



Peninsula Metropolitan Park District

PO Box 425 – Gig Harbor, WA 98335
253-858-3400 – info@penmetparks.org
www.penmetparks.org

STUDY SESSION MINUTES

March 02, 2021, 4:00 PM

ATTENTION: Park Board meetings are being held online via Zoom under Governor Inslee's public health proclamations regarding the COVID-19 virus. Members of the public are encouraged to join the study session and/or regular meeting by using the Meeting ID 876 9578 1144 Password: PenMet0302, or call in at +1 253-215-8782 Password: 4023546788. Meeting agendas can be accessed online at PenMetParks.org. Comments submitted via email will be read into the record during the meeting; the deadline to submit comments is 5 pm on March 1, 2021.

Call to Order: The meeting was called to order by President Babich at 4:02 pm

Commissioners Present:

Amanda Babich
Kurt Grimmer (Joined Late in at 4:16 pm)
Maryellen (Missy) Hill (Absent Excused)
Laurel Kingsbury
Steve Nixon

Outside Staff:

Ally Bujacich/Absher
Kevin Armstrong/BRS
Ari Lewkowitz/BLRB
Sarah Fischer/BLRB
Connie Osborn/BRS
Eric Stein/BRS
Marcia Hocevar/BRS
Don Campbell/RW Droll
Phil VanDevanter/RW Droll
Jim Nelson/D.A. Davidson

Staff:

Hunter George
Elaine Sorensen
Stacie Snuffin
Chuck Cuzzetto
Eric Guenther
Ron Martinez
Matthew Kerns

ITEM 1 Approval of Agenda

Commissioner Nixon made a motion to approve the agenda, seconded by Commissioner Kingsbury. The agenda was approved with a 3-0 vote.

ITEM 2 Board Discussion

2a. CRC Updated Site Plans

Project Manager Ally Bujacich introduced the design teams BRS, BLRB, and R.W. Droll, Landscape Architects, and informed the Board and staff that the team would be presenting several updated design options for the Community Recreation Center (CRC) project to get district feedback.

Design Architect Kevin Armstrong from BRS introduced design team members who would be part of the presentation and gave an update on the schedule of schematic design milestones.



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Project Manager Don Cambell from RW Droll introduced himself and his Junior Project Manager Phil VanDevanter. Campbell went through the site layout options and the pros and cons for the three different options presented. Commissioner Nixon and the design team discussed the EVA (emergency vehicle access) included on the site option drawings. The design team gave a couple of parking lot options and core site options. Armstrong requested that the Board use the Poll Everywhere software to indicate their preferred choices. The Board and design team discussed the site option plans, and the design team asked that the Commissioners write in any site layout adjustments that they might have for their preferred site layout option. The design team and the Board discussed the site layout features that they preferred, and they answered questions from the Board.

2b. CRC Building Characteristic Options

Connie Osborn, Kevin Armstrong from BRS, and Ari Lewkowitz from BLRB presented the building massing study, which provides three design options for the existing ProGolf building and the new CRC building. The third option had two different roof feature choices for both the new CRC building and the existing ProGolf building. The design team and the Board discussed the building features they liked and didn't like in the presented options and used the polling software to indicate their preferred building elements.

Marcia Hocevar with BRS presented brand identity and wayfinding ideas and possibilities. Hocevar went through a series of slides that gave floor and ceiling wayfinding, vertical circulation, track surface, track/court graphics ideas. Eric Stien with BRS continued the presentation with visual identity elements that included texture and graphic concepts. The design team and Commissioners had a brief discussion. The design team gave a list of the next steps for the project and asked that the Board provide their feedback to Project Manager Ally Bujacich before the community meeting on March 4, 2021.

2c. CRC Bond Financing Update

Interim Executive Director Hunter George reported that the Finance Committee met and unanimously agreed to recommend financing part of the project with a \$16 million limited tax general obligation bond being financed at thirty years, with the first two years having interest-only payments and maintaining the current payments on the existing Sehmel Bond. He reported that this would give the district a very healthy cash position over the next few years.

Finance and Human Resource Manager Elaine Sorensen presented a cash flow spreadsheet that summarized PenMet's net cash flow under various scenarios: with a levy lid lift, without a levy lid lift, and if property values declined without a lid lift. The Board and staff discussed moving forward with the bond resolution and bringing it to the next board meeting.

Jim Nelson with D.A. Davidson discussed the draft bond delegation resolution and went over the bond parameters with the Board. He



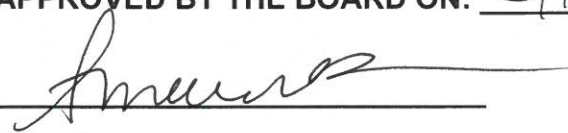
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recommended setting parameters of \$20 million over 33 years in order to give the District a cushion, and the Board agreed. Nelson made recommendations to the Board to move forward with the bond and bring the resolution to the Regular Board meeting on March 16, 2021.

ITEM 3 Adjournment President Babich adjourned the meeting at 5:54 pm

APPROVED BY THE BOARD ON: 3/16/21



President



Clerk

Submitted By: Stacie Snuffin