

# VASHON PARK DISTRICT BOARD OF COMMISSIONERS

## MEETING MINUTES

Ober Park, Evergreen Room, 7:00 pm

**DATE: Tuesday, March 28, 2017**

Commissioners attending: Lu-Ann Branch, Karen Gardner, Scott Harvey, Bob McMahon, Doug Ostrom.

Staff attending: Jason Acosta, Elaine Ott, Robin Thomas

ISSUE	DISCUSSION AND OUTCOME	FOLLOW UP
<b>Call to order &amp; agenda review</b>	<b>The meeting was called to order by Karen Gardner at 7:00 PM. Karen reviewed the agenda.</b>	
<b>Public Comment</b>	<p><b>CC: We go to the Netherlands every year. They have natural materials in their playgrounds. I have a slide show that I am passing around. My hope is that over the next year, we could examine this as a direction for us. Waxed wood.</b></p> <p><b>Doug: Sweden and Japan have similar approaches.</b></p> <p><b>CC: My hope is that Elaine finds some money to do this. I have invited Elaine and Jason to Amsterdam. I have sourced out a company in Portland that makes similar stuff.</b></p> <p><b>Capt. Joe: We had Japanese exchange students here. Their English was rudimentary. It was a great time.</b></p> <p><b>Elaine: I have a letter from Hilary Emmer encouraging us to not endorse the pool cover. She is pleased that we have no TAN this year. She says that it is time to prioritize projects.</b></p> <p><b>Karen: I am from the Seals Swim Team. We continue to work hard and ask the commissioners to support the pool cover. We have a petition.</b></p> <p><b>Carl: We have already gathered 500 signatures on it. 99% of the people were very positive. I think the community is very excited about it. I have had elder people be excited about it. Kids and parents are very supportive.</b></p> <p><b>Karen: Many people said that they have it for so long. There is a lot of passion out there.</b></p> <p><b>Doug: A Loop article last week was critical of the bubble.</b></p> <p><b>Carl: Many articles are unaware of all the work we have done to research and organize it. Everything negative that I have seen were written by people who are not aware of the in-depth research that we have done.</b></p>	

<p><b>March 14, 2017 Minutes, Preliminary Vouchers 3.10.17 – 3.23.17</b></p>	<p><b>Bob: I MOVE that we accept the minutes and vouchers as presented.</b>  <b>Scott: SECOND.</b>  <b>VOTE: 5-0 in favor</b></p>	<p><b>MOTION, SECOND TO ACCEPT THE MINUTES AND VOUCHERS AS PRESENTED.</b></p> <p><b>VOTE: 5-0 IN FAVOR</b></p>
<p><b>PERS Plan (Public Employee Retirement System)</b></p>	<p><b>Elaine: Karen, Bob, and I are working on the strategic plan, particularly a piece called the current state analysis, which looks at internal and external factors. We are looking at strengths and weaknesses, then implications emerge that lead to goals. Employee needs is a section of this. I asked staff to take a survey that I crafted. It was anonymous. It rated strongly agreed, etc. Our staff is really very happy in their jobs. They feel valued and confident. There were two statements that swung strongly on the other side. 1) I feel my wages are fair, and 2) I feel my benefits are fair compared to industry standards. Those rated very low. We have no pension plan. They are standard in government work. Every park district I looked at had a pension plan. All taxing agencies on the Island have a pension plan. Even the Cemetery District has a plan they donate into. We currently have a simple IRA. PERS behaves like Social Security. Government employees generally get paid less than in the private sector. We spoke to a PERS person. Everyone supports it. It requires 100% enrollment. The amount VPD puts in is 12 1/2%. There is an option to do Social Security or not; other taxing agencies on the Island pay into both. That is double what we do now. PERS with SS is 65k. PERS does provide another pre-tax savings plan that we can contribute 6% to. A big selling point – Social Security is questionable. PERS is much safer. VPD choice is permanent. Vestment is 5 years. Our primary reason is that we are not asking for extraordinary, but rather standard benefits on the Island. If we don't have a stable workforce, we will continue limping along.</b></p> <p><b>Scott: That is a 9% increase in compensation.</b></p> <p><b>Karen: We are talking compensation (cash flow) and this is really important.</b></p> <p><b>Doug: This is the WA state compensation plan?</b></p> <p><b>Elaine: Yes. VISD has 3 plans. I didn't research their different payoffs, but I know they all require more employer contribution than ours would.</b></p> <p><b>Lu-Ann: What is required of the employees?</b></p> <p><b>Elaine: Yes, they pay into the plan. They put in 5% to 15%.</b></p> <p><b>Doug: What happens if they leave before the vestment date? Or they can transfer</b></p>	

