

VASHON PARK DISTRICT BOARD OF COMMISSIONERS

MEETING MINUTES

April 11, 2017

Commissioners attending: Lu-Ann Branch, Karen Gardner, Scott Harvey, Bob McMahon, Doug Ostrom.
 Staff attending: Jason Acosta, Scott Bonney, Elaine Ott, Robin Thomas

ISSUE	DISCUSSION AND OUTCOME	FOLLOW UP
Call to order & agenda review	The meeting was called to order by Karen Gardner at 7:00 PM. Karen reviewed the agenda.	
Public Comment	Capt. Joe: Glad to see all these people here. All we need is Bill Ameling and the camera. A local person has been selected as Caretaker at Pt. Robinson. It was a hard selection. KITE DAY IS MAY 29 TH !	
March 28, 2017 Meeting Minutes, February Vouchers, Preliminary Vouchers 3.24.17 – 4.2.17	Elaine: Credit card policy motion missed in the minutes? Who made the motion and who seconded? Bob: I made the motion on the credit card policy. Lu-Anne: I seconded. Mary: Thank you. Scott: I MOVE that we accept the minutes and vouchers as presented. Lu-Ann: SECOND VOTE: 5-0 IN FAVOR.	MOTION, SECOND TO ACCEPT MINUTES AND VOUCHERS AS PRESENTED. VOTE: 5-0 IN FAVOR.
Pool Bubble Proposal	Karen: There are two proposals. One, VPD manages the programming. The Seals would fundraise for the bubble. With the other proposal, the Seals would manage the programming. In the best interest of clarity, the two proposals need to be evaluated. The first proposal: Elaine: Advantages and risks. We would do the community programming. We would do 3-4 hours a day programming. We are experienced	

at doing this. It would cost 55k. The advantages: we have operational and programming expertise. This could test the waters for year-around programming. The risk: financial risk rests with VPD. Revenue estimates are not exact, but are a starting point. Infrastructure could cause the pool to close. We don't have extra parts. Staffing is the largest problem. Staffing with school-age kids is hard when school starts. If they stay on year round, there is an added cost of \$7,200. We could hire new off season workers. There is a low likelihood that we will find adults to work odd hours. Off season staff from the Seals is an option. On the administrative staffing side, increased demand could result in increased time for our part-time admin assistant. High cash reconciliation is needed. It could amount to 11k in additional costs. That would be offset by an increase in revenue. The break-even point is 70 people per weekend at the pool. VISD septic – could tip limit. No decisions have been made. If increased demand does tip the scale, potential fines and a need to increase the septic could arise and I imagine we would need to pay the costs. Also, there is the potential for competition with VAC. This model is in a good position to work with VAC. I presented the costs on the back of my handout.

Scott B: As the Aquatics Director, Elaine, myself and some board members think that this is a very beneficial thing. We need approval by the end of April so we can work with VISD. We are enthusiastic.

Elaine: Plan 2: The Seals would lease the pool for 9 months of the year.

Karen Choo: Option 2: VPD has the expertise, but we are also in this 100%. This option puts more of the risk on the Seals. I have a proposal handout. Ever since the pool was constructed, Islanders have wanted it covered. We had a petition drive asking for option 1 and we have collected 1500 signatures. In option 2, we would like to see a phased approach to the pool. Phase one is that the Seals will fundraise and pay for all the necessary upgrades. Seals will approve concept of the pool with a bubble. At a minimum, we will offer swim activities. We would arrange for staff and manage it. We would have a 9-month lease. We would ask VPD to cover maintenance. We would take down the bubble at the end of the summer. The public benefit is that the bubble would be no expense to VPD. We have the opportunity for immediate programming. We envision a permanent structure down the road. Risks for VPD with this option are minimal. VPD can add additional use in 2018. The benefit is that swimming will pull in the entire community. Risk is low.

Scott: Option 2: 42k is for maintenance staff. 43k. total?

Karen: This has taken a long time to plan and discuss. We don't want a fields' debacle. We have to assess the risks and benefits.

Doug: VPD is in the business of providing this kind of programming. The risks

involved is that sometimes the Seals and sometimes VPD would be in charge – potential issues. The disadvantages of 2 outweigh the disadvantages of 1.

