

# VASHON PARK DISTRICT BOARD OF COMMISSIONERS

## MEETING MINUTES

Ober Park, Evergreen Room, 7:00 pm

**DATE: Tuesday, March 27, 2018**

Commissioners attending: Bob McMahon, Doug Ostrom, Scott Harvey, Karen Gardner, Abby Antonelis

Staff attending: Elaine Ott-Rocheford, Jason Acosta.

ISSUE	DISCUSSION AND OUTCOME	FOLLOW UP
<b>Call to order &amp; agenda review</b>	The meeting was called to order by Doug. Doug reviewed the agenda.	
<b>Public Comment</b>	Captain Joe: Had a group of parents from countries all over the world. One couple was from France. I educated them about the Fresnel lens, which was built in France. We are making our presence felt all over the world.	
<b>Dog Park – Vashon Unleashed</b>	<p>Laurel Saville: I assume you have seen the draft proposal we did. We met with David Kimmett of King County Parks. He presented it at a larger meeting of interested people to explore King County options. We will meet again next week. I wanted to bring it to you to consider dog-friendly options within your jurisdiction.</p> <p>Doug: What was the reaction?</p> <p>Laurel: They were positive. There are some options to work from. Of course there are concerns to work through. We don't have a mandate.</p> <p>Karen: Ideally, King County should find some land, since they have so much more. If they can't, I would be more open to seeing what we can do.</p> <p>Elaine: A key point from an email exchange I was copied on is that KC believes there should be more than one option: one being a fenced open area and another being a dedicated trail system.</p> <p>Laurel: The feeling is that one spot won't be enough given the number of dogs on the island. The skate park seemed like a good option. Also the trail system at Agren would be good. Too much concentration in one area can be problematic.</p> <p>Abby: It would be nice to have one from KC and one from us that are complimentary.</p> <p>Doug: One place mentioned was the KIRO site.</p> <p>Laurel: That is private. If it's not public land, it becomes more problematic: issues of perpetuity, etc.</p> <p>Karen: What is the area we thought might be possible?</p> <p>Jason: When you first drive into Agren, it's the area on the right hand side. Roughly 2 acres and has a walking trail. My thought was to take the brush out and leave the trees and</p>	

	<p>fence the area. Even though we have a rule against dogs on the sports field, people are doing it anyway. People don't always clean up after their animals. It would be good to have a dedicated spot there.</p> <p>Karen: The foresters bring people there for classes. It is a sterling example of a well managed forest.</p> <p>Laurel: I don't think you have to take out the underbrush. Just fence it off, and have it be trailed. It's more fun for the dogs if it is not groomed.</p> <p>Jason: We don't have the staff to do too much work. If it's cleared, then it would be minimal maintenance going forward.</p> <p>Laurel: My group would fund the fencing. The lower field at BARC is another consideration.</p> <p>Doug: Would that be an issue with VISD?</p> <p>Elaine: We would have to ask them.</p> <p>Jason: The disc golf guys may oppose this.</p> <p>Elaine: There would have to be a process with the BARC Stewards.</p> <p>Jason: The open field area has been leveled, so the BMX guys aren't using it.</p> <p>Laurel: Can we reach out to them?</p> <p>Elaine: I will get you in touch.</p> <p>Bob: Are you looking at an open field? That seems better for throwing a ball.</p> <p>Laurel: That would be critical for many. Others like to hike with their dogs on trails.</p> <p>Bob: Are you looking to us to suggest options with VPD?</p> <p>Laurel: We noted some options in our report.</p> <p>LuAnn: I used to be on the committee with an off-leash group in Seattle. What's the usage you think you would have? And what maintenance needs?</p> <p>Laurel: No idea of usage. Maintenance would be a combination of VPD with help from dog group ambassadors.</p> <p>Captain Joe: I read the report. I sit on the site development committee for Sunrise Ridge. It does belong to all the people on the island managed by a Board – a 501©3. We are looking at options for use of the property. I will take the report to the next meeting.</p> <p>Karen: I would say that we would like to find a way to help, but none of our properties really suit.</p> <p>Abby: I would be interested in hearing what the county says first. Then we can consider a complimentary property. Since we have less, we should be second in the process. We would like to hear what KC has to say after your next meeting.</p> <p>Karen: The large open field at Island Center Forest would be ideal.</p>	
<p><b>3.13.18 Minutes; 3.9.18 – 3.21.18 Preliminary Vouchers</b></p>	<p><b>Bob: I move to approve.</b> <b>Karen: Second.</b> Passed 5 – 0.</p>	

