

VASHON PARK DISTRICT BOARD OF COMMISSIONERS

MEETING MINUTES

Ober Park, Evergreen Room, 7:00 pm

DATE: Tuesday, June 13, 2017

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

Staff attending: Jason Acosta, Elaine Ott

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	<p>CC: How are the free swimming lessons are going?</p> <p>Elaine: No one is coming. We want to wait until the boiler is fixed.</p> <p>Karen: When is the boiler going to be fixed?</p> <p>Elaine: Parts have to be fabricated. Due to be ready July 7th. Lap swimmers are coming. Some swims have been cancelled – it is too cold. It has gone OK for weekends. We open June 26th.</p> <p>Karen: Will the pool have to be closed for repair?</p> <p>Jason: Their intention is that they will work during open hours.</p> <p>Doug: Is it being shipped from Indiana?</p> <p>Jason: Yes, it had to be ordered right away. It was to take two weeks for them to fabricate it. It will probably not be on its way until next week.</p> <p>Elaine: Scott’s concern is that they will not fit perfectly. They are being custom made. Will they work? It is a cost-effective fix relative to other options.</p> <p>Tyrone Cunningham: I am a parent here regarding the Commons.</p>	
Interlocal Discussion/Cost Analysis	<p>Karen: The School District didn’t like our proposal. What we are looking at now is that they are saying that we owe 400k per year. Jason drew up a list.</p> <p>Jason: \$406,020 is the total cost per them. I have the School District’s budget. Their total utilities were \$400+k. I don’t know why I couldn’t come up with the numbers. I changed them around to what I think VPD should pay. This includes the gym, etc. I have the total hours: 2017, 1k hours. They are in school 180 days. We can only get into the facilities after school is out. This doesn’t count their dances, etc. I think our obligation would be 5%.</p> <p>Scott: Just to maintain their facilities 24/7?</p> <p>Elaine: It would be helpful to see Jason’s % versus theirs.</p>	

Jason: I don't agree that we should pay 50% of their water bills. If you use the fields, the more you water, the worse it gets. I don't know why we pay for their water bill. Trash, I cut to 5%. The user groups are supposed to remove their own trash. We get complaints that the trash is full before we get there. I dropped to 5%. Where I put 0% was like tractor parts. It is wear and tear. They are doing the minimum. There was a management plan. I don't feel that we are adding to wear and tear.

Unidentified Man: Regarding the junior high school use, would they have to sand that field?

Jason: Yes. You add a thatch layer into your field. You would be sanding it twice a year. They only mow it twice a year. It would be the case if they had a natural field vs. sand. You are obligated to maintain it. They had us paying 100% of custodian costs. We always have to sweep the gym. Then the next coach has to sweep it. We are already sweeping the gym. We have to clean it before we leave. I am not sure why we pay 100%. I called Hilary. She went through the budget with me.

Doug: What about the argument that for one of the fields we are the only user of them?

Jason: I think that is the case. McMurray, they use it for soccer. The other fields are shared. Only one group is at the stadium and the high school lacrosse field is only used by them. When we are using the McMurray field, we both use the fields. It is not like we ask them to put into another field. We are not asking them to add more than what they always use.

Karen: So we agree that we owe them a subsidy and it is about 50k.

Nick Keenen: I shared this with Bob Hennessey yesterday.

Jason: I don't agree with their figures. The first meeting we had listed the bare maintenance. They went through the fields. They are just barely doing the minimum. Why would we pay them if they are doing the minimum?

Elaine: The first meeting was a basic introduction.

Scott: I would disagree because the only thing that this shows is that we have irreconcilable differences. What I would propose is something else. We both have unpredictability. I would propose going back to a totally separate arrangement. I drafted a motion.

IN KEEPING WITH THE BEST PRACTICES OF THE PARTNERSHIPS EMPLOYED BY SCHOOL DISTRICTS AND PARK DISTRICTS THROUGHOUT WASHINGTON, I MOVE THE FOLLOWING OCCUR:

- 1) THE COMMONS AGREEMENT WILL BE AMENDED TO ELIMINATE ANY PAYMENT TO VISD FROM VPD. VPD WILL**

**MOTION,
SECOND TO
AMEND
COMMONS
AGREEMENT**

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CONTINUE TO CHARGE USERS FOR ITS ADMINISTRATION OF THE FACILITIES, WITH ALL PROCEEDS KEPT BY VPD. THIS AGREEMENT WILL HAVE A TERM OF EIGHT YEARS, WITH AN AUTOMATIC RENEWAL.