Unidentified Man: It is useless unless it is covered.

Doug: Some people get to use it and some don't.

Karen C.: The community has shown that they want to use it fully. We like option 1 better. We are going to be working on the same staffing issues that Elaine outlined. We don't want to overextend ourselves.

Scott: I agree. We don't want to do that either. It appears that the difference between the options is 13k, something insignificant. We had a surprise expense, 42k, this week, a brand-new expense. The challenge is that I support this, but show me the money. VPD doesn't have the reserves. If we had a benefactor who would indemnify us above a certain amount of money, that would help.

Carl: I am with the Seals. We have been in the community for two weeks talking to people regarding option 1. That's a lot of people. 95% of people we talked to want this. It is long overdue. It is a much-needed option for all ages. Teens came up a lot. Many are business owners on the island: IGA, The Hinge, John L. Scott Realtors, Pandora's, Patty's Tamales, Rick's Diagnostic and Repair Service, Spiders, Sporty's, Hardware Store, Windemere and many more, plus organizations, including teachers at Chautauqua the PTSA, Michael Soltman, high school teachers and The Rock. This isn't a big capital project like the VES fields. It is 4.4% of your overall budget. We want VPD to support this and we will support you.

Scott: King County used the pool before VPD. We are fortunate to have the facilities. With the VES fields – we didn't plan ahead enough. I am just thinking that we are a year ahead of ourselves. At the end of next year we will be in a much better situation. Timing is not right. Actual maintenance is not the issue. We have 5m in deferred maintenance throughout the District. That's money we don't have for deferred maintenance.

Lu-Ann: If this opportunity goes away...

Scott: That's how we got into trouble with VES. It's a matter of economics.

Carl: It is what the people, taxpayers, want.

Doug: When I talk to people, they want the pool. If I asked them to decide between deferred maintenance and the pool, it is VES revisited.

Carl: We have talked about the deferred maintenance.

Scott: That's where our money went this year – to maintenance of the pool.

Karen: We now have an idea of how to mitigate the risk. You don't do things until you have your strategic plan. Even though I agree with Scott, because of the survey, the pool was really important. There are people who would disagree. Proposal #1 to me is worthwhile.

Dave Hackett: KC said that they did not have the money to operate the pool. In

2009, we got a consultant report – 2m for a cover. The bubble works. Risk: with #1 VPD has to authorize to put in as much programming as you want – do what your public wants. If you are worried about risk, I found that in Goldendale, their pool 2x the size of ours. Let the Seals do #2 and get some experience and you can add all the programming you want. 42k for a VPD employee – Why is that?
Karen: I think that we will look at that. This has to do with our financial risks. What happens if our projections are wrong? We came up with a possible way to get around risk.

Unidentified Man: How about a multi-year commitment from the parks?

Bob: We agreed we would not take any action until we arrived at some Commons settlement. So, we are not able to vote on anything. It doesn't preclude getting a motion on the table. We wouldn't be able to vote on it. "It is acknowledged that this motion cannot be voted upon until the terms of the earlier approved motion relating to the VPD/VISD Interlocal Agreement are met. The motion is submitted today, however, to facilitate [the] earliest possible ordering of the bubble enclosure.

IT IS MOVED THAT THE VASHON POOL BE OPEN FOR USE BY THE PUBLIC DURING THE MONTHS OF SEPTEMBER THROUGH MAY (APPROXIMATELY NINE MONTHS) AS DESCRIBED IN THE DOCUMENT ENTITLED POOL BUBBLE OPTION 1. AFTER FOUR MONTHS OF OPERATION, REVENUES AND OPERATING COSTS WILL BE CALCULATED AND COMPARED WITH ESTIMATES. FROM THAT POINT FORWARD IF, AT THE END OF ANY MONTH, THE PROJECTED NET COST OF HAVING THE FACILITY OPEN EXCEEDS \$68,750 (2 5% OVER THE NET COST ESTIMATE), THE POOL FACILITY WILL BE CLOSED UNTIL THE BEGINNING OF THE REGULAR SUMMER SEASON AND THE BUBBLE ENCLOSURES WILL BE REMOVED."

Karen C: I understand that you want to minimize your risk.

