

VASHON PARK DISTRICT BOARD OF COMMISSIONERS

MEETING MINUTES

Ober Park, Performance Room, 7:00 pm

DATE: Tuesday, May 13, 2014

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

Staff attending: Jason Acosta, Elaine Ott

ISSUE	DISCUSSION AND OUTCOME	FOLLOW UP
Call to order & agenda review	The meeting was called to order at 7:06 PM by Lu-Ann and the agenda was reviewed.	
Public Comment	<p>Capt. Joe: Kite day is this Saturday 10-2. Kites are provided and there will be food.</p> <p>Cici: The Salmon Save presentation with Ellen is set for 6/4/2014, 6:30—8. The Chamber of Commerce, VEGA and others have been notified. They are all interested in Salmon Save. A donation has been made of a place for them to stay. 2-3 persons will be here.</p>	
Finance Committee	<p>Scott: Finance Committee. Two board members have agreed to participate. There will be an announcement in the Beachcomber. Capt. Joe and Hillary are the non-board members. The hope is to have it all done by the end of June. It will be a public meeting.</p> <p>Cici: volunteers to take notes.</p> <p>Lu-Ann: Goal of committee?</p> <p>Scott: To see if there are ways to be more fiscally responsible. It is an Ad Hoc committee.</p> <p>Lu Ann: Will they be voting?</p> <p>Scott: they will vote and make a recommendation to the Board. If the Board agrees, it will go to the auditors.</p> <p>Bill: The committee has no authority to recommend anything. It is a consensus thing.</p> <p>Scott: There will be updates to the Board in between meetings.</p> <p>Bill: The committee has no authority to do anything.</p> <p>Lu-Ann: Can the Board get copies of the minutes from those meetings?</p>	
Web Site	Elaine: Someone approached her who has a strong Park District background. She volunteered for a project and agreed to work on the website. She set it up for general format and it is now 90% ready. Lodging line is not ready yet. A preview of the Website was shown. There will be 13 streaming photos. Goal: class, ease of use. There is a community calendar. It is a work in progress. As I update anything, the most recent things are on the	

	<p>front page. There is an outdoor recreation section, Facilities section, Activities, Classes, Sports & Events section, Lodging section, Administration section, and a section for other. Super easy. Elaine will be able to update it herself. King County parks do not have to be added to the web site. Elaine will be the web site manager.</p> <p>Capt. Joe: It is beautiful. Board members agreed.</p>	
<p>Motion from last meeting</p>	<p>Elaine read Bill's motion from the last meeting regarding Elaine's status. MOTION: 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. The motion was seconded by Joe at the last meeting. The motion passed unanimously.</p>	<p>Resolution #14-6 VOTE: Unanimous</p>
<p>Land Trust/Fisher Pond</p>	<p>Tom Dean was not present to make a report.</p>	
<p>Spring Beach Land Donation</p>	<p>Elaine: Last Thursday several people toured the offered Spring Beach land. It is 1.78 acres on the top of a crest. A family wanted this donated to VPD as a tax write-off. Bill made a motion to decline the offer at the last meeting and it was seconded by Scott.</p> <p>Doug: There are 12 houses at Spring Beach. Maps are not helpful. The parcel is on a ridge that you have to hike up, a trail. The trail is immediately above these houses. It is very much a question of going through the Spring Beach Community. Otherwise, access to the park is by water. Parking is extremely limited. Acquiring the property doesn't mean access. Nobody has been using it.</p> <p>Lu-Ann: there was a trail that went by a well and there is a pipe that goes up the hill. From the well we went straight up. The trail is unsettled earth. There is no formal Spring Beach community. The road is owned by King County and the community members maintain it.</p> <p>Lu-Ann: The water situation is sketchy.</p> <p>Doug: Is it county road all the way to the beach?</p> <p>Mary Williamson: The community doesn't know much in terms of legal stuff. There is a right of way. At some point there was an easement. The only way to get to their homes is through this road. The road is not safe for passing by. We don't know how it all came to be. They may have never had a conversation with King County regarding maintenance.</p> <p>Bill: Years ago, Spring Beach came to the Board and wanted something. They maybe wanted to put part of the well on park property.</p>	<p>MOTION Read into the minutes.</p>

