

**BAINBRIDGE ISLAND METROPOLITAN PARK & RECREATION DISTRICT  
REGULAR BOARD MEETING JUNE 6, 2019  
BAINBRIDGE ISLAND AQUATIC CENTER**

**CALL TO ORDER** A quorum being present, the meeting was called to order at 6:04 pm by Chair Kinney.

**BOARD MEMBERS PRESENT:** Ken DeWitt, Dawn Janow, Jay Kinney, Michael Pollock, Tom Swolgaard.

**ADJUSTMENTS TO AGENDA:** Add executive session for potential litigation and real estate.

**PUBLIC COMMENTS ON AGENDA ITEMS** (taken during agenda topic)

**BOARD CONSENT**

**APPROVAL OF MINUTES:** Upon hearing there were no corrections to the minutes of the May 16, 2019 regular board meeting, Chair Kinney stated the minutes stand approved as submitted.

**APPROVAL OF PAYMENTS: MSC: Janow/Swolgaard: I have reviewed the following vouchers, warrants and electronic payments and move that they be approved for payment.** Commissioner Janow pointed out that this includes the last payment to the Boys & Girls Club for the space in the Aquatic Center that they initially funded.

| Batch Date | Fund Number & Name                                                                                | Warrant Numbers | Total Batch Amount | Pre-Approved |
|------------|---------------------------------------------------------------------------------------------------|-----------------|--------------------|--------------|
| 5/14/19    | 001 General Fund<br>300 Capital Improvement Fund                                                  | 18315-18341     | 69,455.48          | 5/16/19      |
| 5/21/19    | 001 General Fund<br>300 Capital Improvement Fund                                                  | 18342-18372     | 43,531.36          | 5/23/19      |
| 5/28/19    | 001 General Fund<br>300 Capital Improvement Fund<br>320 Turf Field Replacement Fund               | 18373-18415     | 57,377.98          | 5/24/19      |
| 6/4/19     | 001 General Fund<br>300 Capital Improvement Fund<br>310 Land Acquisition Fund<br>002 Imprest Fund | 18416-18446     | 116,207.38         | 6/4/19       |

**UNFINISHED BUSINESS**

**SAKAI PARK CONCEPT PLAN FEASIBILITY STUDY PRESENTATION:** Senior Planner Perry Barrett introduced architect/landscape architect Johnpaul Jones, Jones & Jones principal, to present the feasibility study his firm developed for the Sakai Park concept plan adopted by the board at the 6/21/18 board meeting. Johnpaul Jones said the concept plan was developed out the public process several years ago that generated 10 recommended uses for the park by the community. He said the concept plan and tonight's feasibility study include all the recommended uses except a 50-meter pool which the board has determined will be more appropriate at the site of the current aquatic center. He said it was a challenge to include all the uses since approximately half the park acreage is regulated due to wetlands and other requirements. He went on to say that the flatter area of the park is designated for walking, picnicking and casual use. The structures in the plan are located where the terrain is less even to take advantage of existing slopes. For example, the field house is a large structure with a portion of it placed 10-12 feet underground so the visual impact of the size is absorbed by the land. Requests for community rooms were addressed with several smaller buildings instead of one large building that would have a larger impact on the park. The smaller buildings allow the landscape to flow between them, construction to be phased, and the buildings to be closed when not in use. These smaller buildings also use existing slopes by being built out over them. This better utilizes buildable space,

allows construction to be phased, and orients the structures to views and landscape. Building entries are each highlighted with a living roof that with the elevated structures contribute to meeting stormwater management requirements. The architecture throughout is simple and straight-forward and utilizes long lasting materials. It features metal roofs, exposed beams and wooden decks. The emphasis is on sustainable design and habitat restoration with natural ventilation, low water use and systems that are easy to repair. The field building is an indoor multi-use facility (70,000 sq. ft.) that includes indoor fields, a court area, gymnastics space, viewing areas, and an indoor track. The small buildings include space for classrooms, a multi-purpose room, an outdoor education facility, and Park District offices. Both indoor and outdoor restrooms are included, as well as picnic shelters. Landscaping includes screening the field house, lining the drive with flowering trees, preserving the old orchard, and plantings to honor the farming history. Construction costs have risen substantially in the area and are estimated at \$35,925,169 with 40-46% added to this for soft costs. Combining both hard and soft cost projections, the total cost for the project is estimated at \$50,295,236 to \$52,450,746. Operational costs are also being developed. The feasibility study/report includes a strategy for raising funds that includes both public and private options. Currently, the project is in the schematic design phase. Next steps would include detailed design development, securing funds, construction documents and permitting, bids and construction.