<p><b>Board Votes</b></p>	<p><b>Scott: I move to approve the Vashon Wilderness metal fire pit at Village Green.</b>  <b>Bob: Second.</b>  Elaine: I added the piece we discussed at the last meeting, and they agreed to it – that it needs to be on the gravel area and not on the grass or under the covered area.  Passed 5 – 0.</p>	<p><b>Motion to approve the Vashon Wilderness metal fire pit at Village Green. Passed 5 – 0.</b></p>
<p><b>Ober Playground Equipment Audit Report</b></p>	<p>Jason: We have a certified playground auditor on staff who did this audit report.  Doug: So this is something we requested and not the county breathing down our neck?  Jason: This audit request came from Scott Harvey. One thing of note: now that you know about it, and it’s in writing, it puts the liability on you should something happen on the playground due to faulty equipment.  (Jason reviewed the audit, pointing out rotten posts; damage; lack of as built so don’t know if there is any drainage – structural concerns. Discussed temporary fixes. Did find we can get some replacement parts).  Bob: So the rotting is at ground level and not on the upper structures?  Jason: Correct. The problems with the upper structures include splintering, splitting. The playground was put in in 2001. It looks like it has never been sealed.  Scott: You can’t seal it now?  Jason: We are beyond that. And it would be a huge undertaking. You have to sand it all, put in penetrating oil, then the sealer.  Scott: It wouldn’t be an easy job, but it may be better than replacing the playground, particularly since you found that you can get replacement parts.  Jason: Replacement parts are not cheap. I’m still trying to find replacements for the uprights. Three need to be replaced. A lot of the paint is gone and metal is rusting – you have to worry about that with tetanus.  Bob: Are there people who specialize in refurbishing? I can’t imagine most districts just replace them!  Jason: Most playgrounds are replaced within a 10 year cycle. Too, playgrounds get boring.  Doug: Who regulates playgrounds?  Jason: The national training and standards are set through ASTM. The state requires we do inspections – we do them weekly.  Karen: This seems like high liability and it needs to be fixed. It’s a no brainer. What’s the best way to fix it? I’m not a piece-meal repair person. Identify the worst, and find out what it costs to replace that in its entirety. Then you move to the second worst. I expect it will be very expensive.  Jason: If that’s the route you decide to go, I can get prices. My idea is to get three proposals in front of the Board. Then get the community involved.  Abby: On the recreation committee, we are focusing on the underserved. This playground is not ADA compliant.  Doug: Playgrounds outside the US involve deliberate risk taking. We might want to consider policy change in terms of what we are trying to accomplish. Older children might want more risk.  Jason: Our playground is not properly signed. Different age groups should be signed and in different sections. We have a huge liability here. I don’t know that it’s enough to say “Play at your</p>	



- c. Water Heaters
- 2) Point Robinson Mower
- 3) Jensen Point Catch Basin
- 4) Fern Cove
- 5) Recreation Programming Open House
- 6) Operations and Recreation Manager

stopper. The valve to block the water is garbage.  
 Bob: Consider sheet rubber.  
 Jason: We were considering steel with a rubber gasket. The pit has to be completely empty.  
 Bob: Just rubber should work.

