



Peninsula Metropolitan Park District

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

REGULAR MEETING MINUTES

April 06, 2021, 6:00 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 820 8085 0479 Password: PenMet0406, or call in at +1 253-215-8782 Password: 4141223240. 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 April 5, 2021.

Call to Order: The meeting was called to order by President Babich at 6:02 pm

Commissioners Present:

Amanda Babich
Kurt Grimmer
Maryellen (Missy) Hill
Laurel Kingsbury
Steve Nixon

Staff:

Elaine Sorensen
Stacie Snuffin
Chuck Cuzzetto
Eric Guenther

Outside Staff:

Ally Bujacich/Absher
Jim Nelson/ D.A. Davidson

ITEM 1 Approval of Agenda

Commissioner Grimmer made a motion to approve the agenda, seconded by Commissioner Nixon. The agenda was approved with a 5-0 vote.

ITEM 2 Citizen Comments: Todd Iverson submitted a written comment via email and was read aloud by Administrative Assistant Stacie Snuffin with a 3-minute time limit. Iverson commented on the hiring of new Executive Director Ally Bujacich and some departures from PenMet. (Full written comment kept in meeting file)

ITEM 3 Presentations

3a. Rates and Bond Conditions Update

HR and Finance Manager Elaine Sorensen reported that a rating conference call had taken place, and PenMet's bond rating went from a AA- to an AA bond rating which will give PenMet a \$3,132 savings per year on the \$16 million bond to fund a portion of the development of the CRC. Bond Consultant Jim Nelson reported that Commissioner Babich, Commissioner Grimmer, Project Manager Ally Bujacich and Sorensen gave a ninety-minute presentation to the bond rating company. He recognized them for their well-done presentation. Nelson discussed the savings that Sorensen had referred to earlier in the meeting. Nelson reported that they checked the option to go with a two series loan, a bank-qualified tax-exempt bond, and a part taxable bond that would produce an estimated



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savings of thirty thousand dollars a year over the life of those bonds. Nelson went over the pre-pricing document that included scheduling, district staff, the bond trader, bond sale information, and a glossary of terms. Nelson continued the presentation with a look at historical and current market conditions and visible supply as well as comparable transactions for taxable and tax-exempt bonds. Nelson spoke about the estimated bond pricing for both bond types, early call dates, the premium, and estimated sources and uses of the funds. Nelson went over the estimated bond costs for both types of bonds and what the payments would look like with both combined. Nelson went over how the Board and staff could monitor the bond orders, the pricing schedule, and the contributing factors for the increased bond rating. Nelson made suggestions for future bond requests. Nelson and the Board discussed recommendations for improving future bond ratings and the bond rating process presentation. Commissioners thanked Nelson for all of his work on the bond process.

3b. President's Report: None

ITEM 4

Consent Agenda

Commissioner Grimmer made a motion to approve the consent agenda, seconded by Commissioner Kingsbury. The consent agenda was approved with a 5-0 vote.

4a. Approval of Minutes

03/16/21 Study Session and Regular Meeting

4b. Approval of Vouchers

\$62,606.09 Reference Number: V2021-118-141

ITEM 5

Unfinished Business

5a. Pierce County Comprehensive Plan Amendment – PenMet Property Rezoning Update

Planning and Special Projects Manager Eric Guenther gave an update on the comprehensive plan to rezone three of the district's properties to parks and recreation. Commissioner Kingsbury discussed the current zoning of those properties, zoning of other district properties, and the cost. President Babich and Guenther discussed conditional use permits, zoning, and the zoning of Rotary Bark Park. Guenther gave an overview of the comprehensive plan amendment procedures and schedule. Guenther and Babich discussed signage for the application period whether there has been any community feedback. Commissioner Nixon and Guenther discussed Board member involvement in the rezoning process.

ITEM 6

New Business

6a. Resolution R2021-009 Appointment of Ally Bujacich as PenMet Parks Executive Director



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Commissioner Kingsbury made a motion to adopt Resolution R2021-009 appointing Ally Bujacich as PenMet Park's Executive Director. Seconded by Commissioner Nixon. Commissioner Nixon discussed Bujacich's qualifications and his experience and appreciation for working with her on the CRC Project. Commissioner Kingsbury echoed Commissioner Nixon's opinion and that she is looking forward to continuing to work with her. The resolution passed with a 5-0 vote.

ITEM 7 **Project Manager Update**

7a. **Community Recreation Center**

Bujacich gave an update on the CRC project. Bujacich reported that the schematic design is in progress, and the project team is currently completing the estimate reconciliation and that the GC/CM Korsmo Construction and Architect Firm BLRB estimates exceed the project's budget. Bujacich reported that the value engineering (VE) process is in full swing and that she has made it clear that the design needs to stay within the current budget. Bujacich noted that they would be prioritizing programming over aesthetics and sustainability and come back with recommendations. Bujacich also noted that BLRB had requested an extension to complete the schematic design but did not see it impacting the project schedule at this time. Bujacich informed the Board that she is working to mitigate the schedule, so the construction will still begin in Q3 or Q4 of this year and be completed in Q3 or Q4 of 2022. Commissioners and Bujacich discussed the schematic design delay and the estimates being over budget.

7b. **Hale Pass Park: None(Was discussed in the Study Session)**

ITEM 8 **Comments by Board**

Commissioner Nixon commented that the Operations Committee had met and that Bujacich and covered their discussion in that meeting in her updates.

President Babich requested to utilize one thousand dollars of legislative funds to purchase baseball hats for the PenMet spring youth baseball league.

ITEM 9 **Next Board Meetings**

Tuesday, April 20, 2021 (Study and Regular) Via Zoom or Teleconference Study Session at 5:00 and Regular Meeting at 6:00 pm

ITEM 10 **Executive Session: None**

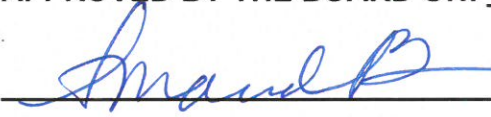
ITEM 11 **Adjournment:** President Babich adjourned the meeting at 6:53 pm



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APPROVED BY THE BOARD ON: 4-20-21



President



Clerk

Submitted By: Stacie Snuffin