- 2) IN RECOGNITION OF THE VALUE OF THE SOON TO BE CONSTRUCTED ALL-WEATHER TRACK AND FIELD AND THE SIGNIFICANT FUTURE COST TO REPLACE SAID FACILITY, VPD AGREES TO PAY VISD \$50,000 PER YEAR, PAYABLE IN OCTOBER 2018, APRIL 2019 AND IN APRIL EACH YEAR THEREAFTER. ALL PROCEEDS ARE TO BE MAINTAINED BY VISD IN A SEPARATE ACCOUNT TO ONLY BE USED TO REDUCE THE COST FOR VISD TO REPLACE THE FACILITY AT A FUTURE DATE. THE ALLOCATION OF SAID FUNDS ONLY MAY BE ALTERED BY A UNANIMOUS VOTE OF BOTH VISD AND VPD. THIS AGREEMENT SHALL BE CALLED THE FIELDS AGREEMENT, SHALL HAVE A TERM OF 10 YEARS, WITH AN AUTOMATIC RENEWAL, AND ONLY CAN BE ALTERED BY A UNANIMOUS VOTE OF BOTH VPD AND VISD.**
- 3) IT IS FURTHER AGREED THAT VPD SHALL BRING A BOND TO THE VOTERS WITHIN 24 MONTHS TO PAY FOR THE COST OF MUCH OF THE DISTRICT'S DEFERRED MAINTENANCE. SAID PROPOSAL SHALL INCLUDE THE COST TO REFURBISH THE MCMURRAY ATHLETIC FIELD. ALL COSTS OF THE BOND AND ITS FUTURE PAYMENTS WILL BE BORNE BY VPD.**

Doug: SECOND.

Scott: We are never going to agree. We are wasting a lot of time. I think that the 50k works. What I am proposing is a best and final offer. We are not going to pay any more than this. This is a take it or leave it situation.

Karen: This is for transparency? I agree that we should go with it. I don't have a position yet. I know Bob has a position.

Scott: I just don't think that we should be dealing with this two years from now.

Keenan: I would suggest that you look at the electricity more, i.e.: wattage usage. I am encouraged to see 50k. It would be easier for the school district to stomach.

Doug: If you are pro-rating heating, you may not be spending any more for heat.

Jason: I looked at the hours that we used the facilities.

Doug: Because VPD was using the facilities 5% of the time?

**MOTION,
SECOND TO
ADOPT FIELDS
AGREEMENT
MOTION.**

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Keenan: It is a math equation.

Elaine: My proposal is similar to Scott's. It is 50K for two years. The school district must be accountable to provide accountability. This would be the place holder. At the end of two years we would then put together a longer term agreement. We have given them 2.8M. We need accountability. We need that bond to get our stuff done. I suggest that we go for 60c per thousand.

Doug: I MOVE THAT:

- 1) **THE VPD WILL PAY THE VISD \$50,000 A YEAR FOR A PERIOD OF TWO YEARS. THIS FIGURE IS BASED ON THE VPD ANALYSIS OF THE MAINTENANCE COSTS ASSOCIATED WITH THE USE OF VISD FACILITIES BY THE PUBLIC. WHILE VPD MAINTAINS THAT THERE IS NO COMPARABLE MODEL FOR A PARK DISTRICT PAYING A SCHOOL DISTRICT A FLAT FEE FOR COMMUNITY USE OF COMMUNITY OWNED PROPERTY, VPD WILL HONOR THIS PRECEDENT.**
- 2) **THE VISD WILL PRODUCE A QUARTERLY REPORT THAT CLEARLY INDICATES THAT THE \$50,000 PAYMENT IS GOING TOWARDS MAINTENANCE.**
- 3) **AT THE END OF TWO YEARS, THE AGREEMENT WILL BE REVISITED. IT IS FURTHER AGREED THAT THE VPD WILL BRING A BOND TO THE VOTERS WITHIN 24 MONTHS TO PAY FOR THE COST OF MUCH OF THE VPD'S DEFERRED MAINTENANCE. SAID PROPOSAL SHALL INCLUDE THE COST TO REFURBISH THE MCMURRAY ATHLETIC FIELD.**

Scott: SECOND.

