

**MINUTES OF THE WORK SESSION OF THE
SVCA BOARD OF DIRECTORS
HELD ON THURSDAY, MARCH 22, 2007 IN THE ADULT CENTER
AT 7:00 P.M.**

IN ATTENDANCE:

Russ Harlan, President
Chuck McGroddy, Vice President
Naomi Bunis, Secretary
Andy Schwartz, Treasurer
Barbara Audley
Calece Cass-Healy
Mac Carter
Roger Bull
John Gordon, ACC Representative
Lee Langdon, N&E Representative

SVCA COMMUNITY PLAN STEERING
COMMITTEE MEMBERS:

Bob Cooper

PARKS AND RECREATION COMMISSION:

Dan Marantette

STAFF IN ATTENDANCE:

Dave Wareing, General Manager
Rosemary Tate, Admin. Support

I. CALL TO ORDER:

President Russ Harlan called the meeting to order at 7:00 p.m. He welcomed the Board members, members of the commissions and the residents.

Mac Carter gave an overview of the purpose of the meeting and how it would be conducted.

II. PARKS AND RECREATION COMMISSION PROPOSALS:

1. Community Parks System Proposal:

Parks and Recreation Commission Member Dan Marantette submitted the proposal that the Board approve basic renovation plans and the allocation of funds. The proposal included the creation of pocket parks for Gate 5 and the renovation of existing parks. He pointed out that the parks in Sudden Valley need major repairs and upgrading and that safety concerns need to be met.

Steering Committee Comments:

Bob Cooper presented the Steering Committee's response to the proposal, stating their support for providing safe and usable parks for all ages, and supports the idea of the creation of pocket parks. He stated the proposal should be part of a continuous master plan for parks throughout Sudden Valley which details resources required and sets priorities.

General Manager Comments:

Dave Wareing stated his agreement with the proposal and said he supports it 100%.

Board of Directors Comments/Discussion:

Roger Bull stated his support and pointed out some safety concerns he has. Treasurer Andy Schwartz asked about the cost. Calece Cass-Healy stated she is not comfortable recommending something when costs haven't been discussed. Russ Harlan responded that the General Manager will determine the costs, including the cost of ongoing maintenance, and will take his findings to the Board for approval. It was the consensus of the Board that the proposal should be approved as to concept.

MOTION:

Barbara Audley made a motion that the Parks and Recreation Commissions Community Parks System proposal be referred to General Manager Dave Wareing for further study and implementation, with an emphasis on short term and long term maintenance, and that immediate action be taken on the safety issues. The motion was seconded. A discussion followed.

MOTION CARRIED UNANIMOUSLY

2. Community Garden Proposal:

Dan Marantette presented the proposal on behalf of the Parks and Recreation Commission and said it would be a means of providing an environmental and sustainable project for SVCA. A discussion regarding the location followed. Mr. Marantette stated that if the Board approves the proposal, the General Manager will be responsible for finding the ideal location.

Steering Committee Comments:

Bob Cooper stated the Committee's support for the proposal. He said the Committee would like to ensure that the selected site is environmentally sensitive. He suggested that, due to the short time frame to start gardens for 2007, implementation of the proposal should begin immediately.

General Manager Comments:

Dave Wareing stated his support and remarked that the essential elements are sunlight and drainage.

Board Comments:

MOTION:

Naomi Bunis made a motion to approve the Parks and Recreation Commission's proposal of a Community Garden and that it be referred to the General Manager for further study for appropriate location and funding. The motion was seconded.

MOTION CARRIED UNANIMOUSLY

2. Campground Proposal:

Dan Marantette presented the proposal and spoke of the many possible uses for the area such as programs sponsored by the recreation department, special trails for specific use such as a mountain bike trail, and the clearance of existing areas to create an additional multiple-use baseball/soccer/park area. He stated a lot of money is not needed, just the ability to work with volunteers and staff. He said issues such as ongoing maintenance were not addressed.

Steering Committee Comments:

Bob Cooper stated the Steering Committee feels it is a beautiful and valuable piece of property, but returning it to a viable commercial campground is not feasible. He said the Committee supports the proposal and spoke of the importance of developing a multi-year plan that would include recreational or alternative uses of the area.

General Manager's Comments:

Dave Wareing stated the campground area needs to be used as a multi-use area that will accommodate and benefit many difference groups. Returning it to a campground would not be feasible. He stated that revenue needs to be generated in order to facilitate other programs.

Board of Directors Comments:

Chuck McGroddy stated the board needs to be aware of zoning and suggested that the General Manager keep the County apprised of the plans.

Roger Bull stated that he finds it helpful that the idea of a campground is over. He likes the idea of a multi use area.

Mac Carter suggested that the name "campground" be changed.

MOTION:

Chuck McGroddy made a motion that the entire proposal be approved and referred to staff for further study and implementation. The motion was seconded.

MOTION CARRIED UNANIMOUSLY

MOTION:

Naomi Bunis made a motion that a new title for the campground be implemented as soon as possible. The motion was seconded.

MOTION CARRIED UNANIMOUSLY

4. Trails Update:

Dan Marantette stated that the trails program is already in progress and the Commission proposes a trail from outlying major areas to a central area and that there be 3 core inter-connector trails. He stated Tom Solin is an advisor who reviews GPS coordination and makes sure it is SVCA property. He stated there will be a proposal to move funds from the Capital budget to Operations. No action needs to be taken.

