



Peninsula Metropolitan Park District

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

REGULAR MEETING MINUTES

March 19, 2024, 6:00 PM

Community Recreation Center Administration Building – 2416 14th Ave NW, Gig Harbor, WA 98335

Call to Order Time: 6:10 PM

Commissioner Roll Call:

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

Quorum: Yes

ITEM 1 President's Report

Commissioner Sehmel invited me to meet constituent Megan Blunk at DeMolay Park. We walked the park from her perspective as someone who accesses parks with a wheelchair. Thanks to Megan for her time to join and highlight areas we didn't even consider. Thank you again, Commissioner Sehmel.

ITEM 2 Executive Director's Report

- Acknowledging March is Women's History Month
- Spring Egg Hunt 3/30/2024 at Sehmel Homestead Park
- Teen Flashlight Egg Hunt 3/29/2024
- 5/4/2024 Registration is open for Parks Appreciation Day
 - Tree Planting 20th anniversary
- Change Order Number Three for Rosedale Hall Renovation
- Change order Number Eight for the Community Recreation Center Phase II

Board Questions: None

ITEM 3 Special Presentations

3a. Collaborative Division Report

PowerPoint Presentation by Division Directors

Board Questions: Facilities Conditions Audit – will we roll those items into the CIP? **Staff Answer:** Yes, these will roll into the CIP.

Board Comment: Excited about the expansion of programs.

Board Comment: Lengthy and detailed, we are doing good stuff!

3b. January 2024 Financial Report



Peninsula Metropolitan Park District

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

PowerPoint Presentation by Director of Finance Jessica Wigle

ITEM 4 Board Committee Reports

4a. Park Services Committee –

- Discussed Current Projects Underway –
 - Sehmel Playground Resurfacing
 - DeMolay Sandspit Master Plan
 - Peninsula Gardens Master Plan
 - Fox Island Fishing Pier
 - Pavement Maintenance
 - Gate replacement
 - Rosedale Hall
 - CRC Phase 2
- Other items discussed included the Aquatic and Seniors Feasibility Studies, Broadie Easement, McCormick Park Multi-use Trails, Bus Shelter at Sehmel, and Maintenance Equipment Purchase and Surplus

4b. Finance Committee – Has not met since last meeting

4c. Administrative Services Committee – Has not met since last meeting

4d. Recreation Services Committee – Has not met since last meeting

4e. Campaign Committee –

- Discussion of Naming Opportunities, including Memorial Naming and Mini-Golf Course restoration
- Discussion of Campaign plan and next steps, grant plan, and hard hat tours as we near the public phase of the capital campaign.
- Scheduling the drafting of bylaws for PenMet Parks Foundation

4f. External Committees: None

ITEM 5 Public Comments was provided by:

- Phillip Craven
- Peggy Power
- Bruce Manell
- Megan Blunk
- Sara Jennings
- Craig McClaughlin
- Betty Lilienthal

ITEM 6 Minutes

Note of a Scrivner's Error in the agenda. We are approving previous meeting's minutes which are from March 5, 2024 and were provided in the packet.

6a. **Approval of the ~~February 20, 2024~~ March 5, 2024 Study Session Minutes**



Peninsula Metropolitan Park District

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

6b. Approval of the ~~February 20, 2024~~ March 5, 2024 Regular Meeting Minutes

Commissioner moved to adopt the minutes as presented;
Commissioner seconded.
Roll call vote. Approved unanimously. Motion carried.

ITEM 7 Consent Agenda

7a. Resolution C2024-007 Authorizing a Letter of Support to the Key Pen Parks Board of Commissioners for the 360 Trails Trust Land Transfer Project Application

Commissioner moved; Commissioner seconded.
Roll call vote. Approved unanimously. Motion carried.

ITEM 8 Unfinished Business

8a. Resolution RR2024-003 Amending the 2024 Capital Budget to Increase the Budget Appropriation for the Sehmel Homestead Park Playground Resurface Project and the New Operations Vehicle

Item was moved and seconded on March 5, 2024. There is a motion on the table.

Memo overview by Director of Finance Jessica Wigle

Board Question: What is the anticipated timeframe of the resurfacing project. **Staff Answer:** Substantial Completion is anticipated on 6/30/2024.

Roll call vote. Approved unanimously. Motion carried.

