

Kitsap Public Facilities District

Minutes of the Board of Directors Meeting

Monday, March 25, 2019

BWP/Silverdale Beach Hotel, East/West Bay Rooms, 3073 NW Bucklin Hill Rd, Silverdale, WA

Attending: Daron Jagodzinske, Chair; Bill Mahan, Vice-Chair; Walt Draper, Treasurer; Rick Smith; Tom Bullock; Patrick Hatchel and Erin Leedham.

Staff: Mike Walton, Executive Director; Brian Lawler, KPFD attorney.

Absent:

1. **Call to Order:** The Chair called the meeting to order at 5:30 PM.
2. **Meeting Minutes:** ED submitted minutes from the Regular Meeting on the 11th of March 2019. **Walt Draper moved to approve the Minutes as submitted. Bill Mahan seconded the motion and it passed unanimously.**
3. **Public Comment:** (Otherwise not on Agenda) No Public Comment
4. **Regional Facility Annual Reports:**
 - A. **Kitsap Fairgrounds & Event Center – Billie Schmidt, Parks Superintendent**

Billie made her presentation about last year’s activities, which had some pluses and some minuses. Some activities improving – more volleyball in the Pavilion, more events in the new covered Horse corral; but some not providing income – horse corral leased facility, KFEC gets little revenue; Pumas now gone. Billie stated that turf on Lobe 1 & 2 was needed to get tournaments back to KFEC. Lights in parking and T-bird are being changed to LEDs. Still working on getting grants and private funding for Lobe 1 convert to turf, is \$500K still committed? Answer was yes.
5. **New Business:**
 - A. **PRA rules – Repeal & Replace**

Brian Lawler explained the old PRA rules adopted in 2001 were now outmoded and needed to be replaced. He took the Board through a MSRI checklist for establishing solid PRA preparation. The first step was taken last year, to appoint a PRA Officer, the ED. The next steps were all covered by the PRA Rules document that Brian submitted. The last step was the training required of the Directors – some had completed it, some had not. Approval was tabled to the next meeting.
 - B. **Meeting Schedule Change** – The ED requested consideration of a scheduled meeting date change, due to an error in an email communication – from May 20 to May 13th, for the CNW project to make its presentation to the Board. Four Directors would be absent, so no quorum would be present. Other dates were suggested, and the June Board meetings were possible, but the chair thought they should present earlier, perhaps on April 22nd. No Board consensus so the ED will continue to seek an acceptable date for the CNW presentation.
6. **Financial Reports:**
 - A. **Revenue Report/Monthly Reports**

The ED reported that the Revenue from the tax rebate from February was \$165.5K up only 4.1% over last year, so still aren’t sure if it is a down trend starting or not – two single digit increases in the last four months. Debt service of <\$70K> was deducted and <\$13K> for expenses with a Net to the 977 cash account of \$82.5K. Actuals expenses for February were provided along with the Summary by Fund report, showing \$2.67 million in 977 account.
 - B. **Blanket Voucher Approval**

The ED presented the Blanket Voucher for the month’s expenses in the amount of \$3,617.82 for approval by the Board. Legal expenses continued to be the biggest single item.

Pat Hatchel moved to approve the BV in the amount of \$3,617.82 and Rick Smith seconded. It was passed unanimously.

C. POB/CNW Voucher Approval

The ED presented a new Voucher for an invoice from the Port of Bremerton in the amount of \$19,760. This was for the first increment of work performed for the Phase #2 engineering work by the consultant/contractor, Joel Cohen LLC.

Bill Mahan moved to approve the voucher in the amount of \$19, 760 and it was seconded by Erin Leedham. The motion was approved unanimously.

7. Project Evaluation Process:

A. **Evaluation Criteria:** It was explained to the presenters that the KPFD's primary criteria were their four goals:

1) Economic Development; 2) efficient use of public & private funds; 3) innovation; and 4) multiple use of the facilities.

The Evaluation Form agreed upon by the Board and published to the Project Teams will be used by the Directors to take notes and highlight strong points and deficiencies. (The presentations are being video recorded and will be available on the KPFD website when all the projects have been presented.)

