. It is unfair to her.</p> <p>Lu-Ann: It is up to her. Our attorney told us that it was out of our hands.</p> <p>MOTION/SECOND to approve minutes and vouchers. VOTE: Unanimous.</p> <p>Bill: I MOVE that we extend Elaine's contract for one year, increase her salary by 1.4% COLA and effective on her anniversary date of employment, add one more year to her contract.</p>	<p>MOTION SECOND #14-3</p> <p>MOTION</p>

	Joe: Second.	SECOND
Financial Report	<p>Elaine: See my spread sheet. This shows the cash flow and represents all of the next items we are going to be talking about on the agenda. More explanation later. Blue is pool costs. Balance covered by insurance. We have paid \$12,500 towards the pool. This includes chemicals and a couple of truckloads. It includes \$15,500 for the skate park. This reflects a significant shift in dollars for VES. We only need to use on 50K in August and pay it off in Oct. We have a reserve of 20K. I suggest another reserve for VES for 2015. 150K TAN will be paid in May.</p>	
Pool Update	<p>Elaine: Latest Update: The long term/permanent fix is moving along. The Dept. of Ecology will approve an infiltration field, maybe in the next couple of weeks. The Engineer is the same as on high school construction. There will be water testing tomorrow and I anticipate passing with flying colors. The trench is simple. There will be a filter in the center section. East Construction project. The committee met last week. I have stopped the short-term fix. It was very expensive. We thought it would be 25K, but it went to 60K. It would have only bought us two weeks. We will open the pool on June 15th. We are awaiting a cost estimate.</p> <p>Jason: They are testing for chlorine.</p> <p>Scott: We are making a claim to our insurance company? We decided to not discuss cost or liability issues. We want to open the pool this season. Our insurance company thinks they are liable.</p> <p>Elaine: they stated that they will incur any liability as a result of damages. An adjustor will come out next week. Our adjustor said to alert the School District. No full green light yet.</p> <p>Bill: Construction is on school property.</p> <p>Elaine: We have found the mysterious Exhibit B. It was a transfer agreement between King County and the School District. I forwarded all the information to our insurance company.</p> <p>Bill: This is the 40th anniversary to fund the pool. No, 30.</p> <p>Doug: Where is the long-term fix? We don't know how much it will cost or who will pay for it.</p> <p>Elaine: Eric Gill proposed 50K. He now believes that he underestimated the amount. It may be 75K.</p> <p>Unidentified person: I heard yesterday 100K.</p> <p>Elaine: It will be more than 50K.</p> <p>Capt. Joe: I helped negotiate the last policy. I would like to look at it.</p> <p>Lu-Ann: Where is the trench going?</p> <p>Bill: Somewhere in the parking lot.</p> <p>Lu-Ann: There is a ditch there already.</p> <p>Cici: Look at what the deductible might be.</p>	
VES Update	Elaine: This Saturday is opening day. VYBS wants to postpone the opening. Main factor is	

weather. Jason is trying to fix the problem. They want to play on the north field and it is too muddy.

Jason: We laser graded the south field. We started the north field, but we were just pushing mud around. It didn't drain. We've used sump pumps.

Bill: Is there such a thing as an all- weather field?

Jason: Baseball players don't like the synthetic fields. VYBS wants to postpone the opening.

Elaine: Mitch Treese evaluated costs. He is taking into consideration engineering costs, as-builts and up-front costs. In the next step, Trevor Stiff will draw up the as-builts and define the scope. Also, Mike Mattingly submitted a proposal. Mitch is interested too. Things could be bundled to make it more efficient. For example, the paving is for asphalt, but the spec book calls for cinder surfacing. There is the potential to halve the costs.

Bill: We could save 100K.

Elaine: 130K is very optimistic.

Lu-Ann: Would this be a fixed bid?

Elaine: I think that we can do it.

Scott: The Board decided last year that it wanted a general contractor. The question is who pays the overage?

Bill: The specs are important. We need more homework.

Elaine: I think that we need to move forward with the specs.

Bill: We're doing dirt work this year, but the paperwork next year? That's putting the cart before the horse.

Elaine: Trevor will do the specs.

Bill: We agreed that we wouldn't do that anymore.

Doug H.: We have to have a project manager.

Lu-Ann: Doesn't the project manager watch the contractor?

Doug H.: The project manager must be separate from the general contractor or you end up with a Bertha Tunnel. You could have the engineer do it.

Scott: Talk to him about being our contract manager. He will have engineered it. The architect could act as project manager.

Lu-Ann: How much would a professional project manager cost?

Elaine: This makes me really nervous.

Lu-Ann: That's why we should have a project manager.

Capt. Joe: Cost is not in the pricing.

Elaine: Mitch priced it out to bid for a general contractor. It has yet to be added into the price.

