

**South Whidbey Parks & Recreation District  
May 20, 2009 – Regular Meeting Minutes**

**Regular Meeting**

**I. Call to Order**

Commissioners Present: Linda Kast, Jim Porter, Allison Tapert and Don Wood.

Staff Present: Terri Arnold, Tom Fallon, Peggy Hockett and Carrie Monforte.

Linda called the meeting to order at 7:00 p.m. The attendance sheet is attached for permanent records only.

**II. Approval of Minutes**

*The minutes of the Regular Meeting on April 15, 2009, were unanimously approved in a motion made by Don and seconded by Jim. (Allison abstained from the vote).*

**III. Public Comment**

Linda introduced the Park District board members and Terri introduced the Park District staff members to the meeting audience of approximately 50. Terri then introduced Kye Iris from the Washington State Department of Fish & Wildlife.

Kye Iris stated that she is responsible for access areas in seven counties which include 200 access and fishing areas with two staff. Kye said she has partnerships with other counties to maintain the access and fishing properties in their areas. Kye said the 25-year agreement with Island County for Deer Lake, Lone Lake and Goss Lake is expiring soon and she wants to sign a contract with the Park District to maintain the lakes. Kye said these lakes are maintained mainly for fishing purposes but if they are not maintained, swimming and fishing will be limited. Kye stated that Island County was not getting reimbursed for maintaining the lakes. Linda asked what the parameters of the contract would be if the District took over maintenance of the lakes and Kye said the contract terms could be negotiable (5 - 25 years). Allison asked if Kye had a backup plan if no one takes over the maintenance and Kye said no. Kye said they do not usually use private entities to maintain the properties and fishing license fees do not necessarily cover the cost of maintaining the sites.

Steve Marx, Assistance Director of Island County Public Works, said the county will not just walk away from the lakes but maintenance will be limited - they will remove the trash cans and portable restrooms. Steve said Island County is hoping to contract with the District to maintain the lakes but he does not want to impact the District detrimentally. Steve said they will sign an agreement if necessary with the Department of Fish & Wildlife but they are hoping that others will help maintain the lakes. Helen Price Johnson stated that Island County has been unable to maintain the lakes at a desirable level and they will not be able to increase the maintenance so the maintenance level will probably decrease. Steve Marx stated that Island County has been meeting with other consortiums on the Island, hoping they will help maintain the other parks but North Whidbey Parks and Recreation District is not interested in taking on any more parks. Linda stated that if the District takes on other parks and lakes that it would be financially difficult for the District to continue at the current levy rate and she is not willing to lower the

maintenance level at every park. Jim said they will need to know how much it costs to maintain the properties because they will probably have to increase the levy rate. Terri said it is difficult for Island County to provide those numbers because costs are not tracked by property. Terri said if the District takes on additional properties, the service level would be higher - comparable to Community Park and the Sports Complex. Terri said some of the lakes have been recently renovated along with some of the South Whidbey parks, however, the docks at the lakes will need to be reviewed in the next 2-5 years. Terri said that Deer Lake has poor access that needs to be addressed and Dan Porter Park will also need some straightening out.

Terri introduced Lynae Slinden, a Port of South Whidbey board member, who wanted to discuss the maintenance of Port properties. Lynae stated that the Port has three parks that are shared and maintained by Island County. Lynae said that Island County is not able to maintain the parks well because of a lack of funding. Lynae said the boat launch at Freeland Park needs to be replaced at a cost of \$100,000 and Island County has no money available to replace it. Lynae said the dock will go away if money or help to repair the dock is not obtained. Lynae said the Port is looking for the Park District to assume responsibility for the maintenance of the three parks and to help with dock repairs at Freeland Park.

Terri gave an overview of the District's interest in Bayview Hall. Terri stated that she had read a newspaper article about Bayview Hall and thought it might be a good fit for the District because the District was looking for programming space. Terri said she asked the Bayview Hall board if they were interested in working with the District and they said yes so she received approval from the Park District board to move forward. Terri said she and Matthew Swett met with Doug Kelley, an attorney, about a partnership between Bayview Hall and the District.

Matthew Swett said that both the Bayview Hall board and the Park District board needed to look at all the options. Matthew said the public needs to be involved in the decision and some major infrastructure work needs to be done to Bayview Hall. Matthew distributed a handout regarding the pros and cons of the different types of District ownership/leasing options (to be attached for permanent records). Matthew said that Doug Kelley recommended the two boards have a lease agreement because the agreement would be flexible. Matthew stated that a partnership makes sense fiscally because the more the Hall is used, the less it costs everyone. Matthew said the electrical system, furnace and weatherization needs to be repaired at the Hall which would help reduce the cost to run the Hall. Jim said the public is paying taxes to the District so if the District is managing the Hall, some of those taxes could go towards the Hall. Ray Gabelein stated that he would want to keep the Bayview Hall board and not transfer control of the Hall to the Park District. Matthew stated that Bayview Hall is the only hall in the state that is owned by the citizens so it is a unique situation from the other halls in the area. Terri stated that our programs are offered to the public so the facility has to be 'up to code' and it is typical in a lease situation that repairs are incumbent upon the lessee. Terri said the District is looking for a long-term, stable programming space.

