

VASHON PARK DISTRICT BOARD OF COMMISSIONERS

MEETING MINUTES

Ober Park, Conference Room, 7:00 pm

DATE: Tuesday, August 13, 2019

Commissioners attending: Abby Antonelis, Doug Ostrom, Hans Van Dusen, Bob McMahon. Karen Gardner absent.

Staff attending: Elaine Ott-Rocheford, Jason Acosta

ISSUE	DISCUSSION AND OUTCOME	FOLLOW UP
Call To Order & Agenda Review	Bob called the meeting to order at 7:00 p.m.	
Public Comment	Captain Joe: Yesterday we did the wash-up for Low Tide Celebration. We had about 1100 people. We set the date for next year which will be the first Saturday in June. It will be the lowest tide I have ever seen out there. It will be from 12 – 3.	
7.23.19 Minutes; 7.20.19 – 8.9.19 Preliminary Vouchers	Doug: Motion to approve Abby: Second Pass 4-0	Motion to approve 7.23.19 Minutes & 7.20.19 – 8.9.19 Preliminary Vouchers Pass 4 - 0
BARC Project Status	<p>Judith Neery: I am here to give you an update on the BARC project. I am here with James from Grindline. There are others here from Rotary, Jeremy from the Stewards, Ramon, and Marco Gaul. (Showed the original design site plan). The grant addresses the pump track. The grant is for \$75,000, and we had to match \$75,000.</p> <p>We were interested in making the design more interesting. The individuals who donated were not the usual suspects. It was telling in that it was a demographic of families and individuals you would not expect, and also businesses and nonprofits. It is difficult to fundraise in this community, because there is so much competition. One fundraiser we did was the Art for the BARC – art renderings of a skateboard. We wanted to change people’s perceptions of BARC as not just a skate park.</p> <p>The added design – the sidewalk – is intended to not be skateable, so people don’t get “shark bite.” We wish to refine the design, so it is accessible to everyone. We want non-skateable surfaces where skaters will not want to skate on it. Non-skateable surface is easier to install and less expensive.</p> <p>James: The non-skateable is like a regular sidewalk. Skate surfaces are smooth.</p> <p>Judith: We raised \$130,000 in cash, material, and labor. This design is what we feel we can build with this budget. We can put pads in place as placeholders for future equipment. We included a paved entrance to the Land Trust’s proposed trail entrance.</p> <p>Elaine: You (board) don’t know about this yet, because it is still in concept mode. They want to link a trail to BARC, and we did discuss this as an entrance point.</p> <p>Jason: How have you considered the space for the disc golf people?</p> <p>Elaine: I have been concerned about that, as well.</p> <p>James: Just one bit encroaches. We planned to work with them to decide what to do.</p>	

Judith: We will work with them. Probably move the basket for them or put in another feature. I do get emails asking about that. We will go through another series of public comments.

Marco: They don't seem too worried about it.

Judith: We want to integrate other things beyond exercise equipment like hopscotch, backgammon and chess tables. Artists might be interested in doing renditions for that. Also ping pong and corn hole, climbing wall, artistic benches.

Jason: If you do skate features, would they end at the dotted lines?

Judith: Yes.

Elaine: And what is the process for KC permitting?

James: We are working through that right now with an engineer.

Judith: A lot of the permit work was done with the bowl, but the rest of the park needs additional evaluation. Codes have changed.

Jason: What about the fence around the bowl for safety?

James: The path will go around it and keep the fence as is.

Doug: How does the ADA accessible trail fit in?

James: The sidewalk is all ADA accessible.

Doug: What about all the add-ons that will be on the path?

Judith: They will not be in the path. They will be on the pads outside the path.

Abby: Is there some way to connect a gravel path to the garden to incorporate that in? This would be a nice time to include it somehow.

Jason: I have been thinking about taking out the volleyball court.

Hans: My son used it just the other night.

Judith: With this expansion, I think you will get more use there.

Hans: The access to the garden tends to be from the south parking lot. Maybe we wait and do that later.

