

**BAINBRIDGE ISLAND METROPOLITAN PARK & RECREATION DISTRICT
REGULAR BOARD MEETING JUNE 1, 2017
BAINBRIDGE ISLAND AQUATIC CENTER**

CALL TO ORDER A quorum being present, the meeting was called to order at 7:07 pm by Chair DeWitt.

BOARD MEMBERS PRESENT: Lee Cross, Ken DeWitt, Jay Kinney, Kirk Robinson, Tom Swolgaard.

STAFF MEMBERS PRESENT: Terry Lande, Perry Barrett, Mark Benishek, Bryan Garoutte, Dan Hamlin, David Harry, Lori Mejia, Elizabeth Shepherd, Amy Swenson.

ADJUSTMENTS TO AGENDA: Move Unfinished Business agenda topics to beginning of board meeting, and adjust Public Comment section for agenda topics accordingly. Add Real Estate to Executive Session.

PUBLIC COMMENTS ON AGENDA ITEM: (Miniature Steam train at Sakai Park)

Edith Hartmann, island resident, said tonight's agenda includes a possible motion to approve Sakai Park as the location for a miniature steam train. She expressed concern over how this use for the park has jumped to the head of the line, and seems to be taking precedence over the recommended uses generated by the community. She asked the board to consider three points. 1) The cost of the project (as presented at 5/18/17 board meeting). Is this money well spent? 2) The volunteer effort required to operate the train 3-6 months per year, 2 days per week. Can this be maintained? 3) The suggestion that the train could be moved to another location if needed. If there is no other park facility appropriate for the train now, where would the train be moved to? She said now is the time for the Park Board and staff to focus on the community's vision for the park.

Fritz Von Erich, island resident, is familiar with the Kitsap Live Steamers steam train operation in Port Orchard, and said the place is packed every weekend with kids and families. He spoke in favor of a train on the island, saying it is portable, and could go in Sakai today and come out tomorrow. He said many people like himself are willing to put in the time and effort to make it a success.

Steve Satorius, resident of Sakai Village and president of their homeowner's association, expressed concern over the noise factor of the train, such as engines and whistles. He asked that the concerns of the neighborhood be taken into account when making this decision.

Cindy McCall, island resident who headed up the Community Center Work Group during last year's public process for Sakai Park, voiced support for the train. She said the park is meant for people. It's an opportunity to bring youth and adults together to have fun. She mentioned several fun ways it could generate revenue, such as haunted train rides or train rides with Santa. She said the location is temporary and the train can be moved. She asked that it be given a try.

Marianne Milander, island youth, said when she was younger her dad used to take her family to the train at Port Orchard all the time, and that it would be cool to have one on the island. She said school enrollment is down and with less State funding, this would be a way to attract young families to the island. She said she's a little worried about what it would take to staff the train and the cost to operate it, but it sounds like a good idea.

Anthony Gibbons, island resident, feels that the train is being considered because it is free. He doesn't think this should be a consideration. The decision should be based on what is needed for the community. He attended the public meetings, and wonders if a miniature train that goes around the park would have made the list of ten recommended uses. He said the order should be first if the community wants it, and then to consider cost factors such as the train being free.

Marci Burkel, island resident, said she didn't work for the bond measure to save the property from development only to have it turned into an amusement park. She said she is not against steam trains or entertaining children, but this is part of the Winslow core and it is not an appropriate location.

Stacy Norgren, island resident, was surprised to see the steam train had become a consideration, thinking it is a bit out of place and out of order. It was not mentioned during the public process, and she agrees with the prior speaker that had a train been raised as a possible use for Sakai Park, it would not have made the final list. She wonders if a full cost analysis has been done on what it will entail over time. She is concerned over what the train will supplant, saying there is opportunity for this park to meet the needs of a wide age range, and that the train targets a smaller audience.

Herb Bethco, island resident, thinks a steam train for the island is a good idea, but that Sakai is the wrong park. He thinks Battle Point Park is a much better location since there are already things for children to do there.

A woman said she was the mother of a three year old train crazy kid, and that they'd be there every weekend. They would love to have a train on the island.

BOARD CONSENT

APPROVAL OF MINUTES: Upon hearing there were no corrections to the minutes of the May 18, 2017 regular board meeting other than several typos Commissioner Cross will submit for correction, Chair DeWitt stated the minutes stand approved as submitted.