	<p>Chick Green: It was an electrical line that the Park District was asked for.</p> <p>Scott: Who owns the water?</p> <p>Mary: There were all kinds of disclaimers. There is landslide property. It is just old Vashon.</p> <p>Bill: How did the county acquire the property? Spring Beach property was acquired by the county. They never had any ideas of what to do with it. When King County dumped all the parks on VPD, VPD acquired it.</p> <p>Lu-Ann: There is no marine area. It goes from beach to bog. You couldn't get into the property for 50 feet due to the bog. You need tall boots!</p> <p>Bill: It is like Wing Haven where not much attention is paid to it? Why would we acquire a potential liability?</p> <p>Scott: Call the question:</p> <p>Vote: Decline: Bill, Scott: Luann opposed, abstain Doug. 2-1-1 to decline.</p>	<p>Resolution #14-7</p> <p>VOTE PASSES</p>
<p>TAN</p>	<p>Elaine: Luke Schmano(sp?) has accepted another position in the bank. He was the department that handled the TAN, so the department no longer exists. Luke suggested a commercial line of credit. Elaine has contacted the bank. She has been playing phone tag with Bank of America. She did connect with Wells Fargo, 8% interest, 100K. By pushing VES into next year, our borrowing is for this year. We can make it work. The concern going into next year: is 100K enough. In the past we have had 300K.</p> <p>Bill: We have lived on 100K before.</p> <p>Elaine: I will report back. Without the line of credit, we cannot do the Skate Park Grant. We need at least 50K.</p>	
<p>Pool</p>	<p>Michael Sultman(sp?) called to say that the infiltration system can be hooked up. It will be 37K as opposed to 53K. School District wants to meet tomorrow evening, but our insurer wants to do the negotiating. We will just talk about next steps.</p> <p>Scott: What has the adjustor told us? Are there assurances that they will pay for it?</p> <p>Elaine: They say that it is still under investigation. It is the School District's problem. So, what do we do?</p> <p>Lu-Ann: Is it the case that they feel they don't have to pay anything more?</p> <p>Scott: Is this where we get attorneys, etc., involved? We spent the 12K, even though we could get it back. They have spent 15K. To get it done, it will take 10K. If we split it, it would be 5K each. If we don't do it that way it could be really strung out. There is a lot of uncertainty. We may not be bailed out. We may face a larger liability.</p> <p>Lu-Ann: The School District faces liability. We paid \$1 rent last year.</p> <p>Doug: if we spent the 5K, would we be responsible for anything else. What does splitting the cost tell us?</p> <p>Lu-Ann: The School District knows they are on the hot seat. We have a fiduciary duty to the park district.</p>	

Scott: So you don't think that the hold harmless clause is worth anything?

Lu-Ann: Our attorney has deemed that it is not worth anything.

Bill: Our insurance company told us to not do what we are doing right now. Are we on the hook for something else? Are we admitting culpability? We aren't supposed to admit anything. If we do something we might let the insurance company off the hook. That's what they are saying. They have been shift.

Lu-Ann: The lease is up the end of this year. If we take the pool on, would we be taking on the whole pool? Why would the School District want the liability?

Jason: how often we backwash the pool depends on usage. It depends on how dirty the pool gets. Two backwashes fill the pool.

Doug H: It is not feasible. What you don't want is liability if you put the water into the pool. I agree with Bill. Don't pay the 5K. I think that the School District will pay. They can send it out to bid.

Lu-Ann: What if the School District doesn't do it timely?

Doug H: They will do it timely.

Scott: They don't have a levy this year, we do.

Lu-Ann: Pumping tanks is our only option.

Bill: We are forced into this corner. The insurance company said the piece of paper was invalid.

Elaine: It's their property and their responsibility to get as-builts.

Lu-Ann: If they just took our word for it, that's not good enough.

Bill: It's up to the attorneys.

