
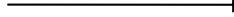


# VASHON PARK DISTRICT BOARD MINUTES

Ober Park, Evergreen Room, 7:00 pm

DATE: October 13, 2009

B. AMELING	X	
K. PESMAN		
D. HACKETT	X	
J. WALD	X	
M. COLLINS	X	

ISSUE	DISCUSSION AND OUTCOME	FOLLOW UP
<i>Mike called the meeting to order at 7:00 pm</i>		
<i>Review of Agenda</i>	No Comments	
<i>Approval of Minutes</i>	<i>Approval of Minutes (see attachment #2-Minutes),</i>  <u>Unanimous</u>	<b>Resolution #09-035</b>
<i>Approval of Vouchers</i>	<i>Approval of Vouchers 09-746 through 09-826 (see attachment 3-Vouchers),</i>  <u>Unanimous</u>	<b>Resolution #09-036</b>
<i>Public Comment</i>	Susan McCabe presented an email from Hilary Emmer (see attachment #4 - email from Hilary Emmer dated 10/13/09) regarding a trail and bench feature at Vashon Commons.	<i>David and Wendy will discuss it at the next Commons meeting</i>
<i>Library Lease Update</i>	Mike presented Notes from 10/13 KCLS Meeting at K&L/Gates Office. He gave a brief overview to date of the current interactions between the KCLS and Park District. Mike and Wendy B met with Chuck Royce-Attorney, Kay Johnson and Bill Ptacek and identified the following issues (see attachment #5- Notes from 10/13 KCLS Meeting at K&L/Gates Office). ⇒ <b>Lease Form</b> – KCLS agreed that the new lease form is acceptable ⇒ <b>Lease Terms</b> – A 30 year term with renewals as long as library is there. ⇒ <b>Building Status</b> - Library building will be given to the Park District if the library ceases to exist. ⇒ <b>Design Review</b> – There will two community meetings, preliminary and final. In addition, they agreed to make interim presentations to the park district board and staff	

at regular District meetings.

- ⇒ **Master Plan** – KCLS will provide all information, survey information etc done by their consultants that we can incorporate into our Master Plan.
- ⇒ **Reconfiguration of Park and Monuments** – The intent is the KCLS will endeavor to focus on the impact that the planning and design will have on park space and usage. If the monument needs to be moved they will move it at their expense. They will endeavor to design the building to compliment the public use of the adjacent park space.
- ⇒ **Parking** – Current library parking is non-exclusive and the intent going forward is that all parking will be non-exclusive. Wendy suggested a pathway in between the two buildings that provided lighting etc. Bill Ptacek was interested in having non-exclusive use to both parking lots but noted that the sidewalk along the road would likely be their main focus for access from the north parking areas. Wendy stated they are very much aware of the parking challenges.
- ⇒ **Parcel D** – KCLS is requesting this parcel for possible drainage/stormwater/utilities needs. There will be no building, and the area will still be usable as park space. Wendy recommended consideration of an area to the west of the proposed library expansion for this use. Wendy noted the trees and the concern about separating the park property if the original Parcel D area is used.
- ⇒ **Common Use** – The restrooms/public spaces in the library will be available during regular library hours. They stated they stock the facility with extra supplies in the restroom etc if there are large community events anticipated. It was clearly stated they would not allow use of the building outside of normal operating hours. They will be enhancing the restrooms as part of the expansion; they will be larger.
- ⇒ **Sidewalk Improvements** – It is anticipated the sidewalks on the Highway will need to be improved.
- ⇒ **Timeline**
  - Oct 27** Draft available to board from Library attorney.
  - Nov 10** Vote on lease
  - Nov 24** KCLS Board of Trustees vote

David asked what if the Ober building has to be remodeled; his concern was specific to water surface issues etc. Mike said they broached this subject and KCLS stated everything is in design mode at this time. They acknowledged our concern and stated they would address our concerns etc. They are willing to share all of the information they have regarding the current site, the proposed use and how it will impact this location. Mike stated the “intent” regarding this subject will be placed in the lease. David noted that “intent” is hard to enforce.

Mike said they will be looking into the Insurance requirement of \$10 million and that both organizations indemnify the other.

A discussion followed with community interaction. Community members expressed interest in meeting with the KCLS Board and weighing in on particular issues. Bonnie asked that a park

<p><i>Vashon Pool VC Sub-committee</i></p>	<p>board representative be present at all future KCLS Board meetings to be sure that this issue stays on track. Mike stated he will be at the next board meeting. In closing, Mike stated these discussion points are what should be covered in the draft lease from Chuck Royce. Bill stated he is very happy with the document and very happy with the results. David and Joe stated they are cautiously happy as well.</p> <p>David stated that KC was going to mothball the pool by the end of the year. David stated the Vashon Commons Committee voted to create an exploratory sub-committee to gather fiscal data and develop a business plan. Wendy is heading the committee and the first meeting is set for October 19<sup>th</sup>. Tim and Wendy will be meeting with KC on Thursday to discuss budget and planning issues. Wendy stated that the county does have some funding available to communities who take on the parks slated for closure to put towards the projects. What does it cost to operate? David stated it is not clear at this time, nor does KC know what it takes to operate the pool annually. David would like to see some operating money come from KC to get the district over the hump of getting the program going, as well as seeing some contingencies put into place. David stated if our pool is in great shape he hopes KC will take care of the needed maintenance costs that may come up. Bill asked staff to contact similar communities and gather data.</p> <p>A discussion followed, David suggested contacting Wallover to see if we can obtain a business plan and a firm footing on what the annual operating costs would be for the pool.</p> <p>Wendy stated she is going to see how much and how soon we can get a piece of the \$500K, she is hoping to get the revenue to cover the cost of operations for a year.</p>	<p><b>Staff to contact similar districts in size with pools to gather statistics.</b></p> <p><b>Wendy to make contact with Wallover to procure a Business Plan and an annual operating budget.</b></p>
<p><i>Reduced Fee Fund Update</i></p>	<p>Susan presented the Reduced Fee Award Proposal for 2010 (see attachment #6- Reduced Fee Award Proposal for 2010). Susan stated the goal of the policy is to continue to support the commissioner's philosophy of assuring that all children who want to play or participate in district programming can be accommodated. A discussion followed. David stated there is often a significant difference between financial assistance offered to Non-profit groups and the Independent Contractor programs. David asked the commissioners how they feel regarding staff spending time fundraising for the Reduced Fee Fund. David said he would rather see fundraising done by the user groups and those programs that benefit from the program; commissioners agreed. David suggested developing policy regarding the Admin Fee to programs; the commissioners suggested imposing a % fee on each program. David asked staff to compare % rates on a 10, 15 and 20K budget for the Reduced Fee Fund.</p>	
<p><i>Lodging Rates Resolution #09-037</i></p>	<p><u><i>9/22/09 Motion</i></u> <u><i>David moved to accept staff recommendations regarding lodging rates and issue off peak specials.</i></u> <u><i>Bill seconded the motion</i></u></p>	<p><b>Resolution 09-037</b></p>