Lu-Ann: These numbers are rough. A project manager could save us money.

Elaine: 41K VES under net operations. \$41,463 cost for 2015.

Joe: 185=190

Lu-Ann: We can't make assumptions yet. Trevor's estimate will be interesting.

Skate Grant

Elaine: LPD Engineering has us on contract up to 17K. However, there are also unpaid invoices. I provided the contract. Included in the invoices is \$\$\$3,263 for when Susan asked LPD to change the focus and the 2013 Barc folks needed information. These have to be paid. We need to go one of two ways. We need the specs from LPD and/or a project manual. In the project manual, we need contract formats. We don't have these. They will have to do that for 10-12K. We have gone in to the cash flow to move forward with the Skate Grant.

Bill: How good is the number beyond 13K?

Elaine: The back-up for a community contribution piece is spotty. In my opinion, there is a risk. If it is not approved, we have to make up the difference. Community contribution is a stand-alone item for meeting King County requirements. The community contribution is made up of a rummage sale, donations and in-kind engineering time. I have 10K, but I don't like about 1/3 of the back-up.

Scott: We need \$15,500. Bid at 75. May not be enough. I would say the users need to add in. It's a simple solution. I talked to Mr. Lovelace. He said that there is a community grant program that fills stop-gap things like this. Please check with him.

Jenny: I applied for one of those grants. I would be happy to try again. We were blindsided by these LPD things.

Bill: Are we willing to put 18-40K this year?

Scott: We can take it from the VES line. We don't need it this year.

Bill: But we may need it next year.

Scott: We have 70K in the budget at the end of the year. We need to find an additional 50K.

Jenny: Vision is important. The Burton area has so much potential. It would make a nice park for families. It is for the future. The reality is that they awarded this grant to Vashon Island. We don't want to lose out.

Scott: It would make perfect sense to support this. If we don't pay this we could lose our grant.

Bill: We have an unallocated reserve. **MOTION:** I move that we take up to 20K from the unallocated reserve and leave the rest for later.

Scott: We haven't had money for disasters.

Bill: We have always had unallocated reserves.

Scott: **MOTION:** I move that we spend now to see how much it will cost, but no more than 17K.

Capt. Joe: We had the same motion 2-3 weeks ago.

Scott: I withdraw the motion from 2-3 weeks ago. I **MOVE** that VPD spend no more than 17K to secure information to put this project to bid. VPD \$14,400.

Bill: **SECOND**, and **AMEND** the motion so that the money comes from the unallocated reserve.

Scott: We are putting out the money to get the information.

Unidentified Man: We have 75K to spend. What can you give us?

**MOTION
NO SECOND**

MOTION

AMEND

<p>Greening VPD</p>	<p>Doug H.: You can't do it that way. It's a public thing, not a private thing. That company has prevailing wage jobs. Elaine: The estimate from Grine Line is over and above that money. Scott: I AMEND THE MOTION so that VPD pays 80% and the users pay 20%. Joe: SECOND. Bill: We will put up with 50K and the users 3K.</p> <hr/> <p>CiCi: Happy Earth Day! I am handing out my bibliography. You can download it and click through it. What might make VPD greener? There is no grant money available for maintenance. There is money for other things. I have found a way to get experts to help us at little or no cost to us. We all want a safe and sane Park District. The funder can improve conditions for salmon – Salmon Safe. They can come to Vashon with five experts, stay for a week, look at streams, look at the athletic fields, all the parks and create a plan that would allow us to qualify for certification. Stewardship Partners is the local affinity group. The first week in June they can come here. Salmon Safe in Oregon estimates that it would cost 20-25K for these experts to come out and doo the assessments and plan for maintenance. There may be no cost to it. I want to have the point-person invited here for a day. This will be helpful to Jason and Elaine and to the community. Four farms on the Island went through Salmon Safe. The brewery, distillery, etc., could be involved. Salmon Safe could use us as a model. We would be eligible. There are a number of things that are attractive to Salmon Safe. They like our proximity to Seattle. Their greater goal is for a Salmon Safe Island. The point-person could talk to many entities that might be interested. They have marketing partnerships. They could help businesses develop. VPD would be an integral part. They can get money to fund us. The point-person is looking for a project. 25K would be collected from grantors. I would like to put them up at Fern Cove house should they, say, miss the ferry. Scott: She could come on a Tuesday and be invited to our meeting. Elaine: This is a time commitment. Cici: They would write the grants. At the end, a 5-year plan would be in place of how to make the transition too green. It would be a year before a grant would be funded. Bill: Will we accept a presentation this year? That is the question. Steve: When agencies apply for grants there is usually an in-kind amount. Cici: Lodging would be the in-kind for the five people.</p>	<p>2ND AMEND SECOND TO ENTIRE MOTION</p>
<p>Spring Beach Land Donation</p>	<p>Elaine: We have a real estate potential. We need to set a date to see the property. Question is that of costs, attorneys' costs. 1K would be our contribution. There are also escrow costs. It is a question as to if the road is private or County. I have spoken with Emma Amiad and the Vashon DOT. They say the road is not private. The Community could pursue an easement. There are parking problems. Is there a trespass issue? VPS would likely have to pay road costs.</p>	