Judith: Volunteers might be interested in cleaning up the garden. In West Seattle, many parents drop their kids off and leave. Our goal is to make this interesting to parents, too, with other activities. The new skate business in Burton is interested in renting corn hole bags and chess pieces, etc, for these features.

Elaine: We are staffed on weekends now too, so can make those things available.

Rotary guy: Can you speak to the skate building? There are churches interested in finding places to build community for kids who don't participate in standard community.

Judith: Churches want to bring youth back to church. It's a challenge. How do you engage youth? Church can sponsor skate camps. Have a snowcone day. There is no community center on Vashon; this will be the closest thing to it.

Rotary guy: The Presbyterian Church has been doing work with the National Alliance for the Mentally Ill. To create support groups for families. It would be great to do whatever can be done to build community. I was at the skate park the other day, and 15 kids were really having fun.

Judith: That is a perfect example of changing the perception of what BARC can be.

James: Even the community involvement in building a project builds community.

Judith: I would like the Board to think about lights. This is the time to do it. You can shut them off at certain times. This is for safety. The park is used at night. With increased attraction, more will be coming at night. Can be LED, solar, integrated into the ground. Dusk is 4:30 in the winter – keep the lights on until 6. To not do it now is a big mistake. With your approval, I would ask Vashon Electric to do this.

Jason: If it is in the concrete, how would you replace it?

Judith: You can cut and reconnect the filament.

	<p>James: They can be stand-alone like a paver.</p> <p>Judith: I would like for you to approve this, so I can incorporate it into the budget. Depending on the amount of lighting, the lights are @ \$20. The transformers can be \$500 - \$1000. I want Vashon Electric to contribute this.</p> <p>Hans: It depends on how you want to spend your resources. I would defer to you to decide doing this over priority features. It is your vision. If I were the project manager, I wouldn't do it. It is not supposed to be used at night. We have other parks that don't have lighting for night use. I'm not worried about safety. I could see adding floodlights to the building.</p> <p>James: We can do conduits to add lights in the future.</p> <p>Judith: I know you have been concerned about light pollution. Ground lighting reduces that as opposed to floodlights.</p> <p>Hans: I disagree. I respect your priorities, but you asked. I would support you if you want to do it.</p> <p>Doug: There are two kinds of light pollution. One is the kind that bothers neighbors, and the other is an ecological, more broad based problem that disturbs birds, a starry sky. Has the Vashon Nature Center weighed in on this?</p> <p>Judith: This is the first time I have brought this to you.</p> <p>Hans: I think sidewalk light is pretty minimal.</p> <p>Bob: Right now the plan is to close it at night. We don't want to invite night use. Floodlights would address safety if they're just passing through.</p> <p>Jason: People might be there after dark, but our park closes at dusk. We shouldn't be liable if somebody got hurt when they're there after hours.</p> <p>Elaine: If somebody is using a park that is unsupervised, and they are there after dark, we are protected by recreational immunity. I'm with Bob – I don't want to invite it in addition to the noise to the neighbors. I could support increased off-season use with lights given that we can turn the lights off at a certain time.</p> <p>Judith: If you agree to do this, we would integrate it into the design and our budget. We would not compromise the other features. I would ask Vashon Electric to fund it.</p> <p>Abby: You are not asking for money from us; you just want permission to investigate it.</p> <p>Elaine: You don't need to vote now. You would vote after they investigate it and come back to you with a plan.</p> <p>Judith: FYI, I am still waiting on the government to sign the grant agreement.</p>	
<p>Dog Policy – Village Green</p>	<p>Elaine: Table this. I have emailed KC Public Health twice and called once. I have not heard back yet.</p>	
<p>Vashon Senior Center Fundraising</p>	<p>Elaine: I have mentioned in past meetings about the Ober playground project that the Vashon Senior Center is interested in fundraising for equipment for the 3rd exercise station for seniors/ADA. As it stands with the present budget, due to the lower grant award, we can only afford to install one senior/ADA and one youth/active adult station of the planned three. The VSC is prepared to embark on the fundraising project. The goal is for \$25,000; \$3,000 would be for admin costs and airfare for the winner. \$50 per ticket.</p> <p>Policy dictates that any fundraiser over \$2,000 for the benefit of a VPD facility must be approved by the VPD Board. The draft MOU represents the description of the fundraiser and serves as permission to move forward with the fundraising project. The MOU fulfills the requirements in our policy for fundraising by outside groups. If you feel you need time to think about it, that's fine, but if you suspend the rules, that gives them more time to get the project together.</p> <p>Abby: Motion to accept the MOU as presented.</p> <p>Doug: Second.</p> <p>Abby: I move we suspend the rules.</p> <p>Doug: Second; Pass 4 – 0</p> <p>Motion: Pass 4 - 0</p>	<p>Motion to approve the Vashon Senior Center fundraising MOU. Pass 4 – 0 19-32</p> <p>Motion to suspend the rules. Pass 4 - 0</p>