	<p>to another agency with a PERS plan?  <b>Scott:</b> What programs would you propose that we not do.  <b>Bob:</b> That is a ridiculous question.  <b>Scott:</b> We are talking about trade-offs. We have never had a pension program. We brought in a \$20,000 bigger budget this year. What we have passed on exceeds what we have taken in. It's the math.  <b>Bob:</b> We are caught in the middle of so many financially related topics. It has to go into the calculations. It is unfair to ask what we should give up. It's a shame we haven't done this before.  <b>Scott:</b> It's unfortunate. It's a big number. I would have to ask employees maybe for the 2018 budget. Maybe no salary increase.  <b>Jason:</b> It's a 12%, but if we lose Social Security, it is not that much. You would only be looking at a 3%. It should be brought up at budget time. The timing is not right.  <b>Elaine:</b> I am continuing my request to take care of my staff. I want you to be aware of our needs.  <b>Karen:</b> To be a park district that does not provide a pension is appalling. I believe that if you pay your employees well, they will give you more. This is a series of tradeoffs.  <b>Doug:</b> PERS v Social Security. Everybody contributes or nobody does.  <b>Jason:</b> There is another option for SS in PERS. We employees could contribute to it.  <b>Elaine:</b> Those working 20 hours per week are eligible. PERS would cover all of these.  <b>Capt. Joe:</b> I have never heard of a choice between Social Security and PERS.</p>	
<p><b>Board Vote</b></p>	<p><b>Bob:</b> This is not a final vote.  <b>Carl:</b> I support the vote. I did not want to support Mr. Rays letter. We are doing the best we can.  <b>Lu-Ann:</b> Peter has been on our swim team committees.  <b>Karen:</b> Is it appropriate to put a backend on your motion. Can we have some time frame?  <b>Scott:</b> That wouldn't be an option.  <b>Lu-Ann:</b> I thought about it. We can always put another motion forward.  <b>Karen:</b> It is not a 1:1 correlation with the Commons. We have to know where that stands.  <b>VOTE:</b> 5-0 in favor.</p>	<p><b>VOTE: 5-0 TO TAKE NO ACTION ON THE POOL COVER UNTIL AFTER THE COMMONS IS APPROVED</b></p>
<p><b>Commons</b></p>	<p><b>Elaine:</b> The Commons meeting this Thursday. Jason and I and Karen will be</p>	

<p><b>Meeting</b></p>	<p>there. We need a unified message.  <b>Scott:</b> What have they provided us?  <b>Elaine:</b> Nothing yet.  <b>Karen:</b> We were going to try to figure out a way of moving forward. It appears now that they are trying to justify the 100k.  <b>Doug:</b> What is wrong with the 100k? How can they agree or disagree if they don't know?  <b>Karen:</b> We are saying that we don't know if we should be paying for anything.  <b>Jason:</b> I want to see what they would do if we weren't there.  <b>Bob:</b> We shouldn't give them too much power. It is ridiculous. They have a 20m budget, we have 1.5m. What do you think would happen if there was no VPD?  <b>Elaine:</b> The history piece I sent to you will be helpful.  <b>Scott:</b> I quoted what Truman quoted. It was passed based on the concept that it would be available to everyone on the Island. Do we have non-anecdotal information? It would add to our case.  <b>Karen:</b> The board agrees that we don't want to pay 100k per year.  <b>Bob:</b> We are paying more than that. We pay a part of Robin's salary.  <b>Elaine:</b> The net effect is about 108 grand in the hole.  <b>Doug:</b> Can we do extraordinary costs, say someone trashes the gym? Incremental.  <b>Scott:</b> Porta pottys are an incremental expense. Should be easy to calculate.  <b>Lu-Ann:</b> This is a cultural shift. 10 years ago, two School Board members used to be a part of the deal.  <b>Scott:</b> We jump from 45k to 100k. The cost of utilities didn't go up that much.  <b>Lu-Ann:</b> We provided a full-time maintenance person.  <b>Robin:</b> The time we are in there is 4 hours per night. Field lights are on in just one field. Gym lights stay on regardless.  <b>Scott:</b> Utilities are minimal.  <b>Karen:</b> We will find all this out.  <b>Bob:</b> VPD acreage?  <b>Elaine:</b> 532 acres. We maintain far more acreage than they do. I can put that together.  <b>Unidentified Man:</b> Recently McMurray flooded. What is your thinking on any more liability?  <b>Elaine:</b> Our insurance has covered the damage.</p>	
<p><b>Credit Card Policy</b></p>	<p><b>Elaine:</b> The auditor recommended that we institute a credit card policy. Attached is the policy that we put together.  <b>Karen:</b> It looks good to me.  <b>Lu-Ann:</b> Under control: where do credit cards come in?</p>	<p><b>Motion to approve the Credit Card Policy as presented.</b></p>