	<p>David Martin from Camp David: I can't believe VPD is even interested. Issues there are endless. There are contradicting surveys, steep slopes, and wetlands. The road is not what the plat is. There could be a fight if it affects me and my privacy. Pushback through the community.</p> <p>Scott: It would cost to maintain the road.</p> <p>David: 100K is spent between 13 homes for maintenance. There is lots of community maintenance. Every other year it costs \$6,500. The road doesn't actually go where it was platted. The Gets portion is completely private. What is in the plat is a wetland 365 days a year where the access road is. There is an easement that goes straight up the hill.</p> <p>Bill: What is your greatest concern?</p> <p>David: Privacy. Our water comes from there.</p> <p>Bill: Emma likes dirt. The County gave us the park. It is undevelopable – the portion we are obtaining.</p> <p>David: The only parcel to perk was that side of the hill. There is also the possibility of eminent domain for a sewer.</p> <p>Unidentified Woman: That was nixed.</p> <p>Unidentified Man: Is there a road agreement?</p> <p>Elaine: King County could not find an easement. They showed the road was a timber road.</p> <p>Bill: MOTION: I move that we decline the offer.</p> <p>Joe: Second. We will vote in two weeks.</p> <p>Doug: VPD could pay a portion of the road maintenance.</p> <p>David: 1 or 2 people a day is way too many as far as I am concerned.</p> <p>Elaine: We can access the right of way.</p> <p>Bill: The reason this property is offered to us is that it is worthless.</p> <p>David: You can come down to see it.</p>	<p>MOTION SECOND Resolution #14-4</p>
<p>Point Robinson Maintenance</p>	<p>Scott: I talked to Jason last week regarding Pt. Robinson maintenance. I was concerned that we are not fulfilling our obligation that the Coast Guard expects.</p> <p>Doug: I observed peeling paint on the residences and the roof. We need some serious maintenance work there.</p> <p>Scott: Jason said that there was maintenance to be done. Properties can become much more expensive if not maintained. MOTION: That we go to bid to have Pt. Robinson brought up to speed as to Jason's maintenance expectations and to our Coast Guard agreements.</p> <p>Capt. Joe: There is a shake roof that has been there for 40-50 years and it has been painted. It is not leaking. It should be painted red, Coast Guard tile red. We have an obligation to keep it the way it has been kept.</p> <p>Scott: Our agreement says we will maintain the paint scheme the Coast Guard had it.</p> <p>Bill: The people promoting it should pay a portion. It should be paid out of the rentals.</p> <p>Jason: VPD has gone for grants in the past for this kind of thing. I have information from</p>	<p>MOTION</p>

	<p>Wendy Brakes. I have an estimate that is \$40k for all the buildings.</p> <p>Elaine: We need to be looking into grants. We do not have the cash flow to come up with 40K.</p> <p>Bill: We don't know what the fields will cost. We don't know cost for skate park. We don't know about the pool. Let them try to find the money from a grant.</p> <p>Scott; Let's put it out to bid while pursuing a grant.</p> <p>Jason: I asked Masterpiece Painting and they broke it down. Not all the buildings may need to be done right now. A friend of mine said price was fair.</p> <p>Capt. Joe: We have had it for 14-15 years. It was in bad shape. Four years ago the lighthouse roof was painted and it needs it again. VPD has paid for it in the past.</p> <p>Bill: I want a fact-finding.</p> <p>Unidentified Man: Every lighthouse has a red roof.</p> <p>Bill: Doug and Scott should read the Coast Guard agreement. The agreement is vague.</p> <p>Capt. Joe: That's not true.</p> <p>Unidentified Man: We're talking about appearance.</p> <p>Jason: Masterpiece would not be held responsible for damage or leaks to the roof.</p> <p>Lu-Ann: It would be helpful to have priority order for maintenance.</p> <p>Scott: We need to get information. I WITHDRAW MY MOTION.</p> <p>Elaine: We could get grant information from the last paint. We can get a copy of the original grant.</p> <p>Capt. Joe: How about a Coast Guard inspection?</p> <p>Elaine: I just got it.</p> <p>Adjourn: Bill, seconded by Joe</p>	<p>MOTION WITHDRAWN</p>
<p>Executive Session - Personnel</p>	<p>Elaine: It is not needed.</p>	
<p>ADJOURN</p>	<p>The meeting adjourned at 9:28 PM</p>	