8. Project Evaluation Presentations

A. Bremerton's Pendergast Park – Jeff Elevado, Parks Director & Mayor Greg Wheeler

Jeff opened the presentation by giving a little history about the original Master Plan for the Park – there were to be six ballfields, two soccer fields, concessions, parking, restrooms, lights, etc. Rising construction costs and the recession prevented that vision to be completed. Now they want to finish the Plan with KPFD help. Their proposal for Phase II is artificial turf on the two existing soccer fields; building a new restroom and maintenance building; resurfacing and striping the parking lot; a playground and climbing wall; accessible pathways and several building renovations and 20% contingency allowance. An Economic Impact analysis is under contract with Berk Assoc. and will be provided when completed.

Phase II would include artificial turf on existing three softball fields (\$3M); and adding a fourth softball field (\$2M); and relocating the dog park. They are planning to attract regional sports events, combining with other fields (not under their control) to generate economic impact, hopefully verified by their study.

COST; The Phase II cost is \$5.8 M and Phase III is \$6.7 M. The total project cost is \$12.6 million.

ASK: From the KPFD is \$8 million, the City will pay \$4.5 Million from grants, REET funds and cash or bonds.

Public Comment – none

B. BI Metro Parks District Aquatic Center– Mark Benishek, Recreation Director

Mark Benishek took the lead but was assisted by several aquatic Center staff members. Their plan is to close & demolish the existing Ray pool and build a new 50 meter/long course pool on the other side of the existing Nakata recreational pool center. Including a spectator area (approx. 300 seats); locker areas; multipurpose space and support spaces. The pool would be eight 50 m lanes by sixteen 25-yard lanes so both school training/races can be done in 25 yd width, as well as college, regional or national long-course training and competition can be held.

A recently completed study conducted by Ballard-King provided economic impact data about various usage and competitions, including estimated spending and hotel impacts for the first year (\$3.4 million) and desired utilization levels after a few years (\$7.5 million). The ED pointed out that a study conducted by the KPFD in 2010 on local "cold water lap pools" showed that all of them required significant to substantial subsidies to stay open. The consultant concurred that is predominantly true, with few exceptions. Mark stated that the MPD understood that and would work to minimize that subsidy on behalf of the community.

It was also mentioned that the MPD would conduct several community and public events to ascertain the level of community support and to gauge the ability to raise funds by both donation and bonding.

COST; The total project cost is estimated at \$42.8 million. The Park District will hope to bond for 40% or \$17 Million and get grants and donations of around \$10 Million.

ASK: From the KPF is \$500K up front for Phase II – Pre-Design; and \$15 million (approx. 35%) for Phase III – Construction.

1. Public Comment –

- Garret Waite & Houseman are seniors at BI Highschool and members of the WA State Champion swim team. They spoke in support of more room and long-course practice capability.
- Karena Klinkenburg is coach of the Dive Club and spoke about current difficult conditions about limited time in the dive pool and potential chance of injury. The new pool would eliminate those conditions.
- Tom Goodlin is head of the BI Aquatic Masters Booster club and spoke in support of the new pool and the opportunity to get some affordable and accessible long-course swimming practice.
- Kristin Gellert is asst coach for the BIHS swim team and also water polo coach. She spoke in support of the pool to avoid 8-9 pm practices for water polo. She also is excited because she & her husband own a restaurant in BI and the prospect of new income from visitors.

9. Announcements:

A tour of the KCC took place for three members of the Board on Friday the 22nd. It was educational for all involved, most had not seen the added space on the third floor, and they were very impressed with the view and amenities available. Several possible improvements were mentioned to be considered in later proposals.

Meeting was adjourned at 9:06 pm

The Evaluation of New Projects will begin at the next Regular Meeting of the Board, April 8th, 2019 at 5:30 pm in the East & West Bay Rooms at the Best Western Plus/Silverdale Beach Hotel.

NOTE: One remaining project to be presented:

Port of Bremerton / Circuit of the NW – at the April 22nd meeting