<p>VIFR Interlocal</p>	<p>Elaine: When we last discussed the KC interpretation of the RCW requirements, I presented to you the assessed building values that are subject to the interlocal fee assessment. Remember, the RCW applies only to the buildings on the properties, not the raw land as VIFR presented. You asked me to look into the Paradise Ridge value of \$1,020,900. I wrote to the assessor’s office to provide the basis. They said it was based on a cost approach. The value of the riding arena was based upon the permit value of record.</p> <table data-bbox="346 227 1239 462"> <tr> <td>Building #1 (Equipment-Shop) - 1,398 sf @</td> <td>\$ 11,800</td> </tr> <tr> <td>Building #2 (Equipment-Shop) – 780 sf @</td> <td>\$ 7,300</td> </tr> <tr> <td>Picnic Shelter – 900 sf @</td> <td>\$ 1,000</td> </tr> <tr> <td>Covered Shelter – 18,020 sf @</td> <td>\$ 980,800</td> </tr> <tr> <td>Riding Arena – 27,600 sf @</td> <td>\$ 20,000</td> </tr> <tr> <td>Announcer Booth – 114 sf @</td> <td>\$ 1,000</td> </tr> <tr> <td></td> <td>\$1,020,900</td> </tr> </table> <p>Now, I looked up the actual construction costs for the covered arena, which was \$500k in 2006. We can challenge that, but we are past the 60 day window required for challenging from the date the assessed value was sent to us. And at that, we will have to call for a hearing, and I will have to present all the construction costs. I can do that next time it is assessed, but I cannot challenge it now.</p> <p>Doug: So they are assessing it at \$1 million, but the costs were only \$1/2 million.</p> <p>Hans: Remember, that was also 13 years ago.</p> <p>Doug: That is outrageous!</p> <p>Hans: It’s not rational. It was just based on a submitted piece of paper. It’s just bureaucratic.</p> <p>Elaine: The Library versus Ober worked the opposite to our advantage. The library made up the bulk of over \$1 million in assessed value, leaving only \$57k for Ober. The two weren’t assessed separately. So there is some give and take on these dollar values.</p> <p>You also asked me to have our attorney review our proposed agreement that is based on King County’s draft. He was fine with it except section 10 – Nondiscrimination – required more inclusive language, which I changed.</p> <p>The fee calculation will likely be an issue. VIFR offered \$1.00 per \$1000 as an olive branch during the \$11k fee discussion. I would imagine they will likely require their tax rate fee of $1.43162 = \\$2,645$.</p> <p>Bob: Our original low figure was around \$5k.</p> <p>Doug: How is this going forward? If we challenged Paradise Ridge, and it went down, would that mean our fee to VIFR would go down?</p> <p>Elaine: Yes. It would move with changes in assessed value. The assessments come out about 3 years.</p> <p>Hans: Our negotiation would be over \$1 or \$1.43.</p> <p>Elaine: Shall I present this to the Fire District?</p> <p>Hans: Is that your recommendation?</p> <p>Elaine: Yes, our hold-up was over wanting to see where KC landed, and now we know that. The RCW requires us to do something.</p> <p>Abby: We don’t have a reason now to hold off any longer.</p> <p>Elaine: I will present it, then, and come back with a motion to approve, based on any changes they wish to make.</p>	Building #1 (Equipment-Shop) - 1,398 sf @	\$ 11,800	Building #2 (Equipment-Shop) – 780 sf @	\$ 7,300	Picnic Shelter – 900 sf @	\$ 1,000	Covered Shelter – 18,020 sf @	\$ 980,800	Riding Arena – 27,600 sf @	\$ 20,000	Announcer Booth – 114 sf @	\$ 1,000		\$1,020,900	
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<p>Vashon Community Food Center Letter of</p>	<p>Elaine: You probably recall a couple of years ago when we were approached by VIGA to support a Farmer’s Market expansion project at Village Green. That project fell through due to parking issues and public desire that Village Green remain an open space. They still have a need for greater capacity. Caleb Johns is a VIGA Board member who</p>															