APPROVAL OF PAYMENTS: MSC: Robinson/Swolgaard: Vouchers audited and certified by the auditing officer as required by RCW 42.24.080, and those expense reimbursement claims certified as required by RCW 42.24.090, have been recorded on a listing that has been made available to the Board. As of this date, the Board, by a unanimous vote, does approve for payment those vouchers included in the above list and summarized as follows:

Batch Dated	Batch Amt	Fund No.	Fund Name	Fund Amt	Pre-Approved
05/16/17	22,414.41	001	General	16,481.25	05/15/17
		300	Capital	5,933.16	
05/23/17	167,548.26	001	General	70,645.19	05/24/17
		300	Capital	16,903.07	
		310	Land Acquisiti	80,000.00	

UNFINISHED BUSINESS

SAKAI PARK SITE PLAN OPTIONS: Senior Planner Perry Barrett provided an overview of Sakai Park saying the purchase of the property was approved by voters through a bond measure in 2015, and an extensive public process was held in 2016 culminating in the community's 10 recommended uses for the park. Following an RFQ process at the end of last year, the firm Jones & Jones was selected to analyze the site with the community's recommended uses in mind. Principal Johnpaul Jones began the evening's presentation by saying he has lived on the island for 50 years, and that the Jones & Jones firm provides services in architecture, landscape architecture, and planning. The group has undergone a process of discovery these past months, which has involved in part listening to what the land is saying and learning what the codes which protect the land require. He continued by introducing the team of people working with him on this project. Senior Associate Duane Dietz, serving as the project manager, provided a brief history of the park's prior farmland, saying the pond on the property was created by excavating peat that was sold for use in island gardens. He went on to discuss setback requirements, saying once these have been met the developable portion of the 23 acre parcel is 6.1 acres. Also explored was an option for bringing the Sound to Olympics trail into the park and around the pond using an elevated boardwalk. This would prevent exposure of the property to the highway and prevent trees from being cleared from the right-of-way if the trail ran along the highway. The geotechnical report indicated the soil is low in filtration and there is no evidence of hillside instability. A spring has been discovered on the

property. The civil engineering report included an assessment of storm water and drainage. Code requirements govern how much more storm water can be created on property, and limit the amount of hard surfaces that can be constructed, such as pavement and buildings. If more than 35% is added in hard surfaces to the Sakai property, it must be diverted around the wetland. There is a significant cost to do this. When storm water limitations are applied to the property, 2.1 acres in hard surfaces would be allowed at Sakai Park. With this in mind, Jones & Jones assessed the community's proposed uses for the park, and looked at how these uses and any parking these uses would require would fit on the site. Jones & Jones presented a number of site plan options showing different configurations of the various proposed uses, and providing a visual layout for how they would fit on the property. The following next steps were identified: 1) July 6, 2017 board meeting: Jones & Jones will present several site plan options that take into account the property's constraints, and a preferred option will be selected; 2) August 17, 2017 board meeting: Jones & Jones will present the preferred site plan option. Following the presentation, both the Park Board and the audience were invited to ask questions.

A woman questioned why the Federal Way pool was used as the basis for arriving at the 50 meter pool dimensions in the presentation, saying it is the "Cadillac" version. The presentation showed that this one use with parking exceeded the total amount of space available for development at Sakai Park. Recreation Services Director Mark Benishek commented on the feasibility study currently underway for the Ray Williamson Pool, saying it will assess the conditions of the current pool and provide recommendations for upgrades and possible expansion. Other questions and comments included a suggestion for permeable court surfaces so more than two tennis courts could be on the site; the importance of enhancements that would encourage walking to the site; and the unique opportunity this site offers for providing outdoor lighting of activities at night. One man suggested that the Park District's administrative office remain at its current site, so more uses could be housed at the Sakai site. Executive Director Lande said having the District's offices in a community center at Sakai Park would maximize the use of staff who could run the center as well as operate the office. Another man suggested that an assessment of all Park District facilities be done. Commissioner Robinson acknowledged the importance of looking at other parks to see what uses might be better accommodated elsewhere. In response to a question about coordinating resources with other public agencies, Executive Director Terry Lande said he has already been talking with the City and School District to explore what can be done in this area to benefit the community. A question about the permeability of the miniature steam train was asked. Executive Director Lande said he did not have a definitive answer for this, but said the train would not kick something else out of the 2.1 acres.