	<p><b>Kit:</b> In an emergency, the manager would have the ability to pay on the credit card. We have to wait 10 days to 2 weeks to get a check processed.</p> <p><b>Bob:</b> I move that we accept the Credit Card Policy as presented.</p> <p><b>LuAnn:</b> Second</p> <p><b>Karen:</b> Why does the board need to have anything to do with administrative policies?</p> <p><b>Elaine:</b> You have to approve all policies. We will vote next time.</p>	<p><b>Agenda Item</b></p>
<p><b>Staff Reports</b></p>	<p><i>1) Tramp Harbor Dock Lease</i></p> <p><b>Elaine:</b> You instructed me to proceed with attorney input. We have the input. Our environmental indemnity makes VPD responsible for contamination for use of the dock, e.g., creosote. The State is not likely to agree to lessen our responsibility. We post signage prohibiting dumping. I raised some of the same concerns our attorney did. There is no data on known contamination. We should do soil sampling before signing the lease. I might go back to our attorney regarding the Model Toxic Control Act.</p> <p><b>Scott:</b> A soil sample test costs 20-40k. Regarding creosote, I think that we have ongoing liability. They need to indemnify our liability.</p> <p><b>Bob:</b> How long have we been leasing this?</p> <p><b>Elaine:</b> 1995. It was a Standard Oil dock in the '20's.</p> <p><b>Lu-Ann:</b> There is oil down there.</p> <p><b>Elaine:</b> Section 10 speaks to indemnity. It covers everything. The state doesn't budge on this type of thing.</p> <p><b>Bob:</b> So they tear the dock down and find toxins?</p> <p><b>Elaine:</b> The county is liable. We have never had a lease. If we don't sign we will have to cut dock off at 180'.</p> <p><b>Karen:</b> If we don't, the state would go after King County (KC) for teardown costs. It sounds like we don't want to sign the lease.</p> <p><b>Elaine:</b> I will push back. We have property out 180 feet. The entire dock is not safe. The pilings are failing. I think that they would take out dock after 180'.</p> <p><b>Lu-Ann:</b> We could do one on grants.</p> <p><b>Elaine:</b> Deep water is what people like.</p> <p><b>CC:</b> When this first came up, KC said that they would not rebuild Tramp Harbor road.</p> <p><b>Lu-Ann:</b> Neighbors on Monument really pushed back.</p> <p><b>Elaine:</b> I will check with our attorney regarding the Toxic Control Act. I will ask the state if they will rethink liability.</p> <p><b>Bob:</b> two issues. We will be liable.</p>	<p><b>Elaine</b></p>

	<p>2) <i>Lodging Occupancy Rates</i>  <b>Elaine:</b> Eric provided this handout. 2017 is what is booked as of now. He is seeing that despite lowering the rates, occupancy remains the same.  <b>Doug:</b> 2017 looks lower than 2016.  <b>Elaine:</b> Eric thinks that 2015 would be the norm.</p> <p>3) <i>VISD Gym Floor</i>  <b>Elaine:</b> A community group ball broke a gym fire sprinkler and the gym flooded quite badly.  <b>Bob:</b> We have insurance on their facility.  <b>Elaine:</b> We carry a policy and list them as additionally insured.  <b>Lu-Ann:</b> Most gyms cover those fire sprinklers.  <b>Robin:</b> It smelt horribly. It was the stale water. The floor is cupped. They can't tell the extent of the damage until it dries out. I think that they want a new floor.</p>		
<b>Adjourn</b>	<p><b>Scott:</b> I MOVE that we adjourn.  <b>Bob:</b> SECOND.  <b>VOTE:</b> 5-0 IN FAVOR.</p> <p><i>The meeting was adjourned at 8:25.</i></p>		
<b>Next Meeting</b>	<b>April 11, 2017, 7:00 PM</b>		

Respectfully submitted by:  
Mary Reeves