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## Kitsap Public Facilities District

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### Regular Meeting of the Board of Directors Monday, February 13, 2006 Eagle's Nest Conference Room, Fairgrounds and Event Center Bremerton, WA 98311

**Attendance:** Linda Berry-Maraist, Vice-chair; Christine Rolfes; Rick Smith; Steve Stagner; Cy Wyse; Warren VanZee. Staff: Anne Blair, Administrator.

**Call to Order:** In Chair Walt Draper's absence, Vice-chair Linda Berry-Maraist acknowledged the presence of a quorum and called the meeting to order at 6:35 PM.

#### **Reports on Regional Projects**

**Kitsap Fairgrounds and Event Center.** County Director of Department of Facilities, Parks and Recreation Mark Mauren provided background for the *2005 Fairgrounds and Event Center Facilities Use Report* (copy attached to original of these Minutes.) explaining that this report had been compiled in response to a series of questions from the KPFD. He explained that, while answers to most of the questions were included, there was some information, such as the user's financial goals and percentages of achievement of these goals, the net profit for given events and user-group satisfaction ratings were not available because this information had not been asked of users. Due to a change in computer software, the data that is available is only for the past three years. Staff will be asking all users to complete and return a post-function satisfaction survey starting January, 2006. They anticipate making a more complete facilities-use report in the future. Finally, the financial numbers for the 2005 County Fair will be available to the PFD board and the public following a mid-March presentation about the Fair to the County Commissioners.

Lauran Erickson and Frank Abbott distributed and highlighted various pieces of the *Report*. Pavilion use has increased dramatically since the renovation of the building into a multi-use and indoor sports venue. The tournament use increase specifically is traceable to the installation of the new sports flooring in September 2004. The data about tournament use is not totally reliable because many groups simply reserve the facility without indicating that they are hosting a county-wide, regional or state-wide tournament. In those instances, the use is reported as an event, not a tournament. The newly instituted post-event survey should help correct this information gap. At this time, every available day and night in the Pavilion was scheduled in 2005. Currently, there is only one open weekend date through August and a similarly full schedule appears likely for 2006 (not every *date* is filled due to the set-up/break-down time requirements for many events.) The Pavilion has a reputation as the best volleyball facility in the state. As a result, women's volleyball in Kitsap County has exploded and is changing the game throughout Kitsap County. Special Olympics are scheduled for four Sundays during the coming year. Warren VanZee reported that last year the Port Orchard Kiwanis provided food for 900 people at each of these Sunday events. Lauran and Frank also noted that volleyball clinics are following the model established by the Blue Jackets – the sponsoring group organizes the event and the County manages the registration for the event/clinic.

KPFD asked about the economic impact of the recent investment renovating/refurbishing this facility, Lauran explained this is not a straight-forward issue because not every County-sponsored event is designed to be revenue producing. The purpose of each event will shape the economic impact anticipated/received. Some are County-sponsored community events simply designed to be fun and recreational events for public enjoyment. The overnight stays and restaurant impacts are not tracked at this time, but this information will be sought through the user surveys. Mark also clarified that, at this time, although the County wants it to, the County cannot determine whether the rental income covers the operating/maintenance expenses because the baseline O&M costs per square foot are not known. Beginning this year, there is an effort to obtain much of this information. Mark stressed the County goal to operate first class facilities at low maintenance rates has a built-in conflict in goals. That said, user-groups are aware that current user-fees do not cover the costs of the County-owned facilities and that increased fees are inevitable.

**North Kitsap Regional Event Center.** Linda reported on recent meetings with the NKSD Board and City of Poulsbo Council members, as well as two focus group meetings with special interest groups in the community. Generally, the response to the Master Planning process and the plans-to-date has been favorable. While the PFD has stressed the need for partnerships to accomplish the Master Plan build out, the school district and City Council members all expressed concern about the on-going operational and maintenance costs. It is clear that these concerns can best be addressed with input from the professional staffs involved with each facility.

Member of the Public Kathryn Owen was invited to speak with the board about the community and near-by neighborhood efforts to establish habit certification in the three neighborhoods bordering the NK REC site. She explained the neighbors' concerns that any site development must be sensitive to the critter habitats that would be impacted by development. She also had questions about the stormwater runoff issues that have been problematic for the school district and the nearby neighbors. She invited PFD members to attend a Habitat usage meeting of the three neighborhood groups scheduled for March 11. Kathryn will distribute flyers about the upcoming Community Workshop and encourage neighbors to attend.

Prior to the final report presentation to the Combined Boards, Anne will meet with the Poulsbo City Engineering Department and Public Works to assure that they are comfortable with the Master Plans as developed and that the stormwater issues/concerns are adequately addressed throughout and not simply being presumed to be okay and/or something to consider at a later date.

### **Unfinished Business**

**Kitsap Sports and Event Council.** Linda announced that the VCB had hired Tina DiGarimore as the Director of the Council, effective February 15, 2006. Anne will invite Grant and Tina to attend the next PFD meeting to introduce Tina to the board.

**Professional Soccer in Kitsap County.** Anne reported that the Sounders ownership group had made a formal proposal to the County to lease Thunderbird Stadium for ten years at a specific price. The proposal included a long list of amenities that the County would provide in return for this guaranteed lease. Recognizing that this was an initial proposal and negotiations that the PFD had no role in would follow, the County will keep the PFD informed as the negotiations proceed.

### **Treasurer's Report**

**Consideration of current invoices.** Treasurer Christine Rolfes reviewed the invoices supporting the blanket voucher request and reported all was in order.

**It was moved by Warren VanZee, seconded by Christine Rolfes and voted unanimously to approve payment of the blanket invoice totaling \$24,056.80 for the invoices as presented.**

**Stabilization/debt service Fund #286.** Anne announced that Walt has requested postponement of the Commissioners' consideration of a resolution regarding release of \$500,000 from this fund to the PFD for use in regional projects until they could meet with County Director of Administrative Services Ben Holland to resolve a new issue about repaying this debt stabilization fund to \$900,000 starting immediately. An initial draft of a new capital project budget was included in the board packet to show the impact, and possible ways of mitigating some of this unexpected diminishment in revenue during the coming two years should it seem unwise to draw this \$500,000 at this time.

### **Approval of Minutes**

Consideration of the Minutes of the January 9, 2006 Board meeting was postponed pending proposed changes in language in Motion to allocate KPFDFunds to the Fairgrounds Phase II projects.

**It was moved by Christine Rolfes, seconded by Rick Smith and voted unanimously to approve the Meeting Notes from January 21, 2006, as changed through discussion. The revised Notes in paragraph 1 will read, "...the board has little interest *this year* (added) in putting..." and in paragraph 4, third sentence to read, "...the board is interested in supporting installation of artificial turf to increase the public use (added) of the High School Stadium field.....to refurbish the Strawberry Fields similarly to increase public use (added) of these fields."**

### **Communications**

- Cy Wyse will be absent from the March 13, 2006, board meeting due to his birthday celebrations.
- Anne will schedule a meeting with the North Point Church to discuss the parking lot plans at the NK REC site prior to the February 21 community meeting at which these plans will be presented to the larger public.

**The meeting adjourned at 9:15 PM.**