

# VASHON PARK DISTRICT BOARD OF COMMISSIONERS

## MEETING MINUTES

Ober Park, Evergreen Room, 7:00 pm

DATE: Tuesday, October 28, 2014

Commissioners attending: Bill Ameling, Lu-Ann Branch, Scott Harvey, Doug Ostrom, Joe Wald

Staff attending: Jason Acosta, Elaine Ott

ISSUE	DISCUSSION AND OUTCOME	FOLLOW UP
Call to order & agenda review	The meeting was called to order at 7:08 PM by Lu-Ann Branch	
Public Comment	<p><b>Capt. Joe:</b> There are new members on this side of the Grand Canyon. Welcome! Elaine will report about the user fee issue. I have a question about the levy. I ascertain that there is nothing new to tell us.</p> <p><b>Elaine:</b> There is a plan.</p> <p><b><u>Birthday Fundraiser for VPD</u></b>  <b>Truman:</b> On the first of November, a certain someone is having a birthday party at the O Space. There will be beer, music and a roast. 6-9 on Saturday. It is a benefit for the Park District.</p> <p><b><u>User Fee Meeting</u></b>  <b>Elaine:</b> The new faces are the representatives of the new Friends of the Pool. The user fee meeting will be November 6, 2014 and I will note it for the Beachcomber. Agenda by Scott Harvey. We aim to address the user fees. After discussion of the availability of the Performance Room, the date was changed to WEDNESDAY, NOVEMBER 5, 2014, 6 PM.  <b>Bill:</b> User fees are not to be used for reserves. We have had no discussion on whether we need the money.</p> <p><b><u>Paradise Caretaker Situation</u></b>  <b>Mary:</b> Went to Paradise to see if there was a change in the caretaker situation. It looks like a transfer station.  <b>Elaine:</b> Kevin Bergin has been hired to clean it up. Somebody was in an accident it appears his truck is out of commission. I don't know whose truck it is and the garbage is still there.  <b>Mary:</b> I think the mess would keep people away.  <b>Elaine:</b> If you want to instruct me to take a final stand.</p>	

	<p><b>Doug:</b> What kind of leverage do we have?  <b>Elaine:</b> We are deducting money each day. We signed an agreement and we have the right to evict him at any time.  <b>Bill:</b> So we could get to zero.  <b>Cici?</b> Can't he run the clock out?  <b>Bill:</b> Give him final notice.</p>	
<p><b>Approve September Minutes</b></p>	<p><b>Bill:</b> I move that we accept the September minutes.  <b>Joe:</b> Second  Unanimous in favor of motion.</p>	<p><b>MOTION, SECOND TO APPROVE SEPTEMBER MINUTES, UNANIMOUS IN FAVOR.</b></p>
<p><b>Pool Report</b></p>	<p><b>Scott Bonney</b> will do his presentation at the next meeting. Today he and I met with Enduris Insurance. We will have a report from Enduris at the next meeting. Enduris does not want Options one or two. They just want a fix. A sump pump blew out and it will cost \$1,800 to replace. The robot cleaner is also broken. In the meantime Enduris will talk to the School District. They suggested that the two boards not meet until he talks to them. He will also likely talk to Eric Gill about the Pool.  <b>Doug:</b> Have we heard anything from the School District?  <b>Elaine:</b> No.  <b>Bill:</b> So we are still at zero.  <b>Lu-Ann:</b> I am in favor of Enduris proceeding.</p>	
<p><b>Truck Maintenance and Replacement Report</b>  <b>Vote to approve truck purchase</b></p>	<p><b>Jason:</b> I was asked to report back to the Board about lease options. I put together a proposal. Look at the 3<sup>rd</sup> page of my report on replacing our three trucks on a lease plan. 48 month lease. \$2000+ per month. No mileage penalties. You get money by returning the trucks and apply it to the next truck purchase. I asked if we had to go to bid and the answer is no because there is not an intent to buy. That's one option. Standard warranties. Insurance through Enduris \$260 per truck per year. Deductible is \$2000.  <b>Cici:</b> You can sell those trucks for cash.  <b>Lu-Ann:</b> The lease doesn't require us to buy it.  <b>Doug:</b> It sounds like it is cheaper to buy.  <b>Bill:</b> It turns out to be the same thing.  <b>Jason:</b> We have three trucks currently. We have trailers that need to be towed. That little Ford Ranger is pretty useless for our needs. We need to tow and haul. The other option is the buying option. If we also had a policy that says we will put \$600 in reserves, it would accrue. Each truck would be replaced every four years. The first three years we would put up a lot of money up front. I put together a policy proposal. The policies would need approval from the Board.</p>	