Following the presentation, Board Chair Jay Kinney reminded the audience that this project is community driven and would require a big commitment from the island. Everything presented tonight was generated by the community out of an extensive public process in 2016. He provided an opportunity for questions with comments to follow.

A question was raised regarding the City owned property south of Sakai Park. There has been some discussion about this parcel being turned over by the City to the Park District. This would benefit the project since it would increase the land ratios for stormwater purposes, allowing for more buildable space in the park.

Several questions were asked about the versatility of the field house. It was noted that the surface of the indoor fields can be rolled up with the surface underneath accommodating different activities. It was also noted that the portable wall between the court and gymnastics space can be opened when either side needs more room.

In response to several other questions, it was mentioned that gymnastics is a year-round program, and benches along the walking trails are planned for the park.

Several questions about tennis led to comments indicating concern over how few tennis courts there are in Winslow, with only two on the island designated for tennis only. It was noted that the plan presented tonight for Sakai Park includes both indoor and outdoor courts that could be used for tennis, pickleball or other court sports. Island resident and tennis player, Anthony Gibbons questioned how much of the park's buildable space has been taken up by Park District offices saying there is plenty of office space in Winslow that can be rented. He emphasized the limited amount of impervious surface at the site and questioned why park offices, which he said were never discussed, are in the plan when this space could be used for active uses such as tennis. Executive Director Terry Lande noted that park offices were identified as a need by the community during the public process and were included in one work group's presentation (Multi-Use/Multi-Age Community Center). Board Chair Kinney said if you're going to have so much programming at the park, the staff needs to be there. He also said the current park offices are falling apart, there are mold issues, and there is no indoor bathroom. He said the building is a post WWII relic and past its useful life. It needs to be torn down and rebuilt either there or someplace else. He said the plan for Sakai Park isn't set in stone, but for any facilities there to function effectively, it is probably best to have the staff there. He said the question raised is a good one, but that it makes sense to him to have the offices at the park.

In response to a question about parking, it was noted parking is included in the park as well as along Madison.

A question was asked about whether the Sound to Olympics Trail will connect to Madison. It was clarified that there is currently discussion about the STO trail entering the park, going around the pond, and connecting up again with Highway 305 going north. A branch off the STO could go west across the park and connect to Madison, but this would not be part of the STO Trail.

Rachel Pritchett, island resident, said it is a beautiful plan that brings together the sensibilities of an architect and landscape architect with the varying buildings.

Julie Riely, island resident and BI Tennis Association Chair, spoke as a tennis player and said there is not a court for her to play on in Winslow. During school hours, the high school courts cannot be used, and during the summer, they are used for Park District programming. She wants a court in Winslow dedicated just for tennis. She said with the growth in both the population and in tennis players, she wants the Park District to plan accordingly for the future and put in a tennis court at Sakai Park.

Loanne Harmeling, island resident and tennis player, said there will never be enough parking to support what is needed in an urban core, and because of this small urban housing efforts are encouraging people to use public transit and not have cars. Considering this, Sakai Park needs to be a park for people to go to and play. She said there are too many buildings.

Harvey Gilbert, island resident and tennis player, gave the Park District kudos for expanding their youth tennis programs. Having said this, he said he lives in Winslow and there is no court dedicated for tennis downtown. When he moved here, there were 11 dedicated public courts for tennis on the island. Now there are two and they are terrible. He would like a court dedicated for tennis at Sakai Park. He said tennis is underserved on the island and asked how the board will support this growing sport.

Doug Rauh, island resident, expressed concern over the expense of the field house, saying with rising construction costs it will be a challenge to build. He mentioned the aquatic center project that is being considered, saying this is also a major expense. He said it is necessary to prioritize and asked that all the public agencies get together and give taxpayers a vision of what is being considered for the future so appropriate plans can be made.

Rachel Pritchett, island resident, spoke to the benefits of having a field house saying that while growing up in the Green Lake area she often used the one that was there. If there had been a field house on the island when her children were growing up, she knows they would have used it.

