

Meeting  
June 18, 2007

# Board Meeting Minutes

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## Eastmont Metropolitan Park District (EMPD) Parks & Recreation Department

### Attendance

**EMPD BOARD MEMBERS PRESENT:**

Dennis Gibson, Position 4, Chairman  
Mike Vail, Position 1, Vice Chairman  
Bill Williams, Position 5, Secretary  
Jim Jahr, Jr., Position 2  
Fred Walk, Position 3

**EMPD BOARD MEMBERS ABSENT:**

**STAFF PRESENT:**

Joel Bender  
Joan Broomell  
Trina Sanders  
David Schwab

**GUESTS PRESENT:**

Tom Bassett, Forte Architects  
Ray Heit, EMPD Board Commissioner Candidate  
Eric Nelson, YMCA Director  
Robert Knowles, Project Manager  
Anders Raman, TSE

### Meeting – June 18, 2007

The June 18, 2007 EMPD Board Meeting was called to order at 6:25 p.m. by Dennis Gibson, Board Chair.

1) **Introductions.** Ray Heit was introduced as a candidate for EMPD Commissioner, Position 1.

- 2) **Minutes of May 21, 2007.** Chairman Gibson asked if everyone had reviewed the Minutes from May 21, 2007. All responded yes. There were no questions or corrections. Chairman Gibson entertained a motion to approve the Minutes as written.

**Motion.** Jim Jahr moved to approve the Minutes as written from May 21, 2007. Mike Vail seconded and the motion passed unanimously.

- 3) **Consent Items.** Consent items were presented to the EMPD Board for approval of warrants issued in May 2007. There were no questions. Chairman Gibson entertained a motion to approve the Consent and Board Signature Items as presented.

**Motion.** Bill Williams moved to approve the Consent Items as presented for May 2007. Jim Jahr seconded and the motion was passed unanimously.

- 4) **Board Signature Items.** Facility Use and Concession Agreements were presented to the Board for signatures.

5) **Staff Reports.**

Dave Schwab, Director, briefly reviewed his Staff Report, noting that his report will be more extensive later in the meeting. There were no questions at this time.

Joel Bender, Maintenance Supervisor reviewed his report. Ninth Street backstop repair will tentatively begin Monday.

Joan Broomell, Office Manager gave an update on the summer program schedule and number of participants.

- 6) **Profit/Loss and Financial Status Report.** Dave Schwab, Director reported that we had received more in tax income than anticipated and the EMPD was doing well. He reviewed how the investment account is set up and then used as needed.

7) **Old Business**

- a) **Water Park Feasibility Presentation.** Anders Raman from TSE presented the Board with two Water Park options: one with a lap pool and one without. He went over specifics of each option and the differences in the bottom line. TSE has assumed fees and staff costs to reach the anticipated bottom line (net income). The Board had questions on start-up and shut-down costs. Robert Knowles reviewed the figures on contractors costs, architectural fees, project manager fees, consultant and engineering fees, etc. The estimated cost of Option 1 is \$4,434,00 and Option 2 would be \$3,717,543.

There was further discussion on parking issues and whether that would be Included in the bond. The Board discussed what we would need to put before the voters on the bond issue. Dave Schwab, Director, replied that a final decision on the bond issues would not be needed until next month. Running both bond issues together (Fourth Street Park Project and Water Park Project) was an issue with some of the Board members. It was agreed that the community would need to decide what it will support. More discussion followed and not all the members agreed. Dave will put two resolutions together for the next meeting and the Board will then be able to decide how to proceed. He will contact Mike Ormsby our Bond underwriter.

- b) **Fourth Street Park Project Update.** Dave Schwab, Director, reported that our attorney Brian Huber, had contact Dan Fulbright, the property owner, about the property purchase. Mr. Fulbright has not returned his call. Dave gave the Board the Fulbright property proposal for their information.

- c) **Ballot Issue Discussion.** Dave Schwab, Director, listed three propositions: Resolution #1: Fourth Street Property project only; Resolution #2: Fourth Street Property project plus Water Park Option; Resolution #3: Water Park Option only. There was a question about \$1,000,000 in repair costs for the pool and park and including that in one of the bond proposals. Dave suggested a Resolution #4 which would include \$500,000 for pool and park and will contact Mr. Ormsby about putting these together soon.
- d) **Storm Damage Update.** Robert Knowles, Project Manager, reported that the fence and backstop repair work had been completed and Certificate of Completion had been finalized as of June 14, 2007. The Board had a question about the netting that would run along Grant. Dave Schwab, Director, reported that the cost of the netting is \$20,000 and has not been purchased. Mr. Knowles stated that he has a checklist of items still to be completed and that the Apple Valley Fencing, the contractor would be tagged \$3800 in late fee damages because work was not completed on time. Mr. Knowles asked for a motion to sign the certificate of completion.