8b. Resolution RR2024-004 Accepting the Master Plan for the Tacoma DeMolay Sandspit and Advancing Phase I to Final Design

Please note, the Master Plan document attached to RR2024-004 as Exhibit A, read on March 5, 2024 contained several scrivener's errors which have been corrected.

This Item was moved and seconded on March 5, 2024. There is a motion on the table.

Staff presentation by Director of Park Services Sue O'Neill

Board comment: Thank you to Sue O'Neill for a recap and to those who commented. Highlight a few things, such as misunderstanding semantics for development; we are improving what has already been developed. An ADA-accessible pathway from the parking lot to the beach. It is an actual life-fulfilling need; I am embarrassed to say we haven't done it already. Well thought out master plan. Right now, the gravel parking lot has no direction;



Peninsula Metropolitan Park District

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

this will provide more direction and be safer and more accessible. Address no longer usable structures. We are providing paths so that kids can go down in strollers or walk easier and more accessible for our community. We have been great stewards of preserving the land. It is expensive for a Master Plan; we are doing our due diligence. I am proud and excited to move forward to improve this beautiful park that we already have. We are at the Master Plan stage, and the next step is the final design stage; it is not concrete, not the final outcome. Thank staff, consultants, public process. The property was acquired in 2010 to provide saltwater access. This draft master plan improves areas that have already been developed. We are partnering with Pierce Conservation District to advance the shoreline restoration project, which has yet to be funded. This project supports saltwater access, which it was purchased for. It is a valuable community asset that needs to be stewarded for future generations. These improvements are needed to enhance the site and provide safer access. It needs to be managed and staffed; we have contractors on site. Support the master plan process. Support fellow commissioners for eloquence for what needs to be done at that park, and thank you for the details provided.

Roll call vote. Approved unanimously. Motion carried.

ITEM 9 New Business

9.1 Purchasing Resolutions Requiring One Reading for Adoption:

9.1a Resolution P2024-001 Authorizing the Executive Director to Purchase Park Maintenance Equipment

Commissioner moved; Commissioner seconded.
Staff presentation by Director of Park Services Sue O'Neill
Board discussion: None

Roll call vote. Approved unanimously. Motion carried.

9.1b Resolution P2024-004 Authorizing the Executive Director to Sign the Washington Water Agreement

Commissioner moved; Commissioner seconded.
Memo Overview by Director of Park Services Sue O'Neill
Board discussion: None

Roll call vote. Approved unanimously. Motion carried

9.1c Resolution P2024-005 Authorizing the Executive Director to Execute the Contract with Buell Recreation for Sehmel Homestead Park Playground Resurfacing

Commissioner moved; Commissioner seconded.
Memo Overview by Director of Park Services Sue O'Neill



Peninsula Metropolitan Park District

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

Board Question: How long will the playground be closed? **Staff Answer:** Completion date is 6/30/24 with minimal downtime. **Board Comment:** Three Gens of Sehmels there las weekend, this is a needed project.

Roll call vote. Approved unanimously. Motion carried.

9.2 Single Reading Resolutions Requiring One Reading for Adoption:

Resolution R2024-007 Granting the Request for Easement at Sunrise Beach Park

Commissioner moved; Commissioner seconded.
Memo overview by Director of Park Services Sue O'Neill

Board discussion: None

Roll call vote. Approved unanimously. Motion carried.

9.3 Two Reading Resolutions Requiring Two Readings for Adoption: None

ITEM 10 Comments by Board:

Comments by Commissioner Sehmel read his note to Fox Island:

Dear Fox Islanders,

Below I am going to provide some of my personal thoughts and opinions on some of the items 'concerning the Tacoma DeMolay Sandspit'.

In 2022, a small group of folks from Fox Island expressed their concerns about certain decisions made by PenMet. It seems they weren't too thrilled about the park host program being terminated. Personally, as a citizen at the time, I was for the termination of the program – there were issues with how it was run and operated from its inception. As I stated in my campaign, if needed and a new host policy was ever presented to the board by staff, I would fully review it and its needs in detail before deciding and not base it upon my past decision on how the prior host program was run. I personally, though, don't feel one is needed at this current time.

Now, this same group is feeling a bit unsettled about PenMet's efforts to fulfill its commitments to the district citizens, previous owners, the public, and the state grant agency regarding the Tacoma Demolay Sandpit project. They've also raised some valid points in 2022 about the park district's lack of investment & maintenance of our cherished island properties over the last 10+ years. I remember agreeing along with those concerns back then. I have a hard time understanding why the same group that was upset about lack of investment in our Fox Island properties, are now upset the park district is doing exactly what they asked them to do...