Scott B: After some administrative costs and burdens and considerable disappointment, it would be an attempt /effort to balance the risk of this going beyond what we expected. As far as refunding the money, that would not be terribly burdensome.

Bob: A reason to get the motion out early: we need to get the bubble.

Lu-Ann: If it fits this threshold...

Bob: At the end of 4 months, we would reevaluate.

Karen: We need an out.

Lu-Ann: That is fiscally responsible. **SECOND.**

Nancy O'Connor: No biz ever succeeded in 4 months. After you get to 4 months, then maybe option 2 could pick up.

Scott: Numbers are not significant if we are over 25%.

**MOTION,
SECOND TO
PURSUE
OPTION 1
AFTER MOTION
ON
INTERLOCAL
AGREEMENT IS
MET.**

	<p>Carl: The big difference is not huge. Option 2 is utilities. That is 34k, about the same amount the Seals are paying. Let's say we are 50% off.</p> <p>Doug: I haven't seen any analysis from Capt. Joe. We do have risk under 2.</p> <p>Lu-Ann: It is the same in 1 or 2.</p> <p>Doug: There is a huge risk.</p> <p>Karen: 4 months is negligible. We have to have a cutoff to evaluate.</p> <p>Lu-Ann: If it is 50 or 80k over, we need an out.</p> <p>Scott: Next year. Maybe we give you a season. We can't afford a season this year.</p> <p>Unidentified man: Will parks look at every possible efficiency? You have a lot of people interested in helping.</p> <p>Karen: We want to work together.</p> <p>Scott: I suggest we table this for a year. Then, conceivably, we can give you a season.</p> <p>Karen: We will vote at the next meeting.</p> <p>Hackett: You can't bind yourself from voting. No legal effect. That was done at a meeting where the public was not notified. You have 170k in reserve.</p> <p>Unidentified Man: 4 months. Options may open in the spring.</p> <p>Unidentified Woman: 6 months.</p> <p>Karen C: Convey that you could look at it over a longer period of time.</p> <p>Bob: We are under your urgency.</p> <p>Unidentified Woman: The fields had to get completed for the fields to be used It is different here. This is the moment right now.</p> <p>Unidentified Man: The Seals have already committed to lots of fundraising – capital improvements to pool. The pool will benefit from it even if the bubble goes away. Thousands of kids use that field every sports season, every weekend. That is the public need. This pool is going to present to the public the ability to do things. I disagree with Scott – it is not too much of a risk. As a county taxpayer, I am willing to commit wholeheartedly to the board and the pool. It's is not just about pencil marks. I hope that you have heard there is a demand.</p> <p>Karen: Thank you every body.</p> <p>Lu-Ann: Who will be there when the bubble comes on?</p> <p>Scott B: I have offers from the community to store the bubble. There are many who have volunteered to put the bubble up. That does not worry me. We would want to have Jason involved for sure.</p> <p>Doug: There are a lot of details.</p> <p>Scott B: The Seals have taken this into consideration.</p>	
Board Vote: Credit Card	VOTE: 5-0 in favor.	VOTE ON CREDIT CARD