**Lu-Ann:** What responsibility does the leaseholder assume?  
**Bill:** Nothing.  
**Lu-Ann:** We save \$2000 if we buy it.  
**Bill:** We are looking at a regular Park District policy. How much do we pay in maintenance each year?  
**Jason:** We budgeted \$20K. We purchased new tires, belts, and batteries. We have roughly \$3K into maintenance so far.  
**Dr. Yarkany:** Where does the 4 years come from?  
**Bill:** I made it up. It is based on my company's replacement plan. The theory is that you set a monthly amount for the trucks. At the end of the four years you have equity.  
**Lu-Ann:** Where are the checks and balances if the lease option is left with Elaine? The Board would never know what kind or type of vehicle VPD has.  
**Jason:** The Director has the checks and balances.  
**Bill:** If we lease we can have three new trucks. If we purchase, it will be one new truck per year. We may get \$1500 for the F250. The F350 might bring in more.  
**Lu-Ann:** Do we have lift beds?  
**Jason:** The F350 does.  
**Elaine:** What about productivity?  
**Jason:** With 3 new trucks we wouldn't have to wait to haul things.  
**Bill:** MOTION: I MOVE THAT WE LEASE THREE NEW TRUCKS AND HAVE A LEASE POLICY.  
**Capt Joe:** You don't have a line item in the budget to buy a new vehicle. What does the new vehicle purchase mean for next year?  
**Bill:** To fix the field won't cost us as much as we thought. We will be OK.  
**Cici:** If you get new trucks, you will not have the maintenance with the old trucks.  
**Elaine:** We have a \$20K maintenance line item.  
**Bill:** That could go into the reserve  
**Dr. Yarkany:** You say that it would be nice to have three trucks. What is the difference between nice and absolutely necessary? Is it absolutely necessary to have three new trucks?  
**Jason:** If we lease trucks, it would cut on maintenance. We have three trucks that are over 10 years old. You are going to have major maintenance with the older trucks. All our trucks have are Island miles. I came to the last Board meeting and I proposed buying one new vehicle.  
**Bill:** I withdraw my last meeting's motion. We need a 4 year policy.  
**Truman:** Can you commit funds from a levy?  
**Bill:** Yes. What do you want to do?  
**Doug:** I really don't understand these proposals.  
**Lu-Ann:** Do we want to table the item?  
**Doug:** I would like to see a bottom line for each option. How certain are we that a truck will last for 4 years? Would we want to replace in 4 years?

**MOTION TO LEASE THREE NEW TRUCKS WITH A LEASE POLICY. NO SECOND.**

**BILL WITHDRAWS HIS MOTION FROM THE LAST MEETING RE: PURCHASE OF ONE NEW**

	<p><b>Bill:</b> That is when you get your best resale. You lose in productivity if you don't replace the truck every 4 years.</p> <p><b>Joe:</b> I want to look at it a little more.</p> <p><b>Dr. Yarkany:</b> The absolute necessity of three trucks, especially going from three old trucks to new trucks. Where is the data?</p> <p><b>Bill:</b> We need three trucks. Each is 10 years old. They are behind their useful life. You don't want to put a transmission in a 10 year old truck.</p> <p><b>Peter:</b> do you get a better deal on three trucks than two trucks?</p> <p><b>Bill:</b> At the end of 4 years your leasing costs will go down.</p> <p><b>Cici:</b> Up to 60K it is tires and oil changes.</p> <p><b>Jason:</b> I come from the automotive industries. I worked at dealerships.</p> <p><b>Scott:</b> How much are the extended warranties?</p> <p><b>Lu-Ann:</b> A 5 year lease might be better than a 4 year lease?</p> <p><b>Barbara McMahon:</b> What do other municipalities do?</p> <p><b>Doug:</b> We should check that out.</p> <p><b>Lu-Ann:</b> Let's table this until the next meeting.</p>	<b>TRUCK.</b>
<b>Procurement Policies</b>	<p><b>Elaine:</b> We should table the procurement policies until Janet can participate in the discussion. What is driving her interest includes her observation that some of our policies are vague.</p>	
<b>Staff Reports</b>	<p>1) <u>Skate Park Grant.</u>  <b>Elaine:</b> On Thursday, October 16, we opened the bids. There are two bids. Grindline was lower. Grindline and I will be meeting tomorrow and they will bring the paperwork. We have not broken ground yet. I met with the grant administrator a week ago and asked about a grant extension and was told yes. The permit is good through April 2015. The user group has the money.</p> <p>2) <u>Point Robinson.</u>  <b>Elaine:</b> I received the addendum to the lease and it addresses the items that we asked for.  <b>Bill:</b> Why is the Coast Guard so hung up on a wedding?  <b>Elaine:</b> we are on the verge of going to bid on the roof. I had questions about the draft of the contract. I sent it back awaiting clarification.  <b>Capt. Joe:</b> the lighthouse is not a public works project.</p> <p>3) <u>YES</u>  <b>Elaine:</b> At long last I have heard from Mike Meins. The good news is that we won on</p>	

the issues we were pushing. We do not have to add more to the north parking lot. That is a major savings. I asked that he provide two takeoffs; one on gravel and one on striping on the west lot.