Later in 2022, the park district outlined some exciting improvement projects for Fox Island in the 2023 capital plan, including the completion of the Tacoma Demolay Sandpit Master Plan, Design and first phase of the project. It's all part of the



Peninsula Metropolitan Park District

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

district's commitment to providing public access to our beautiful waterfront, which PenMet acquired in 2010 with a state grant for Outdoor Water Recreation & Public Water Access. The pathway doesn't meet ADA standards yet, making it difficult for some members of our community to enjoy the water. This project will fulfill that state requirement. In 2015 and 2023, the state emphasized the importance of equitable public access for those with mobility issues and fixing up or removing buildings that aren't up to code. Plus, there are other aspects of the original purchase agreement that PenMet committed to, like improving the property. The current project, which is still in the design phase, addresses these requirements.

Once a master plan is in place, PenMet will start the final design process and the permitting process with the county following all the necessary guidelines for the county and state. This includes notifying any of the required interested parties of the project. Now, while the original 2010 concept submitted with the grant was ambitious – including rebuilding the house – the current plan is more scaled back, based upon prior staff, board inputs and decisions as well as some of the community feedback through the current planning consultants' outreach with the community and steering committees. This includes our most recent statistically valid (2023) PROS plan surveys of the desires of the park district citizens.

Every one of the PenMet Parks, Recreation, and Open Space (PROS) plans I've come across has always highlighted the importance of water access, and that's exactly why they acquired this property in the first place. I'm eager to support this project moving forward. I can't wait to see it come to life, along with the shoreline conservation efforts' project that is ongoing and the potential acquisition of neighboring parcels through a conservation grant. Together, these projects will truly transform our park district and make Fox Island shine even brighter. PenMet will continue to be good stewards of the land. I urge citizens to become fully informed for themselves and review the documents and links at the PenMet site regarding this project, which also has links to the state grant site on the project:

<https://penmetparks.org/tacoma-demolay-sandspit-master-plan-and-phase-i-improvement-project/>

A snip-it of the compliance report from 2023

A snip it of the compliance report from 2015:

With all due respect, I believe the thought of an injunction currently on this project is based upon misunderstandings of how the county permitting process works.

Warmest Regards,

Billy

Commissioner Sehmel also read comments in response to his letter:

The board received emails from Craig McLaughlin on his thoughts on the project and process.

The board received email from Fox Island resident George Howell stating his position of being against the project.



Peninsula Metropolitan Park District

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

I received a phone call from Philip Craven worried the project may take away from the birds, too many trees, and destroy the natural beauty of the sandspit.

I received an email from Fox Island resident John Ohlson in support of the DeMolay project. Providing support for the project and the process PenMet used. He wants to make sure that the Scouts organization is able to use their historical use of the property as well. Local troops have done a lot of prior projects at Tacoma DeMoLay for DeMoLay and PenMet, and would like to still be able to organize scout events there as they have in the past with the help of PenMet or the prior owners.

I received a phone call from Fox Island resident Bridget Hasty thanking me for my response to the small amount of islanders that are trying to halt/stall this project. She is in support of the project and PenMet.

I received an email from Fox Island resident J'nene McCann thanking me for sending my thoughts on the project out. She stated she had never voted for me prior but she finds the letter encouraging and a departure of who she thought I might be.

I received an email from Fox Island resident of 44 years Linda Hahn. Thanking me for writing my letter, in agreement of the districts current stance for park hosts. Thanking PenMet for the improvements into Fox Island properties. As well as her displeasure FICRA org is being used to communicate messages from a small set of individuals beliefs.

**Commissioner Nixon will not be in attendance at 4/2/2024 meeting.
Commissioner Kingsbury, thank you for the well thought out comments. It is a master plan, first step and look forward to the process we will use to improve upon this park.**

ITEM 11 Next Board Meetings

April 2, 2024 Study Session at 5:00 pm and Regular Meeting at 6:00 pm at the Community Recreation Center Administration Building – 2416 14th Ave NW, Gig Harbor, WA 98335

ITEM 12 Adjournment Time: 7:46 PM

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.




Peninsula Metropolitan Park District

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

Approved By the Board on 4/2/2024


Maryellen (Missy) Hill, Board President


Laurel Kingsbury, Board Clerk
Hunt Crum


Attest: Ally Bujacich

Submitted by: Robyn Readwin, Board Secretary