Linda asked the attendees of the meeting to email Terri and let her know what their thoughts were regarding the District taking over the maintenance of the South end lakes and properties and Bayview Hall. Ray Gabelein stated that he did not think that the District should get too diversified and recommended that the District not take over the lake properties. Steve Shapiro said he thought the parks were important community resources so he would support modest tax

increases that would support local properties. Tom Cahill said the area parks and lakes are valuable community assets and suggested the public be surveyed to see what they think. Helen Price Johnson said the District and Island County need to have a conversation and keep an open mind. Curt Gordon said that unlike the Port, the Park District has renewable levies so any money the District has now could be gone in two years.

#### **IV. Treasurers Report**

The ending fund balances, per Island County, were as follows:

- The Maintenance and Operations Fund was \$206,028.35.
- The Capital Fund was \$500.70.
- The Project Fund was \$125.50.
- The Reserve Fund was \$82,451.87.

#### **Voucher Approval**

*In a motion made by Jim and seconded by Don, the Board unanimously approved the Maintenance and Operations Fund Vouchers #2476 through #2522 in the amount of \$42,726.47 and the Capital Fund Vouchers #CAP714 through #CAP717 in the amount of \$2,121.05.*

#### **V. District Report**

##### **A. Director's Report - Terri** (to be attached for permanent records)

Terri stated that the District was awarded a \$56,000 grant for improvements to Trustland Trails. Terri stated that the grant had a stipulation that an archaeological review needed to be done of the parking lot and ADA loop trail and she was in the process of obtaining bids for this review. Terri said that Jack Turpin of A.S.E.&T. had completed all of the surveying tasks at Trustland Trails so a Wildlife Biologist can examine the trail area now.

Terri stated that the tenants of the Island County Health Services Building had been given a vacate notice. Linda stated that Island County is willing to work with the District if the District is interested in occupying the building.

##### **B. Maintenance Report - Tom**

Tom stated that Larry has been on light duty because he injured his knee working at Trustland Trails. Tom said the improvements at the Skate Park are complete, including grading and seeding.

Don stated that the concrete at the Sports Complex pavilions was slippery when wet. Terri stated that she had ordered signs to warn citizens of the slippery pavement.

##### **C. Programs Report – Carrie** (to be attached for permanent records)

Carrie stated that there are not any toxic algae at Goss Lake right now but she has submitted two triathlon road plans to Island County (one plan would use Deer Lake).

Carrie said that sponsorships are going okay for the triathlon and concerts.

Carrie said she wants to be on the committee for Bayview Hall because she wants to have a lot of choice and control in what is done with the space.

## **VI. Unfinished Business**

### **A. M&O Levy Renewal**

Linda said the commissioners need to determine when to place the M&O levy on the ballot and for how much. Jim said there are a lot of unknowns now so they might have to discuss other items before discussing the levy. Linda suggested the commissioners hold a special meeting to discuss other items pertaining to the levy. Jim said he does not see the District working with the Port because they have their own revenue source (a fixed levy). Curt Gordon recommended getting the District's budget done early and then they should discuss what money is available for other projects. Curt said the District needs to start the levy campaign by September. Linda said they could possibly list separately two M&O levies on the ballot (one for Community Park and the Sports Complex) and one for the Island County properties (action item for Terri). Tom stated that if the District takes on any other properties, he will need more space because the maintenance staff will now need to be mobile. Terri said that financial data regarding the other properties that Island County provides may not be helpful but she said she and Tom could develop numbers for these properties. Terri said she wants to work with Joe Anastasi regarding the two buildings (Bayview Hall & Island County Health Services Building). Jim said they may have to use citizen volunteers to maintain the Island County properties. Linda said she is not opposed to waiting before taking on any other properties until the M&O levy is passed but thinks they need to ask Island County more questions.

Allison asked if the District is able to carry forward the \$170,000 that had been set aside for a building and Linda said yes. Allison said she does not feel good about taking money from the taxpayers that is not being used so the District needs to have a plan for that money. Jim said that because of the financial times, it is okay to move any extra money into our Reserve Fund. Carrie stated that if the Primary School is closed, the District may not have access to the gym so she will need gym space.

### **B. Bayview Hall Update**

Discussed during the Public Comment portion of the meeting.

### **C. Trustland Trails Update**

Discussed during the Director's Report.

### **D. Whidbey Island Triathlon Location Update**

Discussed during the Programs Report.

### **E. Castle Playground Update**

Discussed during the Director's Report.

## **VII. New Business**

### **A. Deer Lake, Lone Lake & Goss Lake – WA Fish & Wildlife**

Discussed during the Public Comment portion of the meeting.

**B. Freeland Park, Mutiny Bay, Maxwellton Beach, etc. – SW Port District**  
Discussed during the Public Comment portion of the meeting.

**C. Island County Property – Island County Parks**  
Discussed during the Public Comment portion of the meeting.

**VIII. Adjournment**

There being no further business the meeting was adjourned at 9:45 p.m.