



**BOARD OF PARK COMMISSIONERS
CAPITAL IMPROVEMENT COMMITTEE
(VIRTUAL MEETING)**

**July 13, 2022
5:00 PM
MINUTES**

Attendees: Commissioner Pointer, Commissioner Reid

Staff Support: **Marty Stump**, Deputy Director - Planning and Development; **Kristi Evans**, Capital Program Manager, Community & Neighborhood Parks; **Mary Kay Henley**, Planning Administration; **Tim Ausink/CBRE**, Public Guest.

Acceptance of Minutes: Minutes from the June 29, 2022, meeting were approved as written.

Action Items

Melanie's Park Pierce County Funds Appropriation

- This resolution accepts and appropriates a \$50,000 grant from Pierce County for the Melanie LaPlant Dressel Park Project and authorizes the Executive Director to enter into any contract agreements. Funds will go towards the construction of a $\frac{3}{4}$ acre children's play park.
- Kristi reported that design plans and permit documents have been completed for this project.
- Commissioner Pointer asked about all included improvements. Kristi said along with a kids play area; a restroom and promenade will be included.
- Commissioner Reid asked if an expenditure budget should be included in the resolution. It was reported that previous accept and appropriate resolutions only include the received funds. Staff explained that engineer's final estimation of probable construction cost is being updated and as the project has not been bid we don't yet know actual construction costs. It was agreed that staff will speak generally to the expense budget during the presentation to the full Board.
- Commissioner Reid asked how maintenance (M&O) will be captured. Marty reported it will be funded through Regional Parks, being built into their operational budget (beginning in 2023/2024) as an ongoing new facility expense.
- Commissioner Reid asked about property ownership and if it is included in an interlocal maintenance agreement. Kristi reported all three parks along Ruston Way (Melanie's, Waterwalk and George Weyerhaeuser) are now owned by Metro Parks (therefore Melanie's not included in the current land-transfer dialog with COT under the ICC). To help avoid confusion it was agreed that staff will include a statement addressing property ownership during their presentation to the full Board.

- Commissioner Reid asked about maintenance at Weyerhaeuser Park. Staff will check with Regional Park's staff to confirm that previous maintenance agreement with private company was superseded by MPT maintenance through prior transfer from the HOA (Foss Waterway Association.)
- This item was accepted for moving forward to the full Board with a recommendation of approval.

Melanie's Park COT Funds Appropriation

- This resolution accepts and appropriates \$750,000 funding from the City of Tacoma for the Melanie LaPlant Dressel Park Project and authorizes the Executive Director to enter into any contract agreements. These funds will also go towards the construction of a ¾ acre children's play park.
- This item was accepted for moving forward to the full Board with a recommendation of approval.
- As this project was discussed in greater detail under the item above it was passed without much additional discussion.

Gas Station Park Commerce Grant Appropriation

- This resolution accepts and appropriates a \$504,700 grant (\$515,000 less State Administrative Fees) from the Washington State Department of Commerce for Gas Station Park and authorizes the Executive Director to enter into a contract agreement for the awarded grant.
- Kristi reported this site (48th & Park Avenue.) previously was a gas station. The City of Tacoma (COT) purchased it and did remediation work. For its initial construction the neighborhood association installed play equipment, a picnic table and basketball hoop. COT turned the property over to Metro Parks over a year ago. We conducted a design study and surveyed the public for input. Although this is a small site, it needs upgrades to bring it up to our standards. We applied for and were awarded this commerce grant for the project's construction. These funds, added with COT's \$320,000 grant being allocated by their council next week, will fund park improvements.
- Commissioner Pointer asked about site maintenance. Marty said that we have been maintaining the site since we took ownership. He added that any increase in maintenance budget attributed to the new improvements would be accounted for in Regional Park's operating budget.
- Commissioner Reid asked if this project removes the off-street parking. Kristi said yes, and added it satisfies a Neighborhood Park 10-minute walking gap.
- Commissioner Reid recommended that staff include the status of the project, including estimated due date during the presentation to the full Board.
- This item was accepted for moving forward to the full Board with a recommendation of approval.

Other questions

- Commissioner Reid reported the Planning Department's Workplan presented at the last meeting was very informative.

- Dash Point project status – Commissioner Reid asked about the project’s status. Marty reported we are in the information gathering phase. Kristi added the selected A&E firm will be presenting a design proposal soon. Public and steering committee input will also be gathered. We are seeking funding for the rebuild, however the funding for the design phase will come from RCO grant (between \$300,000 - \$400,000).
- Jefferson Park fire status – Marty reported we are working through this and negotiating for insurance funds. Although a decision hasn’t been made yet, MPT is not interested in renovation of existing building, rather to take this opportunity to plan for a future building that would better serve the program needs for this park.
- Portland Ave Community Center fire status – We will go out for bid later this summer and anticipate having work completed by the end of this year.
- Commissioner Pointer noted that Peck Field’s portable pitching mounds need to be checked. He reported that recently baseball players were slipping, possibly leading to injury. Marty said he will forward this request to our athletic programming staff. Staff are aware that site improvements are needed, and funds to begin planning for renovation is being included in the next 2023-24 CIP. Commissioner Reid noted the site’s lawn looks good and liked that the abandoned cars have been removed. Marty added that the approved street and sidewalk improvements being done in tandem with the COT’s project will further improve the site, though the street improvement project not likely to be constructed until late 2023 and 2024.
- Commissioner Reid asked Commissioner Pointer if Heidelberg Park needed any updates. Commissioner Pointer said it looks well maintained and programmed.
- Marty welcomed the meeting’s public attendee Tim Ausink (CBRE). Tim explained he was attending this meeting to learn more about Metro Parks and its public procurement process. His firm anticipates responding to future RFPs or RFQs, including the posted Meadow Park’s RFQ. Marty explained that although additional bidding information can’t be disclosed, the public is welcome to attend CIC meetings. He also suggested that they apply to Metro Park’s internal A&E Roster. Tim concluded that he lives in Tacoma and is very impressed with Metro Park’s work. Commissioner Reid asked if the Meadow Park RFQ is advertised. Staff reported yes, it was posted late last week.
- Commissioner Reid asked the status of the Titlow Park project. Marty reported the project design is getting underway with the hiring of consultants, noting a presentation next week at the West End Neighborhood Council.
- Both Commissioners asked about the speed bumps at Owen Beach. Kristi reported they will be fixed, along with major potholes, on July 19th.

Meeting Adjourned