- b. Acid Room Fan – don't know yet. Mike O'Conner was to handle this.
- c. Water heaters – Ann applied for \$10k PSE grant. Otherwise...

Jason: If we change the two waters as they stand right now, the cost is \$42,000. If we do a commercial water heater, smaller and more efficient, costs \$24,500. These are the costs from Vashon Electric. If we can purchase them ourselves and avoid their markup, that would be cheaper.  
 Bob: Are we convinced we need two water heaters?  
 Jason: I am not convinced. I am awaiting a report from McM.  
 Abby: Can you put one in and see how it works then add the other if we need it?  
 Jason: I don't know enough yet.

- d. Tile - \$1600

Elaine: The DOH is requiring we fix the tile around the pool deck before the summer season opens. Derek will do the work himself.  
 Elaine: Pt Robinson Mower – hydraulics gone out; \$2k repair. Really needs a new mower; \$15k. Will try via 4Culture grant. My suggestion is we fix it now and see how the grant shakes out.  
 Board: Agreed.  
 Jason: We have a contract for inspection of catch basins. Jensen Point catch basin has failed.  
 Elaine: We are required to have catch basins inspected professionally at Jensen, VES, and BARC.  
 Jason: Without knowing if permits are required, the cost estimate is \$10k. The asphalt will be cut out, put in a round type 2, and backfill. It scares me that it goes out to the Sound. I don't know if this will fly now that we are replacing it – may be no longer grandfathered. Other catch basins go through an infiltration pond. There are no options like that for this one.  
 Bob: The whole parking lot flows to the water!  
 Elaine: Assuming this is all going against the capital reserve along with the budgeted Point Robinson fence and the pool vacuum we discussed last meeting, the total is \$48k. That leaves \$55k in the reserve.  
 Elaine: Fern Cove – engaged new attorney. Awaiting his proposal (we will need to bid this if over \$10k; recommended to bid if over \$5k).  
 Karen: Do let Grant know.  
 Elaine: Rec Programming Open House – 5 people. A few letters and emails have trickled in. Kelly had to leave for Texas the next day so will compile a report when she returns.  
 Generally, we were looking for ideas about needs not being met. One question raised: What do we do about competing with other organizations who have picked up the pieces after

	<p>2012?</p> <ul style="list-style-type: none"> <li>a. Privatized classes at Ober</li> <li>b. Senior Center – senior programs</li> <li>c. VYFS – camps</li> <li>d. O Space – events</li> </ul> <p>My personal response is that we make it a priority to not compete.  Scott: It would be appropriate to reach out to those groups.  Elaine: New Ops and Recreation Manager will engage in other community outreach efforts for a plan report in the Fall.  Elaine: Operations and Recreation Manager. Interviewed the top 4 out of 7 candidates Friday. There was no one great fit, but we offered the position to the one who rated highest. He has asked for a few days to think about it, since the salary is a real hit. The salary was a problem for 3 of the 4. The 4<sup>th</sup> person really wasn't what we were looking for. So, I don't know what to do if we have to fill it with someone we aren't confident in.</p>		
<p><b>Strategic Plan</b></p>	<p>Bob: Let's pick up where we left off at the last meeting -- #43. Since that meeting, I made the changes we discussed.  Doug: Are the new pool items on here?  Elaine: Those are immediate need items so are not part of the long range strategic plan. The long range plan addresses the larger capital items. I should note that, at every turn, we look for grants or reasonable maintenance attendance to chip away at this list regularly.  Bob: Those are more tactical than strategic.  Doug: In light of the report on the Ober playground today, should that be moved up as more immediate?  Elaine: The intent to the process we decided upon in a previous meeting was that we would get through the identified needs first then get into the "how and when."  Bob: Then let's start with the "Invest in New and/or Updated Facilities."</p> <p><u>Directional Signage</u>  Bob: This is directing to our parks from the highway.  Elaine: This is about branding and consistency in our communications.  Jason: Have you talked to the King County road people? There are rules.  Elaine: I spoke with Didrickson a few years ago but didn't get into the weeds. He said when we're ready, we'll talk.</p> <p><u>Kiosks</u>  Elaine: Again, more branding. Trail system map, park history. We did this at Paradise Ridge, and people really appreciated it.  Doug: On Bainbridge, they had a map on a kiosk of the mountains in the background. They</p>		

got a grant for this. We have parks with mountains.