Architect and island resident, Dana Weber, said this is a very complicated site and thanked Jones & Jones for what they have done. She said the work she has seen tonight is very competent, and she thinks they will come up with something that works well for our community.

MEETING ADJOURNED for a short break at 8:40 pm, and **RECONVENED** at 8:50 pm.

Chair DeWitt thanked Jones & Jones for their presentation, saying it was very well done. He said this is the first time the Park Board has seen it. He opened up the floor for public comments on the agenda item, Sakai Park Site Plan Options.

Joe Solseng, said he is advocating for a new pool at the Sakai property and was shocked to see the footprint shown in the presentation. He said that while a 50 meter pool would be great, a new pool of some size is needed to accommodate the huge use currently met by the Ray Williamson Pool. He commended the Park District for keeping it going for so many years, but said he has no doubt that the feasibility study underway will show that the Ray Williamson Pool is dead. Something is needed to take its place.

Sven Hartmann, island resident, said he was surprised that the steam train is on the agenda as a separate item. This is an item that has only been around for a short time, whereas the other uses have been around for a long time. He asked why it isn't being discussed along with all the other suggestions. Why is there not a motion tonight to have tennis courts at the park, or a community center at Sakai? What makes the train special?

Fritz Von Erich, island resident, said everything talked about in the Jones & Jones presentation tonight is off in the future. The train can bring immediate value to the park and show people a return on the investment they have made. The train is temporary and can be moved once plans have been completed by Jones & Jones, and funds are in place to move forward with any of the items presented tonight. Let's take advantage of the great resource we have now.

Edith Hartmann, island resident, said the total costs for the train must be considered alongside the actual days the train will be in operation. She questioned whether it is a good use of the Sakai property to commit a half acre to something that will be in use only several days a month and for just a part of the year.

Karen Segerson, High School Boys Head Swim Coach, said she also advocates for a new pool saying she's seen a number of issues related to the size of the current pool including congestion and safety concerns. In addition, she attended all the public process sessions for Sakai Park and is concerned to see the train coming in out of nowhere as an option for the park. She said it is not part of the mandate that came out in the public forum, and with so many competing priorities for the park, the train is not a priority.

Don Willott, island resident who is a proponent for the Sound to Olympics Trail, expressed appreciation for the thought that has gone into how the STO trail might be sited through the park in the most environmentally friendly way possible. He regards the trail as a strategic connection for bringing people into the park and across to Madison Avenue without having to drive.

MINIATURE STEAM TRAIN ATTRACTION FOR CHILDREN WITH QUARTER MILE TRACK AT SAKAI PARK:

Executive Director Lande said this is the third or fourth time that the option of a model steam train at Sakai Park has come before the board. As requested by the Board, a feasibility study and concept plan was done. Staff members have visited a similar train in Port Orchard to learn more about operations. Executive Director Lande doesn't view the train as an either/or situation, saying it will not bump another use. The train would give people a reason to visit the park. If it gets in the way of other uses, it would have to come out.

Commissioner Kinney said some people have said they are not opposed to the train but want it to go elsewhere. He asked what other locations have been considered. Executive Director Lande said that while the Park District has many passive parks, there are few active use parks and these are already heavily used. Active use parks include Strawberry Hill Park, Rotary Park, Battle Point Park, and Gideon Park (but its small size limits what can be done there). He reviewed the current uses in each active park, pointing out the congestion that is already there. Sakai Park is a blank slate. Commissioner Kinney said in the long run it is likely that the train would have to be moved and wondered where it would go. He suggested putting it at Battle Point Park near the KidsUp playground. Executive Director Lande mentioned that it's possible only two of the six developable acres at Sakai Park can be used for buildings. The train could possibly fit within the remaining four acres.

Commissioner Robinson asked whether the train operation would be a pervious or impervious use. He also asked how the train would be operated, and if there is a cadre of volunteers in place who will run it. He said he thinks these things need to be in place before a decision is made. Executive Director Lande agreed that all this needs to be figured out, and that the train will not move forward if it is determined that it is not feasible. However, if there is no location to put

the train, there is no reason to research these questions. He said what is being decided this evening is whether there is a site for train. If there is no site, there is no use pursuing the train as an option.

Commissioner Swolgaard suggested that perhaps there is no site for the train. At the same time, he noted it will take years before anything can be built at Sakai Park, and in the meantime the site sits empty. He said he hopes the trails will be built there soon to give people access to the property. He is not sure whether Sakai Park is the appropriate place for the train.