CC: They have not negotiated with you. They have told you what they want. This is negotiation. You have a real opportunity here with regards to the bond.

Karen: The Park District failed twice.

CC: If you could work with the School District towards that bond, it would be great. The taxpayers are not represented there in that discussion. As we struggle, perhaps there are other things that can be done looking at the best outcome for the island. A municipal park district is a tough sell. How are we going to make this capital bond fly?

Keenan: I am concerned about no agreement. It seems possible. I am here to

	<p>voice the concern of 5-600 families on the Island and what it does to the families. They will increase fees. We are creating a situation where sports are prohibitive.</p> <p>Doug: What do other school districts do?</p> <p>Keenan: Vashon is not a joke. There is a trade off on facilities. What does VISD need from VPD?</p> <p>Doug: You are making an assumption that school districts absorb the costs.</p> <p>Scott: McMurray will be replaced in two years, is what I have heard. I really question that. David Hackett said that years ago... There is no way that they are going to do that.</p> <p>Doug: VISD has no interest in terminating the Commons Agreement.</p> <p>Karen: We don't know what the school district will do.</p> <p>Doug: We are looking at the longer-term agreement. It's a win for the VISD and a win for us. That's their choice. We are offering a change in the Commons Agreement.</p> <p>Keenan: I heard Scott saying take it or leave it. You don't know the fee structure.</p> <p>Doug: We did explore that.</p> <p>Karen: We did look at the fee structure.</p> <p>CC: We have done a whole analysis. This is a problem that has resurfaced.</p> <p>Karen: In two weeks, we will vote. We will then present this to the school board.</p> <p>Scott: Nobody will get kicked off the fields. We will continue to manage it. The question is the money.</p> <p>Keenan: How many times can we hit the snooze button?</p> <p>Karen: We agreed to a one-month extension.</p> <p>Doug: VISD is welcome to bring an alternative proposal.</p> <p>Elaine: What should I send to them? Jason's spread sheet and the two motions?</p> <p>Tyrone: When the school is out, what is the agreement to open the facilities?</p> <p>Elaine: The facilities are available when the school is out. It would be equivalent to the weekend hours.</p> <p>Jason: During the summers, they shut down certain gyms to resurface, etc. I would imagine for other gyms too.</p> <p>Tyrone: If there were programs to offset the costs?</p>	
Strategic Plan	<p>Scott: Before we get into this, as far as the Strategic Plan (SP), we have limited resources. Levy: I think that we should have the discussion when either Lu-Ann or Bob are present.</p> <p>Karen: We did want an acknowledgment about the current state.</p> <p>Scott: The one thing I found missing here is usage. For example, a year-around pool. A daily usage. Top item is Pt. Robinson, then Ober Park, then the Village</p>	

Green: These are all things. People use our facilities.

Karen: You can't say there is a direct correlation between people who say they don't use it and their grandchildren who do.

Doug: I was hoping that the SP would look at a zero-based budget. We are really very different. Poulsbo has a very different situation. I think that we should look at our differences. Look at these different park facilities.

CC: They are incorporating adult fitness equipment around the perimeter of the kiddie playgrounds in Amsterdam.

Jason: It is very popular. What makes us different. We are a set-alone. Vashon is not a city, but we don't have an influx of funds that are distributed.

Doug: We don't know what the demand is for these things.

Karen: These were the results. What you say is that we should take the data that we have.

Elaine: It is very important to determine the timeline we are talking about. Are we talking about 2, 4, 6 years or what? We have to identify the timeline and consider too where we are with staff. If we run a bond, we will have to address issues. Staff: there are 3 who know project management, but most of it falls on me. We are talking about a huge amount of time. It needs to be reality based.

Scott: I am thinking about 6 years.

CC: you have a couple of years to come up with ideas. A small survey can be done say, about the playground. Is there anyone on your staff who is looking at community-based stuff.

Elaine: I see a partnership like with the Foundation.

Tyrone: What about grants?

Karen: Elaine is our main person for grants.

Elaine: I am pretty well versed about what is out there.

Doug: Lisabuela Park is popular. It might be good to have a shelter there. We haven't asked people about that. I bet Poulsbo got grants for shelters.