Elaine: Certainly!

Jason: Some have bar codes on kiosks that pulls up trail systems.

Elaine: Remember my idea about a VPD app that could do that.

#### Stage Canopy

Elaine: For Concerts in the Park and Strawberry Festival.

Scott: We got a grant for this, didn't we?

Elaine: We applied, but they didn't approve that piece of the application. They approved the stage replacement.

Karen: Is the canopy a big deal?

Jason: We would put it on the lawn, so people have shade during Strawberry Festival.

Elaine: And for Picnics in the Park.

Abby: Up all summer?

Jason: But we have to mow around it. And irrigation.

#### Restrooms at all Parks

Karen: This was a high priority on the survey. Are there grants for this?

Elaine: I'll keep looking. This will be pricey for all parks where we have septic.

Jason: There are self-contained units, but they have to be pumped out. Water is from containment collection and power off solar panels. They are another good option. But you have to be able to get a pump truck to it.

Bob: Could we get a restroom in at Point Robinson?

Captain Joe: It must go up top where we can put in a septic.

Jason: The self contained cost is \$150k - \$175k.

Abby: I would like to see a list of all the parks that need restrooms and what kind we can put in.

Captain Joe: The original plan was that we would build a caretaker residence up top at Pt Rob to include public restrooms, then we would restore Quarters B to its original condition.

#### Fisher Pond Walking Trail

Elaine: This is about ADA compliance. It would be hard to do.

Karen: Could it be a boardwalk?

Jason: The biggest issue is that the entrance from the shop is steep. It would need switchbacks.

Karen: Maybe Fisher is not the right place.

Doug: Wouldn't the ADA compliance through Fisher be out of scale? It has to be wide.

Scott: I disagree. Of any trails, Fisher is the most easy going and has a lot of space. Too, it's a reasonable length.

Doug: Is there a county property that would be better?

**Agenda Item**

Scott: Frog Holler would be good, but parking would be a problem.

Bob: Do we want to leave it on here?

Karen: We should change it to just a walking trail somewhere.

Jason: Typically, ADA is asphalted. That brings on a lot of issues.

Scott: Start by talking with the senior center for ideas.

Abby: They would rather be by the ocean from what they tell me.

Doug: A boardwalk could be ADA compliant and at the water. I don't see the best options for that on Vashon. But it's an appealing idea.

Karen: We should consider reaching out to King County in our considerations.

#### Covered Pool – Permanent

Doug: Right now the dome lasts 8 – 10 years. Why are we talking about this in the context of 5 years?

Scott: By the end of 2021, we will have some good experience and whether or not it makes economic sense.

Doug: Just to be clear, this is a strategic plan, but it's not a commitment to do these things. By 2022, most of us won't be around anymore. I don't want this to appear that we are committing future boards.

Karen: This is always changeable.

Bob: When we put our final report together, that should be in the preamble. This is just a planning tool.

#### Community Center

Abby: It should be in here.

Scott: I would move it farther out with the pool. We need to see how well received the bond is. We are not burning through money on maintenance. I have a hard time seeing how we would do this relative to existing project needs. It must be bond driven.

Karen: The community would have to be involved in this.

Jason: My personal opinion is that it be Ober. Raise the building and rebuild.

Elaine: I can't tell you details about some conversations I am a part of, but there are movements concerning the K2 Building that want to include us. I will bring something concrete to the Board when it's more fully developed.

Scott: That would be great.

Karen: So we leave the community center on here but move it out.