Steering Committee Comments:

Bob Cooper stated the Steering Committee's support of the idea of 3 core tails being part of the trails development program and that they support continuing development of trails throughout Sudden Valley.

General Manager Comments:

Dave Wareing stated his support of the trails program and said he is grateful for Tom Solin's work. He stated they should be high quality inter urban trails. He stated there are funds in the existing capital budget to purchase materials for the development of all-weather trails.

Board of Directors Comments:

Chuck McGroddy stated he is impressed by the Stimson trail and suggests it be used as a model for others. Mac Carter asked Dan to clarify the relationship between

SVCA and the Stimson trail. Dan responded the people in charge of the Stimson trail have no problem with the commission's proposal.

Barbara Audley suggested that appropriate signage be put up so people will know the trail system.

Roger Bull stated he feels the environmental groups would be pleased if we continue with the proposal.

The Board of Directors reaffirmed its approval and no motion was needed.

5. Multi-Use Facility Proposal:

Dan Marantette stated the objective of the proposal is to add value to Sudden Valley amenities and to subsidize other revenue initiatives. He stated that the proposal, marked as a 3-5 year plan, would put a multi-story building, approximately 55,000 square feet, at the footprint of the Dance Barn. He stated the Commission would like to do more work on this proposal or have the Board assign another group.

Steering Committee Comments:

Bob Cooper stated the Committee's support and said the concept could take advantage, and lead to possible expansion, of facilities we already have, such as the golf course, Bob's Burgers and Brew, and our trail system. He said the Steering Committee believes that this concept should be given a high priority by the Board to include this in long term planning and by initiating a select committee with a high degree of professionalism. He said he thinks it is within the vision of Sudden Valley and that now is the right time to begin.

General Manager's Comments:

Dave Wareing stated his support and said that in his opinion Sudden Valley is presently a community in decline. He said the proposal has fantastic potential could easily become a community center. He concluded by saying the way this proposal will be achieved and acquired is not within our grasp yet, but there is great potential.

Board of Directors Comments:

Naomi, referring to Roger Bull's earlier comment about the campground, stated we should make a stand that the word "barns" is over and that we should use the term "community center". Roger Bull stated that while they were first investigating the UGA, he worked with the County on changing the zoning and that it was adjusted at the Recreation Corridor to allow for multi uses. He said it is the only place in the valley other than the mini mall that can be used for revenue generation. He said he is in favor of this proposal to the point where we can prepare to finance it.

Calece Cass-Healy stated that the needs of the children need to be considered and that she hoped they are not forgotten.

Chuck McGroddy stated a professional feasibility and marketability study of things such as parking, and how it would help our conflict with the County regarding heavy traffic on Lake Whatcom Blvd. He said the idea of creating a useful recreation center

is an absolute yes and added that we need to make sure it meets the needs of the people.

Russ Harlan stated it is a long range project that will require a separate committee

where their sole function is to work with the General Manager to find out what is needed and to have volunteers with expertise to get the idea off the ground.

Roger Bull suggested it could be feasible for public use, retirement housing, etc. He commented that perhaps the barns would be a good site for commercial development.

Barbara Audley stated that these conversations might prompt the School Board to pick their favored site for the school. Dave Wareing stated that the School Board has a number of consultants and that one of the consultants is actively involved in evaluating potential sites, but a school would not be a reality for at least 7 years. Dan Marantette asked Dave Wareing if he could provide a copy of the School Board's land use studies.

Andy Schwartz suggested short term ideas to use what we have while proposals are being studied for the longer term. Dave Wareing stated the barns have intermediate value and need to be looked at in those terms. He suggested we do limited refurbishing while long term proposals are being studied. He said the current assets must continue to be improved in a reasonable way.

MOTION:

Barbara Audley made a motion to move forward and form a task force on a "multi use core" of development of Sudden Valley who would identify the cost of professional assistance for a feasibility study and that a steering committee be formed to formulate this task force. The motion was seconded.

MOTION CARRIED UNANIMOUSLY

There was a discussion regarding the communication of these proposals to the community via the Views. It was the consensus of the Board not to have all the proposals put all in one issue of the Views.

Naomi Bunis addressed the Parks and Recreation Commission members and commended them for all the work they have done.

MOTION:

Barb Audley made a motion for a formal commendation by the SVCA Board of Directors to the Parks and Recreation Commission for exceeding the Board's expectations and for materializing their hopes. The motion was seconded.

MOTION CARRIED UNANIMOUSLY

III. PROPERTY OWNER COMMENTS:

Sandy Chasteen of the Park and Recreation Commission thanked the Board for their support.

Penny Carter commented that she had been involved earlier on with the Community Plan which was not very well supported by that Board. She added that based on the current Board and its incredible enthusiasm, it is a huge step forward. The Board is now thinking strategically.

Kalene Drummond commented she is glad the decision was made to go ahead with the multi-use community center.

IV: ADJOURNMENT:

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MOTION:

Naomi made a motion to recess until Saturday, March 24th at 9:00 a.m. The motion was seconded.

MOTION CARRIED UNANIMOUSLY

Board approved _____ / Date _____