Joe: We had engineered for asphalt. When we sent it in we said we were going to use ATB. Ask Trevor.

Elaine: Trevor will come in to go over the original designs. We have to have an as-built in the very end. I would like Mike to do an Island-based approach. I will have Mike Mattingly and Mitch Treese do it. I will ask them to volunteer.

Elaine

4) Tramp Harbor Dock.

Elaine: This has gotten bad. After a year of silence from DNR, they want me to sign a new application for a new lease. I was concerned about signing it. We don't want to be responsible for dock replacement. DNR said that if we didn't sign by November 1<sup>st</sup>, they would contact King County and tell them to take the dock out. Our attorney found some real problems with the property deed for our parcel. They want the District to remove the dock. The attorney recommends that we do not sign such a lease. Are there other options? If DNR insists and says that the lease must be between DNR and VPD, DNR appears to not be responsible for anything. King County should have assigned it to us. If DNR turns to King County to take it down, I'm pretty sure that the County will disagree. We would need a certified marine to assess safety concerns. Our attorney says that there are some real problems. .

Joe: It takes 2 years to get a permit.

Bill: if DNR has to remove the dock, the County would be billed. Secondly, the County would come after us. I'll bet there is no definition of what, "keeping up the dock" means. Don't sign the lease. We don't know what "keeping up the dock" means. Get the survey done and see where we are at. In my opinion there is not useful life left in the dock.

Jason: We keep the dock up. We got the property in 1995.

Elaine: A meeting of the attorneys has never happened. I told her this and she said, "[t]oo bad!"

Scott: There is the opportunity to negotiate.

Bill: Call her boss. It's not our fault that they sat on it for a year.

Elaine: They will have the County start the removal of the dock.

L-Ann: That would be a big deal to a lot of people.

Unidentified Man: What does the Park District own? I believe that you are leasing the dock. Your dock is in their water. What wasn't transferred was the lease to the dock. I think that you are still liable.

Elaine: At one point, the County leased it to Standard Oil.

Bill: It was called the Standard Oil Dock and a lot of the oil went to the Beall

Elaine

Elaine

**Greenhouses.**

**Scott:** The attorney costs will add up. Let sleeping dogs lie. If they come back to us, we can decide then. We don't need an opinion now.

**Bill:** Ask Endurance what happens if the County comes after us?

**Elaine:** What do we do if the dock is just taken down?

**Bill:** We are directing Elaine not to sign.

**User Fee Meeting.**

**Scott:** it will be a discussion on increasing user fees. I will come to the meeting with analysis.

**Bill:** Why have a user fee? Because VPD is requesting something over and above the cost of maintaining.

**Scott:** I am all about proportionality; we will discuss fairness. We have cut back on facilities, trucks. We have not had a sustainable model.

**Bill:** If I just want to walk on the beach, is it fair to charge 45 cents per islander?

Anything above park usage, that is what the user fee is for.

**Lu-Ann:** We need to be clear. We don't agree on what a user fee is and what it should be used for. What outcome do we want?

**Doug:** Most people will not attend, but the user groups probably will. The mix of people will not be representative of the islanders.

**Scott:** This is relevant to the levy coming up. It's a PR thing. We want the public to know we are openly discussing it. We need to get out of debt.

**Bill:** There is nothing for the public to decide. We make the decision. We should listen.

**Lu-Ann:** Once upon a time, we did not have user fees. Then we came back to user fees. The user fees were to be used for new scoreboards, etc. Now it has evolved to using the user fees for anything. The user groups don't see getting the Park District out of debt.

**Bill:** The user fees go to maintenance. When we put user fees in the bucket and use for capital that is not what I see. You ought to be able to say baseball is \$15 a head.

**Capt. Joe:** I was the only non-Board member on the finance committee. What comes out of this meeting-- It doesn't matter what the agenda is. Everybody should be heard. I hope the chair is strong.

**Bill:** Scott is the chair of the meeting and the agenda is his. The more convoluted the meeting agenda is, the more convoluted the outcome is.

**Robin:** When would it go into effect?

**Bill:** It will go into effect for baseball.

**Joe motion to adjourn**

**Bill second**

**Elaine**

<b>NEXT MEETING</b>	<b>Wednesday, November 5, 2014, 6 PM.</b>	
<b>ADJOURN</b>	<b>Joe: I move that we adjourn. Bill: Second Vote: Unanimous in favor. The meeting was adjourned at 9:10 PM.</b>	

Respectfully submitted by:  
Mary Reeves