Joe Edgell, island resident and park neighbor, said he moved to Bainbridge Island because of its low density. He is concerned about the intensity of the development planned for the park and suggested the plan be revised so more oriented for preservation and passive use. He said he and his wife don't have kids and parks should be for everyone, not just folks with kids. He noted underutilized school properties could be used for impervious surfaces. He also said the plan has a negative impact on the environment and could interfere with the City's climate change efforts. He said if anyone is interested in exploring a lawsuit to come talk to him.

Johnpaul Jones pointed out that the buildings in the plan are grouped in one area of the park and take up less than a quarter of the entire property. He noted the park plan reflects what has been requested by the community.

Senior Planner Perry Barrett said the feasibility study will be posted on the Park District website, and thanked Johnpaul Jones for his presentation. A round of applause followed. To provide more input, Commissioner Janow encouraged people to participate in the online forum currently underway as part of the comprehensive plan update process.

**MEETING ADJOURNED** at 7:40 pm for a break. **MEETING RECONVENED** at 7:50 pm.

**UPDATE ON KITSAP PUBLIC UTILITIES DISTRICT PROPOSALS FOR GAZZAM LAKE NATURE PRESERVE:** Park Services Division Director Dan Hamlin reviewed the proposals Kitsap Public Utilities District has already presented to the board related to the water tower area at Gazzam Lake Nature Preserve. The proposal includes: 1) Replacing the existing tanks with taller tanks to increase fire flow for the new Blakely Elementary School; 2) Enlarging the easement's footprint; 3) Securing the tanks with fencing; 4) Drilling a test well, and if viable, installing a wellhead for system redundancy. A meeting was held recently with the BI Land Trust since the KPUD proposal would affect the current BILT conservation easement and require an amendment. An amendment would be needed to: allow taller tanks, enlarge the easement's footprint, and permit the drilling of a test well. There would be legal and survey costs related to a legal description for the new utility easement. Mitigation efforts would be required of KPUD to address both BILT and Park District interests. Examples of what this might include are restoration for construction impacts, relocating the current trail and possible trail expansion, environmental impact assessment, monitoring of water resources, parking areas, fire hydrants. BILT was interested in revising language to prohibit ballfields in the active use area of the park. Dan Hamlin identified several questions related to drilling the test well. Some of these pertain to how long it will take and decommissioning the test well if KPUD doesn't find what it is looking for. Commissioner DeWitt noted that as members of the Capital Facilities Committee, both he and Commissioner Swolgaard attended the meeting with BILT. Commissioner DeWitt said health and safety concerns are a part of why KPUD wants to drill a test well. All three of KPUD's wells in the south end of the island are at sea level. With the rise in sea levels, there is a risk that the well water could become polluted with salt water. Regarding fencing around the water towers, he said water providers like KPUD are now being asked to secure their tank areas with fencing. He also said getting the trail moved away from the tanks would be a positive outcome for the Park District, and that the trail would be moved before any drilling began. The board agreed that staff will continue working with KPUD, BILT, and the Capital Facilities Committee on this project, and will return to the full board as the project develops.

**UPDATE ON CIVIL ENGINEERING FOR PROPOSED PICKLEBALL COURTS AT BATTLE POINT PARK:** Park Services Division Director Dan Hamlin said four firms responded to a Request for Qualifications (RFQ) related to civil engineering services for the proposed pickleball courts at Battle Point Park with Browne Wheeler Engineering selected. The quote Browne Wheeler has since given to provide engineering services for the project came in at almost twice the \$10,000 limit the board authorized at the 4/4/19 board meeting. Executive Director Terry Lande said when the \$10,000 limit was suggested by staff in April, it was assumed the pickleball group had an engineering contact that would help offset the cost. With this resource no longer available, the cost is higher than anticipated. The staff recommendation now is to accept the Browne Wheeler quote. **MSC: Pollock/DeWitt: To execute the contract with Browne Wheeler Engineers for civil engineering services for pickleball courts at Battle Point Park per their proposed quote.** Chair Kinney asked if there is still a possibility the courts will be built this summer. Dan Hamlin said a groundbreaking ceremony has been discussed for August and noted this may still be realistic if everything needed before then is checked off.

### **DIRECTOR'S REPORT**

**Recreation Division:** Division Superintendent Bryan Garoutte said staff is busy preparing for summer programs while at the same time getting fall classes lined up. The after-school theatre class is having a show next week; birthday parties at Eagledale Pottery Studio are being considered; gymnastic class shows will be held next week; softball season has begun; Sailing Coordinator Haley Lhamon was asked to be a keynote speaker last week at the annual conference of a national women's sailing association. Division Director Mark Benishek said some re-organizing is underway in preparation for fall with many of the art/cultural classes being turned over to program manager Sue Barrington; a coffee talk series has begun for interns that features various local speakers who will share their background in parks.

