



Peninsula Metropolitan Park District

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

REGULAR MEETING AGENDA

November 05, 2024, 6:00 PM

PenMet Parks District Headquarters - 2416 14th Ave NW, Gig Harbor, WA 98335

Call to Order Time: 6:00 PM

Commissioner Roll Call:

	Present	Excused	Comment
President Hill	X		
Commissioner Kingsbury	X		
Commissioner Grimmer	X		
Commissioner Nixon	X		Via Zoom
Commissioner Sehmel	X		

Quorum: Yes

ITEM 1 President's Report

ITEM 2 Executive Director's Report

- Introduction of Executive Assistant Amanda Walston
- Trunk or Treat overview
- Rec Center Project change order 13
- **Board Question:** Are we still at budget or underbudget? **Staff answer:** Yes.
- **Board Comment:** Thanks staff, expresses confidence in the explanation, attention to detail, and for bringing these changes to the Board on largest project we have undertaken. **Board Question:** Is this the first time we have had credit? **Staff answer:** We have had others. It was a pleasure to see credits. Working with the contractor we are negotiating the numbers thoroughly.

ITEM 3 Board Committee Reports

3a. Park Services Committee

- Has not met since last meeting.

3b. Finance Committee

- Has not met since last meeting.

3c. Administrative Services Committee

- Division update.
- Compensation summary.
- Marketing 2025 highlight reel.

3d. Recreation Services Committee



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- Winter Youth Basketball registration opened on 10/16, 735 participants.
- Basketball Skills and Drills, 64 participants.
- High School Pick-up Basketball, 17 participants.
- New Fall Bird Watching program, 15 participants
- Trunk or Treat on 10/25, over 600 attendees.
- Million Coaches Grant, 4 free workshops, outreach to community, partners, and youth serving organizations.
- PenMet Parks Senior Advocates, Special Holiday Tea event on 12/6, ideas for 2025 programming,
- Recreation Center, tentative Operations plan with facility hours, fee discussion, activities, project timeline.
- **Board Question:** Is there a waitlist for basketball? **Staff answer:** We still have people on a waitlist, but they are requesting transfers to other teams. There is room for more people. Planning for 820 participants.

3e. Campaign Committee

- 69% complete.
- New Board of Commissioner SharePoint campaign link live with updates.
- Park naming proposals, recreation center donor wall, personalized campus campaign benches and brick alternatives discussed.

3f. External Committees: None

ITEM 4 Special Presentations

4a. Madrona Links Golf Course Update

- PowerPoint Presentation by Executive Director Ally Bujacich, and District General Counsel Mark Roberts.

ITEM 5 Public Comments provided by:

- Steve Burnham

ITEM 6 Minutes

6a. Approval of the October 15, 2024 Study Session Minutes

6b. Approval of the October 15, 2024 Regular Meeting Minutes

6c. Approval of the October 21, 2024 Special Meeting - Executive Session Minutes

Commissioner moved to adopt the minutes as presented.

Commissioner seconded.

Roll call vote. Approved unanimously. Motion carried.

ITEM 7 Consent Agenda

7a. Resolution C2024-020 Approving October Vouchers

Commissioner moved to adopt the consent agenda as presented.

Commissioner seconded.

Roll call vote. Approved unanimously. Motion carried.



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ITEM 8 Unfinished Business:

8a. Second Reading of Resolution RR2024-009 Adopting the Amended 2024 Operating Budget

This Item was moved and seconded on October 15, 2024. There is a motion on the table.

No further staff presentation.

Board discussion: None

Roll call vote. Approved unanimously. Motion carried.

ITEM 9 New Business

9.1 Purchasing Resolutions Requiring One Reading for Adoption: None

9.2 Single Reading Resolutions Requiring One Reading for Adoption:

9.2a Resolution R2024-016 Authorizing the Executive Director to Acquire Certain Real Property Interests, Including Acquisition by Eminent Domain (Condemnation) to the Extent Authorized by Law, and to Reimburse Eligible Relocation and Reestablishment Expenses Incurred by Affected Owners as Necessary for Public Use of Madrona Links Golf Course

Commissioner moved to adopt the consent agenda as presented.

Commissioner seconded.

Board discussion:

- **Commissioner Nixon:** This is a difficult question, and I appreciate Mr. Burnham's comments to the Board. The reason we are here is due to the action and inaction of Tyson with respect to the primary lease for Madrona Links. I feel strongly that the sale of the 14-acres to ZTM, without notification to PenMet, demonstrates contempt, that, in my opinion, has certainly led to this situation. So, I support moving forward with this action, however, I remain optimistic there is an opportunity for negotiations to continue should ZTM choose to do so.
- **Commissioner Kingsbury:** As elected Commissioner, I am entrusted to act as steward of our community's resources, a responsibility held with utmost seriousness. Over 5 years, I have worked to ensure every decision we make as a board serves our community and reflects a commitment to fiscal responsibility. I am meticulous with my own family's finances and apply the same principles to our community's tax dollars. Parks and recreation may not be at the top of everyone's list of essential services, but they are the very top of mine. Parks enrich lives, enhance the economy, and add vibrancy to the community. A healthy parks district strengthens us in ways far beyond sports or outdoor spaces. It fosters unity, supports mental and physical well-being and sustains a community's spirit.