Doug: Why should we meet with SD tomorrow?

Lu-Ann: It is the School District that wants to meet and they said our share would be 20K. They're saying if the pool doesn't open it would look bad for us. Each of us has a fiduciary duty to our districts. It is fair to put all it on the table.

Doug H.: You can't figure out how much it would cost. They don't know how much it will cost either. What if it is 20K? Tell them that we can't discuss any money. We don't know if the insurance company will pay anything. We can't negotiate for the insurance company.

Lu-Ann: If we pay, we will have no leverage.

Doug H: Whatever discharges into the pond could be our liability.

Capt. Joe: Can it open 6/15?

Lu-Ann: As far as I know Jason is acting as if it will open.

Jason: Inspections are ongoing.

Capt. Joe: It means that we may have to drain the tanks.

Bill: The last time we met with the School District, we agreed to open late because we didn't want to bring in all these tankers. To save money, we agreed to open late. If we bring in a tanker a day, it could be on their ticket. We should go with what the insurance company says. Put this on the agenda for a couple of weeks.

Lu-Ann: We have a month until the 6/15 date.

Elaine: agenda item

	<p>Elaine: This fix will only handle one backwash per week. We will have to cover the pool in the off season and it would be 8K to maintain. Scott would need to stay on for the year. His salary + chemicals = 12K</p> <p>Bill: We don't have to decide that until December.</p> <p>Scott: Elaine, can we figure what type of expense we are looking at?</p> <p>Jason: I am unsure what is being planned as a cover.</p>	
<p>Skate Grant</p>	<p>Elaine: We will need up to 17K to hire a civil engineer. MRSE said a RFQ is needed. Motion of Scott from last meeting. The motion was read into the record by Elaine. There was a second by Joe. The MOTION: Scott: I move that VOS spend no more than 17K to secure information to put this project to bid. VPD \$14,000. Seconded by Bill. The motion was amended to say that the money comes from the unallocated reserve and that VPD pays 80% and the users pay 20%.</p> <p>Lu-Ann: Is another friendly amendment needed what with the TAN?</p> <p>Elaine: The grant expires at the end of this year. They have extended it twice.</p> <p>Bill: Put off the vote until next meeting when Elaine gets good news.</p> <p>Lu-Ann: Who is managing this project?</p> <p>Elaine: Grineline initially. A civil engineer. Grineline is a member of MRSE.</p> <p>Scott: When we reviewed the budget two weeks ago, we had 15K going out this month.</p> <p>Elaine: Yes it has gone out.</p> <p>Scott: 14k is at issue. There are accounts payable that need to be paid soon.</p> <p>Doug: Actual construction would take how long?</p> <p>Elaine: It must be completed by 12/31/2014. It could take 2-4 months.</p>	<p>MOTION read into the minutes.</p> <p>VOTE set for the next meeting</p>
<p>VES</p>	<p>Elaine: A modified as-built will be done. I am awaiting the engineer's estimate. At the last meeting the question was if he did project management. He does not. He does not know what a project manager would cost. We don't have an as-built for VES. We have a mock-up. I think that he is looking at 3K.</p> <p>Scott: Given our uncertainty of funding, I'm concerned about spending this year.</p> <p>Doug: I have a question as to the scope of the project.</p> <p>Scott: I am concerned about discretionary spending this year.</p> <p>Bill: We should not do anything for a couple of weeks.</p> <p>Elaine: A parking study has been done. It does have to be paid.</p> <p>Scott: It will add to the cost.</p> <p>Bill: We might find in June that the committee might have to work on a cash flow plan. I will help run the TAN stuff down. We felt that the representative from Cashmere Bank acted unprofessionally in a way that was detrimental to us. He did not act as a confidential banker.</p> <p>Elaine: I called him today. I would love some help.</p> <p>Scott: I will call him.</p>	
<p>Point Robinson</p>	<p>Elaine: I received the first go around with the Coast Guard. They have retracted it. They</p>	

want to have repairs made. There will be an inspection. We are in hold-over status. According to the new lease, there can be no weddings, etc., without Coast Guard permission. I will push back on this as lodging alone will not cover it. What we have been doing would be in violation of the new lease as I read it.