He also said the Don Nakata Pool is currently closed to repair the pool liner and is expected to re-open in several weeks. In the meantime, the down time is being used in part to re-certify lifeguards.

Park Services Division: Division Director Dan Hamlin said the problems with the septic system for Island Center Hall are not as extensive as originally thought; pickleball use at Battle Point Park has doubled in the past year; the restroom for Rotary Centennial Park is underway; the Biddle memorial at Rotary Park has been installed and was done well. He said the trails working group met, noting this COBI committee is bringing together the City, Park District, and BI Parks Foundation to consolidate public/private trail efforts in one place so planning/prioritizing can be done as a group.

Administrative Division: Senior Planner Perry Barrett gave staff a big thank you for their participation in the comprehensive plan public meetings held this past week. It was noted that while the meetings weren't as well attended as hoped, this is in line with what the consultant expected since the online forum provides a way for people to participate and provide input without attending a meeting. The consultant Susan Hayman has indicated that people on average are spending six minutes online when they access the digital forum. This is double the time normally seen for site visits. In one week, there were 127 completed surveys. The online forum will be up through the end of June. Executive Director Terry Lande said he met recently with City Manager Morgan Smith and praised her for the way she handles both City and Park District issues. He said she listens, pays attention, and makes decisions.

**UPCOMING MEETINGS & EVENTS:** June 20 board meeting: 7:00 pm at Strawberry Hill Center.

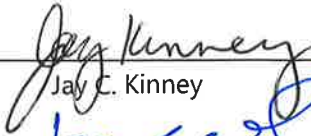
**BOARD MEMBER ITEMS:**

- Commissioner Swolgaard said he was a little troubled over the tennis conversation tonight saying just recently the tennis group had been asking for tennis courts at Battle Point Park, but now it sounds like they want them downtown.
- Commissioner DeWitt asked about the status of the Blakely Harbor Park jetty bridge. Staff said the fish window opens in October and the goal is to put the project out to bid then.
- Commissioner DeWitt attended a recent Chamber of Commerce meeting and encouraged people to come tonight for the Jones & Jones presentation as well as participate in the online forum for the comprehensive plan.
- Commissioner Janow said she met recently with Dan Hamlin to discuss how the island-wide trails can best be managed to ensure some continuity in how they are cared for. Dan Hamlin said it is likely that a recommendation will come out of the trails working group regarding the roles and responsibilities of each entity for trails management and maintenance.
- Commissioner Kinney said he attended a recent Dog Advisory Committee meeting. He also commended staff for their effort at the recent comprehensive plan public meetings.

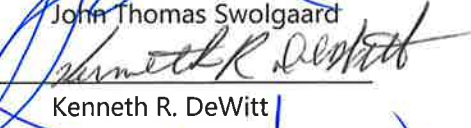
**MEETING ADJOURNED TO EXECUTIVE SESSION** at 8:45 pm for discussion of potential litigation and real estate, with announced time to reconvene at 9:05 pm.

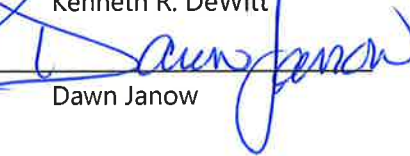
**MEETING RECONVENED** at 9:05 pm and **ADJOURNED** at 9:06 pm.

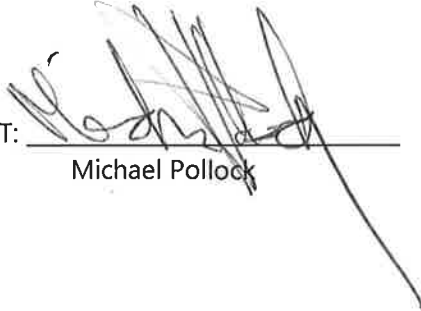
Elizabeth R. Shepherd  
Terry M. Lande  
BAINBRIDGE ISLAND METROPOLITAN  
PARK & RECREATION DISTRICT

BY:   
Jay C. Kinney

BY:   
John Thomas Swolgaard

BY:   
Kenneth R. DeWitt

BY:   
Dawn Janow

ATTEST:   
Michael Pollock