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For over 50 years, Madrona Links, a beloved public golf course, has offered recreation, fellowship, and relaxation to residents and visitors alike. However, this essential space is now in jeopardy, due to what I believe are speculative land developers. While most of the golf course sits on public land, this crucial 14-acre segment, housing 5 holes, was sold to private developer, ZTM Holdings, despite PenMet Parks expressing repeated interest to former owners in purchasing the land to ensure the public golf course remained intact and available to the community. ZTM purchased the land for \$1 million dollars and then immediately valued it at a grossly inflated price of \$8 million dollars.

Unfortunately, I believe the new owner, ZTM, is not interested in preserving the golf course; their valuation and approach make it clear they see the property as either a development opportunity or a tool to exploit our community by threatening to develop it. They do not see Madron Links as a community asset, but rather as an opportunity for personal gain. Their inflated price essentially forces our community to choose to pay an exorbitant, unrealistic amount to keep this cherished, public space, or risk losing it to development. This stance is not only costly but stands in direct opposition to the values and needs of our community.

As an elected representative, I must act in the best interest of the people I serve. The developers of ZTM Holdings are not accountable to our taxpayers, only to themselves. They did not run for office and do not weigh the broader community's needs, as I do. They saw an opportunity to profit from our community and I am not willing to allow them to take advantage of our residents or to sell out the values we hold so dear.

I support the use of eminent domain to protect Madrona Links. Although this power should be used sparingly, when a treasured public amenity is at risk due to speculative development, this is precisely why eminent domain exists. It allows us to act for the greater good and to protect our shared spaces from being converted into private gains. I recognize eminent domain has often been used improperly in the past, leading to legitimate public concerns, but this situation is exceptional. Madrona Links has been a public asset for decades, and our goal is to keep it that way – not for profit, but for community. This land was meant to be enjoyed by all, not to be parceled off for private development.

We owe it to the residents who have invested in our community to protect Madrona Links as a place for public recreation and enjoyment. The law provides us with tools to do just that, and I will not stand by as a vital piece of our community is exploited for the profits of a private land developer.

- **Commissioner Sehmel:** I do hope the Tyson, ZTM entity continues negotiations with PenMet Parks. The use of eminent domain isn't something I personally take lightly, though I am here representing the people of the Park District as a whole. I've heard from the public that



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they want an 18-hole public golf course to continue. I wish the prior and current entities were more willing to negotiate with the Park District in good faith regarding the 14-acre parcel and keep this as a public 18-hole course, as it has been for 46 years.

Knowing that PenMet will need to perform a competitive bidding process after the 50-year lease for the next operator, and in order to keep this as an 18-hole golf course, which the community and district residents have expressed, and the owners of the 14-acres have specifically told me they do not want to sell or lease to PenMet, in good faith I will be supporting this measure.

Roll call vote. Approved unanimously. Motion carried.

9.3 Two Reading Resolutions Requiring Two Readings for Adoption:

9.3a First Reading of Resolution RR2024-010 Adopting the 2025 Annual Operating Budget

Commissioner moved to adopt the consent agenda as presented.

Commissioner seconded.

Presentation by Director of Finance Jessica Wigle.

Board discussion: None

Second Reading will be at the November 19, 2024 Regular Meeting.

9.3b First Reading of Resolution RR2024-011 Adopting the 2025 Annual Capital Budget and Capital improvement Plan

Commissioner moved to adopt the consent agenda as presented.

Commissioner seconded.

Memo Overview by Director of Finance Jessica Wigle.

Board discussion: None

Second Reading will be at the November 19, 2024, Regular Meeting.

ITEM 10 Comments by Board:

Commissioner Kingsbury: Thanks to Executive Director Bujacich, Counsel Roberts and staff for taking time and commitment to review and present clear information, bring facts to the community. Proud of the work and the way we have provided, posted, delivered all this information and directed people to the website.

ITEM 11 Next Board Meetings

November 19, 2024 Study Session at 5:00 pm and Regular Meeting at 6:00 pm at the PenMet Parks District Headquarters – 2416 14th Ave NW, Gig Harbor, WA 98335

ITEM 12 Adjournment 8:13

BOARD OF PARK COMMISSIONERS MEETING PROCEDURES

The Board of Park Commissioners encourages the public to attend its Board meetings. All persons who attend Board meetings must comply with Board Policy P10-106 providing for the Rules of Decorum at Board Meetings. This Policy is to preserve order and decorum and discourage conduct that disrupts, disturbs, or otherwise impedes the orderly conduct of Board meetings. A copy of the policy is available at each meeting and at www.penmetparks.org.



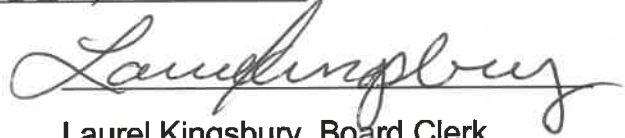
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Approved By the Board on 11/19/2024



Maryellen (Missy) Hill, Board President



Laurel Kingsbury, Board Clerk



Attest: Amanda Walston, Board Secretary