Bob: We will decide the "when" at the next meeting.

Doug: I think there are differences in opinion about what a community center is. The Bainbridge community center is a historic building. Vashon has old buildings too, and nobody is taking responsibility for them. Some people see that as a community center. To some it's a place where you get coffee for free.

Scott: But the reason it's on this list is that it came up as a priority on the survey.

Abby: When it's time, we just need to ask the community.

Bob: Our next step is to decide who is going to lead these items. Someone will spearhead the community center idea.

Captain Joe: However one decides what a community center is, does it fit the mission statement of the District?

Elaine: I see it as a Recreation Center.

Captain Joe: The conversations around the survey were that people want a place where everyone can come together in town, and not the O Space.

Elaine: It will be defined organically as we explore the unmet needs on the island for recreation programming. I see it as a center for those programs to take place in a more thorough way than what the Ober building can accommodate.

Captain Joe: If that is the case, then, it fits the District's mission statement.

Karen: At the moment, this is a placeholder.

### Levy/Bond

Doug: What do we think about running a bond? Past ones have failed. Everything I have heard about a bond is that you want to make it like a Christmas tree – something for various groups.

Elaine: Actually, I had quite a long conversation with the School District's bond counsel and have some points to share about this. They are very knowledgeable about Vashon mentality concerning bonds.

- Do not need a unanimous vote by the Board to approve floating a bond measure. But if not unanimous, this can be a real PR nightmare with the community
- At least a year in advance:
  - Agreement on what the bond will be for.
  - Professional quotes/advise on costs of projects. Hire an engineer.

Karen: The Fire District didn't do that.

Elaine: But ours will be more project oriented where we need engineer drawings and guidance.

- Start getting the word out (light marketing/press), but don't get too far out.
- Something shiny/community candy – not recommended. A bond request should be for things that are nuts and bolts/bare bones of what needs to be done. We need to convince the community that it MUST be done. Something shiny could split the Board and the community in supporting it. Knowing Vashon from the VISD experience, it is difficult to gain consensus here. The best message = SAFETY CONCERNS.
- Selecting Piper Jaffray is completely up to our discretion. Don't have to go through the RFQ process if we don't want. Only do if you feel it is politically expedient.
- Other option for financing is to do a non-voter approved bond (just a loan) up to \$9.5 million. Disadvantages: won't look good to auditors (debt load!) and the community

	<p>(VES); is a drag on our general fund.  All Board: Absolutely not.</p> <ul style="list-style-type: none"> <li>• Need to do an “Engagement letter” at some point if we want more advice. Is nonbinding, but they need it for an auditor.</li> </ul> <p>Elaine: The major take-away point is that we are advised not to put a community center or covered pool in this. Just keep it nuts and bolts, and don’t try to reach too far.  Doug: Bill Ameling was reported to have said that a bond issue should be a blank check. “Give us a bond issue, and we will decide how to spend it.”  Elaine: I don’t recall that.  Captain Joe: That isn’t exactly what he said. He said you float the bond issue, and we’ll figure out how to spend it. What he meant was the ability to float a bond issue that would allow the District to do that. When the publicity went out for a bond issue, it wasn’t clear what it would be used for, so it was doomed from the start. They had already passed two non-voter approved bonds. I was here when they were scrambling to continue funding VES. The temptation is strong to run a non-voter approved bond given all you have on your plate.  Karen: Not this Board. When we float a bond, we need to be very transparent.  Captain Joe: I would submit that you get a lot of community involvement in preparing it.</p>		
<b>Adjourn</b>	<p><b>Scott: I move we go into Executive Session.</b>  <b>Abby: Second.</b>  <b>Passed 5 - 0</b></p>		
<b>Executive Session – Performance Review</b>	<p>From 9:00 p.m. – 9:45 p.m.</p>		
<b>Next Meeting</b>	<p><b>April 10, 2018, 7:00 PM</b></p>		