<p>Support</p>	<p>has been working on a broader food hub concept that includes VIGA and broader island interests. Caleb sent me the attached proposal requesting VPD support their interests. Long story short, a guy has stepped up with 9.2 acres of land to support this concept.</p> <p>Abby: He is donating the land.</p> <p>Elaine: As Caleb states, showing a significant backing of island organizations will help them convince King County to fund a feasibility study. You have before you an updated version from what I sent in your Board packet. The differences are that this one clarifies the roles of ZWV and King County Solid Waste and removing the statements about the Food Bank seeking an alternative location.</p> <p>Bob: What’s the down-side?</p> <p>Abby: They have already done a feasibility study. VIGA got a grant for a feasibility study many years ago. Caleb Johns is also driven by a for-profit model he is developing on his own. The VIGA Board has not signed it yet, so that is troublesome to me. They showed very little enthusiasm for this. I am uncomfortable with a for-profit model competing with VIGA, a non-profit.</p> <p>Bob: Do we need somebody to talk to us about this?</p> <p>Abby: I think that would be good, and not just Caleb. Rich Osbourne is the president of VIGA.</p> <p>Doug: What does it mean whether we say yes or no?</p> <p>Bob: Credibility.</p> <p>Doug: But we aren’t players in this.</p> <p>Abby: I think it is great that this man is donating the land, but he does still own it. It feels weird to me that VIGA may move from a public space to potentially a private space.</p> <p>Elaine: My personal feeling, to answer your question, Doug, is I would be uncomfortable signing this if VIGA is uncomfortable because of our agreement with them over Village Green. I wouldn’t want it to look like we were supporting something behind their backs.</p> <p>Abby: I received a summary of VIGA’s last Board meeting, and that indicates that they aren’t even lukewarm about this.</p> <p>Hans: Why don’t you reach out to Rich Osbourne and ask what he thinks about this?</p> <p>Bob: If this happens without VIGA, we would have no connection to it.</p> <p>Hans: We would conceivably, if it was a non-profit and an Island improvement. It’s just offering our brand, our support, so they can get a grant.</p> <p>Abby: King County wants something presented that is bringing together all the social organizations on Vashon.</p> <p>Hans: This doesn’t require someone from VIGA presenting – just check out how they feel.</p> <p>Captain Joe: Sunrise Ridge is a 501c3. They can only have tenants that are 501c3s. The Food Bank and VIGA probably will not sign, because they don’t want a connection to a for-profit enterprise.</p> <p>Abby: It is muddy with Caleb on the Board. It seems like a conflict.</p>	<p>Action Item</p>
<p>Staff Reports:</p> <ul style="list-style-type: none"> ● SWM Fees ● Agren Grant Project ● Ober Grant Project 	<p><u>SWM Fees</u></p> <p>Elaine: About 6 months I was talking with Tom Dean when the subject of SWM Fees (surface water management) came up and how properties with no impervious surface should not be paying them. I found that we have been paying on a number of properties that I got to thinking we shouldn’t be. It amounts to about \$7k annually.</p> <p>Hans: How are they assessed?</p> <p>Elaine: On the basis of how much impervious surface there is. So I called the assessor’s office to get a better understanding of how the fees are assessed. Not only should we not be charged for a number of properties, we were also entitled to discounts on those with less than 10% impervious surface. I requested an investigation. Turns out we should be charged 0 for 6 properties and \$58 for 6 properties where we have been charged \$289 each for all. This</p>	

amounts to \$3k savings annually, but we'll get a credit for the past 3 years – so \$9k. Too, when I was investigating the Library relative to the Fire District Interlocal, I discovered in the lease that they are supposed to pay a proportionate share of SWM fee for the property -- \$1700 worth for 2019. I contacted them, and they agreed. So we're ahead about \$5k going forward.