Bill: Can we operate store under the new lease?

Elaine: If it is for maintenance. I think that we need written permission for Kite Day.

Scott: Can't we just give them a calendar. We have a 15 year lease.

Capt. Joe: The new lease is for 5 years. There are other new changes that I think that we will be able to work out. The phrase "not limited to" means that we can write language that will take in our activities. Low Tide Day and Kite Day came under the phrase "activities for youth." We may have to make a showing that we will not damage the property or the image of the Coast Guard. I am not as pessimistic as Elaine. I believe that the dialog is wide open. I don't think this is boilerplate, referring to Chp. 26.

Elaine: I was told that we are limited to these things unless we have written permission.

Bill: Can we rent the houses out?

Capt. Joe: Yes. We are raising money to maintain the Park. When we put the new roofs on the houses, the Coast Guard and Preservation Office had to give permission. We can say that anything out there is good for the Island and will shine positively on the Coast Guard.

Bill: If I want to go out there for Bill's soccer team fundraiser, the new contract says no.

Elaine: They said that we need language for the houses.

Hillary: I read Chp. 26 and it said no alcohol and it implies in the houses.

Elaine: Under the old lease, alcohol was OK in the houses. The new lease is the problem regarding alcohol.

Bill: This may be the Coast Guard's way of trying to get our attention.

Capt. Joe: Help would be welcome. There is no stipulation in the letter as to time deadline. We should not be in any hurry to do this. We need to bend the language. Elaine and I need to work on this.

Lu-Ann: We need to do this well.

Capt. Joe: We want language that we need Pt. Robinson to be conveyed to the Coast Guard.

Bill: Who says yea or nay on the deal? The person on the letter can change it?

Jason: At the last board meeting I was asked to get information on prioritizing the painting down there. The houses and roof need to be painted. Roofing on the lighthouse needs to be replaced (shakes). We received proposals, including from Scholten Roofing, Inc. Asphalt shingles would not be approved. Metal would be better, 24 gauge metal standing seam. The Lewis & Clark lighthouse has had a roof since the 70's. It is a metal roof. The ones that look like cedar shakes would have a lot of life. A guy came out and looked at the lighthouse and the barn. The barn is starting to cup, but the lighthouse is worse.

Capt. Joe: I think that the last one with the seams would not qualify. We must simulate what was there originally—cedar shakes. If we have the money to do it, that's great. The roof there now is sound and doesn't leak. It would get us through the 100th anniversary of

the lighthouse which is next year. The middle proposal that Jason suggested would be the best. Point Robinson has always had cedar shakes. We have to return to that or replace it with something that looks like that.

Jason: They will say that they want the one that looks like cedar shakes. We need permission from the Coast Guard and Preservation Society.

Doug: We have a combination roof now?

Capt. Joe: yes.

Lu-Ann: Could we change the color of the barn to be the same as the houses? This might give us a cost savings.

Bill: Our goal should be what is best for historical purposes. We can look for funds.

Elaine: Capt. Joe and Eric have been working on the roof and buildings of the lighthouse.

Jason: We have to make sure that whoever does it is very careful. The roof should have been painted 3 years ago.

Scott: How much of the grant would go to the roof?

Capt. Joe: Prior for-culture grants were for historic purposes. They would not consider maintenance grants. Competition will be great.

Bill: For-culture is not the only one.

Jason: The estimate is 19K.

Capt. Joe: the Park District will have to pay.

Lu-Ann: If we get outside funding, we will be glad to kick in.

Jason: The company said that if there is any damage to the roof, they would not be held responsible.

Bill: When you paint shingles, it will deteriorate. Only 20% of cases where roofs were painted were viable. Metal would be best.

Cici: People are reluctant to give money for maintenance because it opens the door for others to ask for it. It is a question of don't they have assets to do maintenance?

Doug: what if we said that we were trying for a long term restoration.

Meeting adjourned: 9:15 PM

Respectfully submitted by:

Mary Reeves