Mike Vail felt that the extensive storm damage may have put the fencing contractor under added stress and should not be assessed to the fullest. There was a lengthy discussion on whether the EMPD should charge the \$100 per day late fee.

**Motion.** Fred Walk moved to make the legal damages be the sum of the project manager and added staff costs due to the delay, rather than the \$100 per day as stated in the contract. Jim Jahr seconded the motion. Two Board members opposed the motion and Board Chairman Dennis Gibson broke the tie with an "aye".

**Motion.** Robert Knowles asked that Dave Schwab, Director, be authorized to sign the Change Order #3 for the repair project. Chairman Gibson asked for a motion. Fred Walk moved to authorize Dave Schwab to sign the change order. Jim Jahr seconded and the motion passed unanimously.

**Motion.** Robert Knowles then asked for a motion to approve substantial completion. Jim Jahr moved to approve substantial completion of the ballfield project. Bill Williams seconded and the motion passed unanimously.

## 2) **New Business:**

a) **Retirement Contribution Increases.** Director Schwab wanted to inform the Board that Washington State Retirement contributions would increase beginning July 1, 2007 and wanted them to be aware that our budget would be over in benefits.

b) **Park Rule Change.** Dave Schwab, Director, explained the problem that staff has been having with park users while attending events or using shelters have been parking in the park. Dave reviewed our park rules and asked the Board to review and approve the proposed changes in rule #3 and #4 on our agreements. It will make the parking rule more easily understood.

**Motion.** Jim Jahr moved to approve the changes to Rule #3 and Rule #4 on parking in the park. Bill Williams second and the motion was passed unanimously.

- c) **YMCA Aquatic Center Surplus Property.** Director Schwab presented a list of property for disposition at the Aquatic Center. He explained the history of the list and that he and Eric Nelson, YMCA Director, are working to eliminate items on this list.

**Motion.** Bill Williams made a motion to approve the disposition of items listed on Appendix B. Mike Vail seconded and the motion was approved.

- d) **Finalized 2006 Annual Report to the Auditor.** Dave Schwab, Director, presented the Board with the finalized 2006 Auditor's Report for their review. There was no further discussion.

- e) **Donor Update and Discussion.** Director Dave Schwab had nothing to report.

- f) **Pit Toilet at Boater's Beach.** There has been a citizen request to have a pit toilet (porta-potty) put in at Boater's Beach on the Trail. Dave Schwab, Director, has contacted Jim Barker at Douglas County TLS about the possibility of upgrading the road to the area so that a pumping truck can successfully access the beach. Currently the access is not acceptable. Dave had not had a response from Mr. Barker and will wait until he hears from him to proceed.

- g) **Chelan/Wenatchee Soccer League.** Dave Schwab, Director, gave a quick report of recent incidents with unauthorized use of the field and concessionaires by the Chelan/Wenatchee Men's Soccer League.

**Motion.** Jim Jahr moved to suspend the Chelan/Wenatchee Soccer League from all EMPD fields through August 31, 2007. Mike Vail seconded the motion. Director Schwab asked for clarification on exactly what the Board wanted. There was more discussion on past issues with the league. A vote was taken and the motion passed unanimously.

- h) **Payment to Robert Knowles.** Dave Schwab, Director, presented two invoices to the Board for payment of services rendered by Robert Knowles. Chairman Gibson entertained a motion to for Payment to Robert Knowles.

**Motion.** Fred Walk moved to approve the invoices as presented. Bill Williams seconded and the motion passed unanimously.

There was no need for an Executive Session as Brian Huber, legal counsel, was out of town.

Chairman Gibson asked if there were any further business, there was not. Chairman Gibson entertained a motion to adjourn.

**Motion.** Fred Walk moved to adjourn the meeting. Bill Williams seconded and the meeting was adjourned at 8:00 p.m.

Respectfully Submitted:

Approved:

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Joan Broomell

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Dennis Gibson, Chair