



Peninsula Metropolitan Park District

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

STUDY SESSION MINUTES

Monday, April 22, 2019, 5:00pm

Sehmel Homestead Park Volunteer Vern Pavilion (10123 78th Ave NW, Gig Harbor, WA 98332)

Call to Order: The meeting was called to order by Commissioner Hill at 6:16pm.

Commissioners Present:

Maryellen (Missy) Hill
Amanda Babich
Steve Nixon
Kurt Grimmer
Todd Iverson (arrived 6:05pm)

Staff:

Glenn Akramoff
Eric Guenther
Ed Lewis
Elaine Sorensen
Michael Schick
Kelly Darling
Ron Martinez
Chuck Cuzzetto
Terrence Jamison
Jessica Smiley

Citizens:

Julie Tappero
Scott Gray
Tom Settles
Deb Settles
Teresa Fusano
Marc Aunt

Consultants:

David Freeman
Carl Halsan
Brett Allen
Don Campbell

ITEM 1 Approval of Agenda: Commissioner Grimmer made a motion to approve the agenda, Commissioner Nixon seconded, the motion was approved with a 4-0 vote.

ITEM 2.a Staff Report: Community Recreation Center

Glenn Akramoff, Ed Lewis, and the project team from Snodgrass Freeman Architects presented an update on the Community Recreation Center project on all aspects of the project to the Board including timeline, site design, field layout, parking, construction, and budget/financing.

ITEM 3.a Board Discussion: Community Recreation Center

Board members engaged in a discussion about the recreation center project and asked questions about all aspects of the project. Glenn Akramoff outlined the timeline for when decisions for the project need to be made for the due diligence timeline on the property purchase.

ITEM 4 Adjournment

Commissioner Hill adjourned the meeting at 6:16pm.

APPROVED BY THE BOARD ON: 5/6/19



President

Submitted by: *Jessica Smiley* ☺



Clerk

Preliminary Project Budget

4/22/2019

Description	Budget
Frontage Improvements	75,000.00
Site Preparation/TESC/ Site Construction	882,650.00
Site Parking, Walks and Drives	952,200.00
Stormwater Management System	522,400.00
Event Hosting Area	320,725.00
Utilities - Water, Electrical, Sanitary Sewer (Septic)	609,500.00
Dome Infrastructure	2,431,275.00
Indoor Sports Surfaces and Playground	1,778,320.00
Performance Golf Building Improvements	2,900,000.00
Site, Landscape, Irrigation and Land Use Required Planting	335,905.00
Cushman Trail Construction	148,300.00
Construction Subtotal	\$10,956,275.00
Tax	7.9% 865,545.73
Mobilization	2.0% 219,125.50
Bond	1.0% 109,562.75
Insurance	1.0% 109,562.75
Contractor OH/ Profit	5.0% 547,813.75
Subtotal	\$12,807,885.48
A/E Services	1,659,552.00
Subtotal	\$14,467,437.48
Permits & Fees	2.0% 256,157.71
Subtotal	\$14,723,595.18
Contingency	20.0% 2,944,719.04
Project Development Total	\$17,668,314.22
Dome Costs	3,200,000.00
Site Cost	4,300,000.00
Total Project Budget	\$25,168,314.22



Community Recreation Center

WWW.PENMETPARKS.ORG



PenMet Parks
Gig Harbor, Washington

History

- Interest in this property (2006, 2009, 2015, 2019)
- Comprehensive plan
- Why now?
- Should we, Can we, Will we





The Focus



- Can we really pay for the dome?
- Can we actually get all the permits etc. that we need to build this structure?
- Have we researched the maintenance and operations cost of the building?
- Has staff prepared a conservative cost/benefit analysis on how much revenue we can generated from this facility to pay for these M&O expenses?
- Does Gig Harbor really want this facility or is it just something cool that staff wants to build?
- Are we moving too fast on the project and have we missed anything?