Hans: Well done, ED! Just out of curiosity, is gravel considered an impervious surface?

Jason: My understanding is that a gravel driveway is considered an impervious surface.

Agren Grant Project

Elaine: We broke ground yesterday. We had enough money available in the grant to also add a new irrigation control panel and irrigation heads, all approved by King County. The road will be done in October. We have three contractors and two subcontractors on this project – lots to manage and lots of paperwork.

Bob: Are these island contractors?

Jason: Bob Seibold is a sub doing the irrigation panel and is local. The primary contractor is out of Spokane.

Elaine: AM Landshaper is tops in this business. They do a lot of university sport fields and the Mariner Field. As a matter of fact, the Mariner maintenance lead will be out to help our guys with initial maintenance. The contractor doing the road is Bob Roggenbuck – local. The tree trimmer is a local contractor.

Bob: Is it all new irrigation?

Jason: They are replacing 36 heads, redoing the infield irrigation – fixing it, then adding irrigation to the berm. The berm will be higher. I wouldn't be surprised if Youth Baseball wants to use this field going forward.

Bob: And remind me about the drainage.

Jason: We cannot add drainage to the outfield without triggering a permit. This is all considered maintenance. A permit would double the cost due to retention ponds, etc. The field slopes from SE to NW about 5 feet. All this will improve drainage. The sink holes will be leveled out.

Bob: Does the infield have drainage?

Jason: The infield has drainage.

Elaine: We dug down and looked at it. The engineer thought it looks pretty good.

Jason: DA Hogan is one of the best in the business.

Elaine: This whole thing is costing us about \$5k out of pocket. This is where island partnerships are important. VISD supported their Stadium field engineer and project manager to help us with this.

Ober Grant Project

Elaine: now that the new budget and scope have been figured out given the \$175k grant award, next steps:

- 1) architect to dial up a site recon of space and measurements to determine play equipment placement options
- 2) once that is determined, we will select a few KCDA playground vendors (all pre-approved by the county), meet with the planning committee, and select equipment options.
- 3) Public meeting to select one of three package options
- 4) Start the permit process
 - a. If goes quickly, go out to bid in December 2019 to get sale deals on equipment with winter construction
 - b. If permitting goes slowly, go out to bid December 2020.

Levy Next Steps: Logistics Communication

Logistics

Elaine: All material has been submitted for the election. Pro committee consists of Karl Stetson and Kate Spelman (see Pro Statement). Nobody stepped up for the con.

Reminder about validation statistics for our election to be passed:

Active Registered Voters: 8965

Voters who voted 11/2018: 7619

40% of votes cast minimum to validate: 3048

60% of 40% minimum yes votes: 1829

Voter's pamphlets mailed 10/15; ballots mailed 10/16; election day 11/5

Communication Strategies Employed thus far:

Elaine:

- 1) Two plastic covered "Take One" boxes at each major park with the "Get the Facts" and "What do you Get for 45" sheets.
- 2) I gave a 3 minute spiel about the levy at the first 2 Concerts in the Park
 - a. Lower levy rate
 - b. We are not King County Parks
 - c. HD and VPD can coexist
 - d. What happens if the levy fails?
- 3) Email blast of "Get the Facts" 8/2
 - a. Generated two more questions – see Fact Sheet
- 4) My Op-Ed ready for August 29 – Doug expressed some discomfort for making a commitment to "what you get for 45 cents." He recommended wording of "Recommended Potential Budget items for 45 cents." And "Recommended deletions..."