Doug: One of the things we did recently was sell property. I have two motions:

- 1) **TO DIRECT THAT RECEIPTS FROM THIS YEAR'S SALES OF REAL ESTATE BE USED TO MEET THE EXTRAORDINARY EXPENSES VPD HAS HAD THIS YEAR FROM THE BOILER AND THE SEPTIC SYSTEM AT FERN COVER TO THE EXTENT THAT SUCH EXPENDITURES FALL ON VPD AND THAT AN EQUAL LEVEL OF EXPENDITURES BE REDUCED FROM 2018 BUDGET IN ORDER TO ESTABLISH A RESERVE FOR CAPITAL IMPROVEMENTS, REAL ESTATE ACQUISITION AND THE LIKE. IN THIS WAY, NET ASSETS OF VVPD WOULD NOT BE REDUCED AND VPD WOULD BEGIN TO BUILD A RESERVE TO MAKE STRATEGIC**

**MOTION,
SECOND RE
RECEIPTS
FROM THIS
YEAR'S SALES
OF REAL
ESTATE.**

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**MOTION,
SECOND TO**

ACQUISITIONS SHOULD THE OPPORTUNITY ARISE.

- 2) **TO ESTABLISH A MONTHLY REPORTING TO THE BOARD OF EXPENSES RELATING TO THE BUBBLE OVER THE POOL IN ORDER TO MONITOR COMPLIANCE WITH THE AGREED TO GUIDELINES THAT ON AN ANNUAL BASIS OPERATING EXPENSES OF THE BUBBLE BORNE BY VPD NOS EXCEED 20% OF THE AGREED AMOUNT. FOR THIS PURPOSE, EXPENSES INCLUDE THOSE SPELLED OUT IN THE SEALS PROPOSAL AND ALSO INCLUDE BUT ARE NOT LIMITED TO THE VALUE OF THE TIME OF VPD MAINTENANCE STAFF, INCLUDING ANY TIME DEVOTED BY STAFF TO ERECTING THE BUBBLE, LICENSING REQUIREMENTS, AND ADDITIONAL COSTS IMPOSED BY THE COUNTY ON VPD OR VISD IN CONNECTION WITH THE POOL. IF THE BUBBLE EXPERIMENT PROVES SUCCESSFUL, IT IS OUR INTENTION TO ESTABLISH AN EQUIVALENT MONITORING AND COMPLIANCE MECHANISM FOR SUBSEQUENT YEARS.**

Scott: SECOND, BOTH MOTIONS.

Elaine: I need to speak to that. It is coincidental that your motion is directed at Fern Cove and the boiler. I had a final conversation with them today. Fern Cove septic will not be covered by Enduris. The main drain of the pool will not be covered. I explained that I had it in writing from their employee. They said that it was the District's fault for lack of due diligence.

Karen: I can see not fighting about Fern Cove.

Elaine: When you asked me to put together a budget, if worse comes to worse, there are some other interesting things that have happened. See 1st page of cash flow of 2017. If we pay for Fern Cove, I suggest that we proceed ASAP. We received a 5k emergency grant. That will drive the cost, say 35k. That is in there. On the pool boiler, remember we budgeted 85k for the boiler and it is costing us 28k, it has to be a 112k project. So if we slide the main drain in, our budget is 130k. We can do it. I have made some adjustments. I am ahead 18k in Admin. We are coming out ahead at the end of the year. We are OK.

Karen: When will the bubble be put in?

Elaine: In October, but there are priorities with the grant project.

Karen: VISD want an amendment regarding the pool. I told them after talking to an attorney, no way. They want us to take indemnity. We shouldn't do an amendment. We want to avoid that. If there is anything wrong with the septic, they want us to indemnify them. An attorney said that you open yourself up with

ESTABLISH A MONTHLY REPORTING TO THE BOARD OF EXPENSES RELATING TO THE BUBBLE.

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	<p>too much overreaching. I don't know how to handle that. Elaine: There needs to be a process to handle it. Scott: The Seals need to know about all this. Elaine: My next step will be a MOU with the Seals. Karen: VSD does not have to give approval for the bubble. Everything is covered in the lease. Elaine: I should just move forward with the Seals with the MOU.</p>		
Adjourn	<p>Scott: I MOVE THAT WE ADJOURN. DOUG: SECOND. 3-0 IN FAVOR <i>(The meeting was adjourned at 8:30 PM.)</i></p>		
Next Meeting	June 27, 2017, 7:00 PM		

Respectfully submitted by:
Mary Reeves