Policy		POLICY: 5-0 IN FAVOR.
February Financial Report	<p>Elaine: Please see the cash flow and budget to actual handouts. Levy figure: we are ahead. In administration, we are under budget by 10k, 6600 is due to wages and benefits as we start the admin assistant in April. Phone will smooth out. Maintenance is under 5200k so far. Commons is over 4600k. Revenue is down 3k.</p> <p>Scott: Why?</p> <p>Elaine: I don't know off hand. It is only 2 months in. Budget to actual took a 50k hit in January due to the late Commons payment. Programs have not started yet – in June. Pool is under almost 2000k. Pt. Robinson is over by 5600k, revenue is under.</p> <p>Eric: The weather has been terrible. That's why we are down.</p> <p>Elaine: Fern Cove does not include the septic. Thru February, we are at budget. Revenue is down thru March. RFA's are under budget 9k. Debt service is right on. Cash flow – I borrowed from the TAN. Levy dollars are flowing in faster than I thought.</p> <p>Lu-Ann: What about donations?</p> <p>Elaine: We received 1k from CC and 9k from a will of an estate.</p>	
Fern Cove Septic	<p>Elaine: I emailed you all last week about the issues. Eric noticed that he had never received a notice about checking the septic. There is no record of a septic. We called in Neil Drawbridge and come to find out there is no septic at all. Sewage is surfacing by Shinglemill and is going into the Sound. Neil was obligated to file a report with KC. We still have not heard from KC. The ethical thing to do is to cancel all reservations until we decide. Neil has provided 3 engineers. There are several viable options to the tune of 40k. I have reached out to Enduris. There are two grants that may apply, one is an emergency fund with 4Culture. There is also a capital fund. It will likely not apply. We will try.</p> <p>Karen: The assumption is that we keep Fern Cove. I don't know why we want to spend any more money on it.</p> <p>Eric: It is an Island historic property. Renting the lodgings does help pay for facilities.</p> <p>Elaine: It is a form of recreational facilities.</p> <p>Scott: If we do this repair, we would have to borrow money right now. At the very least, I guess I would vote down Fern Cove (shut down) and look at it next year.</p> <p>Karen: There are cracks in the foundation and leaks.</p> <p>Eric: We would have to keep the sump pumps going.</p> <p>Scott: We can't use it without the septic. I can't see borrowing money to fix it this</p>	

<p>year for 10-20k in revenue. Elaine: It is slated to lose 8800k without this. It was about the same last year. I can look it up. Karen: I agree to not do anything this year. Elaine: What kind of utilities will it cost us? We have to keep the sump pumps on, electricity. Karen: What happens if we sell it. Elaine: I have a call into Emma Amiad. We may be able to parcel the house off. All these weird things. There was a memorandum of understanding regarding the house. I will look at it. Scott: What about giving it to the Land Trust? Capt. Joe: When it was acquired, it was felt that it was acquired with a considerable amount of entailment. There are a number of legal objections that would be made -- not a part of the title, but the agreement. In order to get the house ready to rent, there was a bond issue. That is the lodging bond issue. The money used was gold plated. Some of the costs were so high that attention was called to it by the Beachcomber. 300k was the bond issue and 200k was put into the house. For some reason, there is a 12k mattress. Records are in the Beachcomber files. The difference between this and Pt. Robinson is great. Doug: One commissioner at the time said that we would get the money back. Can we demolish house? Capt. Joe: No. Elaine: It is beautiful. Karen: I like it. When we look to our mission and vision, this is a major thing. I don't think that we should be in the lodging business. Doug: Historic preservation might be. Eric: Last year I brought a lot of money in and I am asking that it be treated with parity with the parks. Robin: Can it be moved to another location without a basement? Sold to be moved? Lu-Ann: When we took it over, there were questions about it. There has always been a question about this. Karen: I agree that we should do nothing. Lu-Ann: What is the cost benefit analysis? Elaine? Karen: I am with Scott. Lu-Ann: Without dipping into the TAN – we should consider it. Scott: NO. Capt. Joe: If you get a federal stop use, now is the time to stop. Eric: I still think that we should go for these grants. Lu-Ann: We can do that. That could make a difference.</p>	<p>Elaine</p> <p>Elaine</p> <p>Elaine</p> <p>Elaine</p>
---	---

	<p>Eric: We will not have an answer until July.</p> <p>Karen: It is probably worthwhile.</p> <p>Jason: Also, we don't know what Enduris will cover.</p> <p>Karen: We don't have enough information to do more tonight.</p> <p>Lu-Ann: Can you consolidate the options – Elaine?</p>	<p>Elaine</p> <p>Agenda Item?</p>	
<p>Staff Report: Village Green</p>	<p>Jason: The area between the covered portion and the parking lot has turned to mud. We have tried chips. It has been one of the wettest springs we have ever had. In the past, board members have suggested putting in gravel. That is what I will end up doing. I talked to Caleb at VIGA. It will cost about \$500.</p> <p>Doug: The main grass will be there?</p> <p>Jason: Right.</p>		
<p>Adjourn</p>	<p>The meeting was adjourned at 8:33 PM.</p>		
<p>Next Meeting</p>	<p>April 25, 2017, 7:00 PM</p>		

Respectfully submitted by:
Mary Reeves