Architect and Engineering

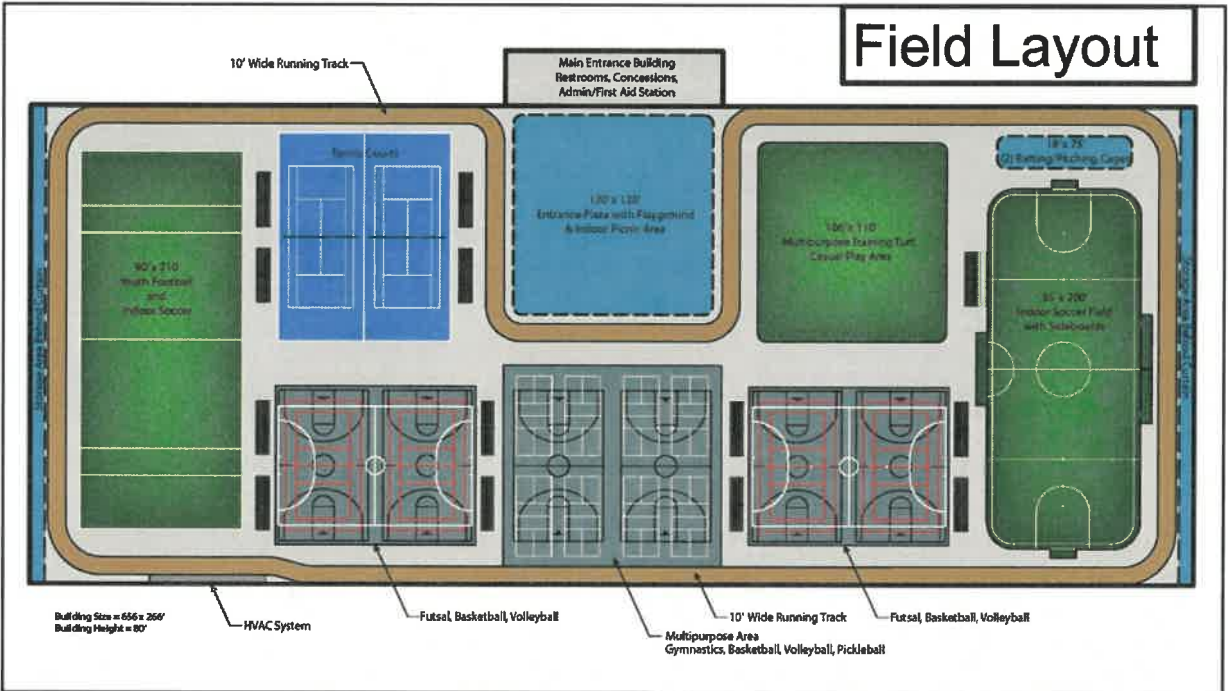
- Past projects
- Background
- Project overview
- What is a Community Recreation Center?



Site Vetting

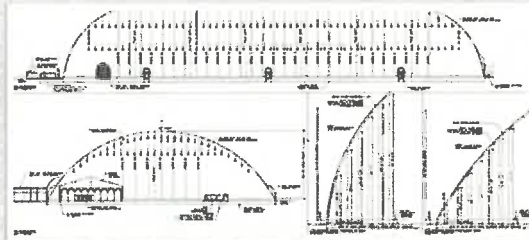
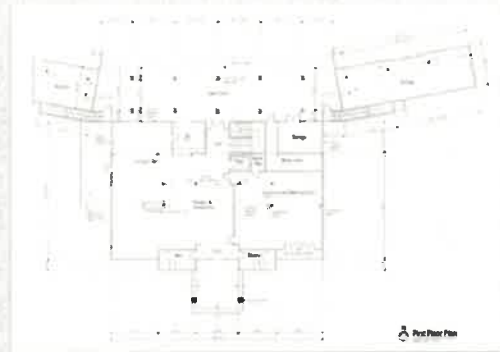
- How was Performance Golf Center established as the most viable option?
- What were the other location options?
- Timeline leading up to current status





Due Diligence

- Design elements
- Site conditions
- Entitlement/Permitting process
- Partnership(s)

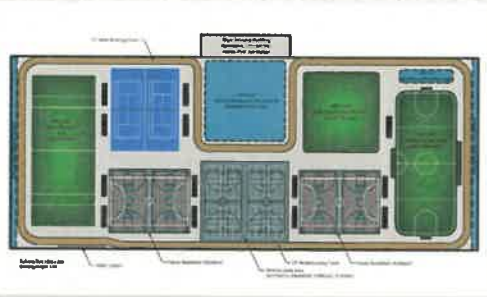


Financial Impacts

- Current project costs
- Revenue vs Need
 - Developing revenue & Potential revenue – Proforma in June
- Funding options



Decision Points



- Board Decisions to consider
 - Property decision
 - Project priority
 - Funding options decisions
 - Communication plan



Next Steps:



- What is next on the timeline?
 - April 30 - Aqua Vista (HOA)
 - May 8 - Peninsula Advisory Commission (PAC)
 - July 1 - Board Meeting: Operations vs Revenue
 - July (TBD) - SEPA
 - July 15 – Board Meeting: Final details possible decision
 - Aug 15 – Hearing Examiner
 - Aug 19 – Board Meeting: Final decision point
 - Sept 13 – Purchase agreement deadline



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REGULAR MEETING MINUTES

Monday, April 22, 2019, 6:15pm

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Amanda Babich
Steve Nixon
Kurt Grimmer
Todd Iverson (arrived 6:05pm)

Citizens:

Julie Tappero
Scott Gray
Tom Settles
Deb Settles
Teresa Fusano
Marc Aunt
Julie Gustanski
Joyce Schultz
Betty Lilienthal

Staff:

Glenn Akramoff
Eric Guenther
Ed Lewis
Elaine Sorensen
Michael Schick
Kelly Darling
Chuck Cuzzetto
Jessica Smiley

Consultants:

David Freeman
Carl Halsan
Brett Allen
Don Campbell

REGULAR MEETING AGENDA:

ITEM 1 Approval of Agenda

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

ITEM 2 Citizen Comments

Tom Settles, local citizen and neighbor of the site being proposed for the new recreation center project (Performance Golf) spoke about his concerns with the project.

Julie Tappero, local citizen spoke about her concerns with transparency to the public.

Teresa Fusano, local citizen and neighbor of the site being proposed for the new recreation center project (Performance Golf) spoke about her support and concerns with the project.

Deb Settles, local citizen and neighbor of the site being proposed for the new recreation center project (Performance Golf) spoke about her support and concerns with the project.

ITEM 3 Presentations

3.a Senior Programs Task Force

Joyce Schultz presented a handout to the Board outlining the needs from the senior community for a program location both temporary and permanent. Commissioners asked questions for clarity on the need and the existing programs.

3.b Executive Director Report

Glenn Akramoff brought attention to the staff report in the agenda, spoke about the success of the Egg Hunt on 4/20/19, and inquired to the Board about the Senior Program Task force request. The Board gave direction to staff to pursue options to assist the Task Force and provide programs for seniors in the community.

Commissioner Iverson received clarity on the DeMolay project with Pierce Conservation District.

3.c President's Report

Commissioner Hill thanked the staff for a great Egg Hunt event.

3.d Financial Report

Elaine Sorensen presented the current variances in the budget.

ITEM 4 Consent Agenda

4.a Approval of Meeting Minutes: 4-8-19 Study Session, 4-8-19 Regular

4.b Approval of Vouchers: ▪ \$239,861.69 ♦ Reference numbers: V2019123- V2019157
▪ \$6,370.44 ♦ Reference numbers: V2019158- V2019160

4.c Approval of Consent Agenda

Commissioner Babich made a motion to approve the consent agenda. Commissioner Grimmer seconded the motion. After no discussion, the motion passed 5-0.

ITEM 5 Old Business

5.a R2019-03 Sunrise Beach Easement

Commissioner Iverson made a motion to approve R2019-03 and authorize the Executive Director to execute an easement across from the Sunrise Beach property, seconded by Commissioner Nixon. After no discussion, the vote was 5-0.

ITEM 6 New Business

6.a Community Recreation Center financial option direction

Glenn Akramoff presented options to the Board for financing the recreation center project. Commissioners discussed the options and asked staff to prepare a list of options after researching.

Glenn Akramoff presented a phasing plan for the Architect and Engineering agreement for the recreation center project. The Board gave staff direction to present the Phase 1 contract for consideration to the Commissioners.

ITEM 7 Comments by Board/Subcommittee Reports

7.a Community Center (Nixon/Babich): no report

7.b Marketing (Grimmer): meeting planned for this week, no report.

7.c Fundraising (Hill): no report

ITEM 8 Next Board Meeting: Monday, May 6, 2019: Study Session and Regular

ITEM 9 Executive Session: Commissioners went into Executive Session at 7:17pm for 20 minutes to consider the acquisition of real estate per RCW 42.30.110(1)(b) and returned at 7:35pm.

ITEM 10 Adjournment

Commissioner Hill adjourned the meeting at 7:36pm.

APPROVED BY THE BOARD ON: 5/6/19



President

Submitted by: *Jessica Smiley* ☺



Clerk