Commissioner Kinney asked if the donor had a deadline and whether more time might be available before the train is given to someone else. Tom McCloskey, Rotary representative who spoke at the 4/6/17 board meeting about the train donation, introduced the donor Roy Murdock, saying he is one of the most generous people he knows. No one, Tom McCloskey said, is trying to force anything on anyone. He said initially the train was going to be donated to Kingston, but he asked Roy Murdock first to see if the BI Park District might want it. He said it is unlikely that anything would be done at the site until spring of next year, but that a decision is needed from the board this September or October so they can have the months they will need to set up the 501c non-profit and prepare for the project.

Commissioner Kinney said it is the function of the Park Board to make sure everyone is heard. He does not want people to feel the Park District is pushing a secret agenda. He thinks the Board needs to take more time with the train because it didn't come up during the public process. He said there's a lot of good reasons to put the train at Sakai Park, but that should the train need to be moved in the future it is important to know now where it would be moved. In the meantime, there is enough time to explore other site options, and work can be done to build more consensus in the community.

Commissioner Cross said she agreed with Commissioner Kinney. She suggested direction be given to staff to research the question of whether the train is impervious or not, and to also explore some of the other possible locations mentioned by the Board. These include Fort Ward Park and Battle Point Park. Manzanita Park was also mentioned but discarded as an option since it is designated for equestrian use. Executive Director Lande said staff will do this research and have an answer prior to September.

Commissioner Robinson said Sakai is a great site because it is flat, but expressed concern about putting something in and then having to take it out. People may get used to having it there and may not want it moved.

Executive Director Lande asked if the Board is willing to significantly change the character of a park for a train, such as what would be required at Manzanita and Fort Ward. He said while staff will look into alternatives, it is likely there will only be two realistic choices, Battle Point Park or Sakai Park. He said the Board needs to decide if they want a train in either of these parks.

The board agreed to table any decision related to locating a train at Sakai Park until the first meeting in September when staff will come back with options for Battle Point Park and Fort Ward, as well as an answer related to whether the train is impervious or not.

DIRECTOR'S REPORT

Recreation Services: The paddle boards will arrive next week; the doors to the Teen Center in its current location closed yesterday; Ashley Miller, a new intern from Texas, was introduced and will work in the Recreation Division this summer; the project to resurface the pool deck is underway; Aquatic Manager Dave Perkins is leaving and will be greatly missed.

Park Services: A vote has been taken and the Moritani and Leslie Landing trail property is going to be transferred to the Park District; site work is beginning on the KidsUp playground renovation; the pump track at Battle Point Park is finished; work on the Fairy Dell Trail will be done on National Trails Day this Saturday.

Administrative Services: the check arrived from the insurance company for the Rotary Park renovation project; the lease agreement with the Seattle Yacht Club for the Springer House has been signed.

BOARD MEMBER ITEMS:

- Commissioner Robinson will miss the next two board meetings.
- Commissioner Cross asked about a timeline for when trails will be constructed at Sakai Park. Park Services Director Dan Hamlin said they will be done this summer.
- Commissioner DeWitt mentioned that a number of people living in the Lake Union area of Seattle are moving to the island as their children get older, and that it is important to plan for this influx.

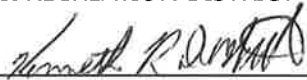
WRITTEN COMMUNICATIONS

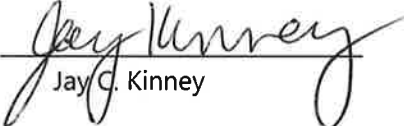
Received email from Deborah Rudnick expressing opposition to miniature stream train at Sakai Park.

MEETING ADJOURNED TO EXECUTIVE SESSION at 9:55 pm for discussion of personnel with announced time to reconvene at 10:10 pm.

MEETING RECONVENED at 10:13 pm and **ADJOURNED** at 10:15 pm.

Elizabeth R. Shepherd
Terry M. Lande
BAINBRIDGE ISLAND METROPOLITAN
PARK & RECREATION DISTRICT

BY: 
Kenneth R. DeWitt

BY: 
Jay C. Kinney

BY: _____
Kirk B. Robinson

BY: _____
John Thomas Swolgaard

ATTEST: 
Lee Cross