Doug: We have not done the budgets yet, and we don't know how much money we will get.

Hans: Another adjective is "projected."

Elaine: For my op-ed, I want to ask your thoughts about the statement about the Hospital District. I want to be super sensitive against sounding at all negative. I wonder if we include any kind of explanation about how we might be affected, that would be perceived as negative.

Abby: Yes, I think it does.

Doug: Yesterday I read the Hospital District webpage, and they make no mention of the Park District. But it also sounded as if, whoever wrote the statement, is envisioning a bigger Hospital District. They are talking about urgent care, evening hours. That would raise the costs significantly. There may be disagreement amongst the Hospital District people, but it concerns me that they aren't saying the same things to us as they are to the public.

Hans: I think you could start the sentence with "yes,..." and I think that first statement is enough.

Abby: The rest is a natural second.

Bob: It isn't negative campaigning.

Elaine: It's the truth.

CJ: If the HD website is talking about levels of service, they are getting ahead of themselves. They have to elect commissioners and get the concept approved. That is all that is on that ballot. The rest of it comes later. I agree that there are all kinds of "coulds" involved with the levy rate, but I think you should just leave it with that first statement.

Elaine: I feel better just leaving it as the first sentence. The rest will come out later.

Bob: What is the "present tax structure?"

Elaine: The \$5.90 structure.

Bob: I think something needs to be said about that.

Hans: But Elaine's point is we just need to get our levy passed. Our message is, "There is no risk from the HD."

	<p>Bob: Okay, that makes sense. The operative word is “can” co-exist.</p> <p>Abby: It seems we are not acknowledging an obvious fact. It feels we are not being perfectly direct. I mean, we get it, but others don’t.</p> <p>Bob: The critical juncture is after it is voting in.</p> <p>Hans: I am considering doing a joint op-ed with a HD person that speaks to how we can co-exist. It doesn’t matter to me if that person is running for a position. I just want somebody who is part of the effort.</p> <p>Elaine: Make sure you schedule your op-ed with Susan.</p> <p>Elaine: About the Campaign Committee, I won’t get into the weeds of that, since it is citizen, but they met last night, set goals, etc. And at the last meeting, we discussed writing letters to the editor about the high profile issues. Captain Joe will be doing so addressing Tom Dean’s letter about the King County levy.</p> <p>Jason: I can’t believe my own mother-in-law thought King County was our levy!</p> <p>CJ: Are we still going to do a HD/Parks community forum?</p> <p>Abby: Maybe Hans can feel that out when he reaches out to them.</p> <p>CJ: It won’t happen if it doesn’t get motivated.</p> <p>Hans: So a candidates forum.</p> <p>CJ: And issues. They are really effective and gets the community involved. Plant the seed with Beachcomber.</p> <p>Elaine: I can do that.</p> <p>Bob: We have to be careful we don’t get too complicated or invite controversy.</p> <p>Elaine: Yes, but if somebody asks, you have to be truthful.</p> <p>Jason: I say we can co-exist as long as people don’t get greedy.</p> <p>CJ: The key is good opening statements.</p> <p>Doug: It will be interesting to see how these 10 candidates differentiate themselves. They have big decisions to make! And there is no approval from the voters. I hope they commit themselves. There is no guarantee they will agree.</p> <p>Hans: That’s why I want to do the joint op-ed.</p> <p>Abby: I wonder if they just haven’t updated their website? Maybe the vision has changed.</p> <p>Bob: Are you still looking for people to do the Concerts in the Park intros?</p> <p>Elaine: Karen and Abby are doing this Thursday; Doug and Hans the last Thursday. I sent them my script. Contact Allison Shirk 10 minutes before 7:00. She thanks the sponsors and introduces the bands. Be sure to thank Pete and Allison and the sound engineers. As the Board Chair, I think it would be great if you did August 22. I think it will look if all the Board members do this.</p> <p>Bob: Yes, I will do it.</p>	Action Item
<p>Adjourn 8:45 pm</p>	<p>Abby: I move we adjourn. Doug: Second. Pass 5-0</p>	

Minutes by: Elaine Rocheford