

**Minutes of the Special Board Meeting**  
**Manson Park & Recreation District**  
**December 12, 2019**

**ATTENDING** Manson Park Board members: Ross Young, Randy Reed, Taylor Quigley and Travis Schoenwald. Also attending were Robin Pittman and Stacia Brown. Manson School Board members: Greg Neff, Wayne Machus, Shelby Petersen, and Robin Bloch. Also present were Matt Charlton and Janice Stewart. Members of the community included Carl and Kathy Blum, David Sneesby, Bill Sharkey, Jeff Conwell, Brian & Debra Patterson, Pat Hautenne, Kim and Gerry Ustanik, Kelly and Tony Medina, Kasmira Elliot, Sally Coleman, John Frolker, Steve Davis, Sheryl Koenig, Norm Manly, Al Lorenz, Viki Downey, and Jim Gilbert. The meeting was called to order by Mr. Schoenwald at 5:00pm.

**FLAG SALUTE**

**Introductions:** Mrs. Pittman and Mr. Charlton had their board members introduce themselves. Mr. Charlton and Mrs. Pittman asked their board members if there is an interest in purchasing Leffler Field. It was emphasized that there must be approval from both boards to move forward with the \$1.3 million purchase agreement.

**Upcoming meetings:**

Manson School Board December 19<sup>th</sup>.  
Manson Park and Recreation January 9<sup>th</sup>.  
Manson School Board plans to vote on approval on January 7<sup>th</sup>.

**Draft Interlocal Agreement and Board Discussion:**

Decision-making and dispute resolution guidelines were brought up. It was agreed that the two boards create a sub-committee consisting of two members from each board. A neutral third party, such as someone from Manson Community Council, should also be part of the sub-committee. If at some point in the future, one party wants out of the agreement, rules need to be in place in the form of the interlocal agreement. Items to consider in the case of a District selling their portion of the property include a mutual appraisal, first right of refusal at the time of sale, and if the property could be sold to a private or public party. When considering expenditures, the cost of maintenance in the field's current state should be split. Larger expenses should be discussed and mutually agreed upon. When deciding on future use of the property, public input and mutual agreement would be crucial. Joint scheduling and use of the property in its current state was mentioned. Not-for-profit community events would take priority. Fees to be determined. Insurance and Indemnification must be researched and included in the interlocal agreement. Financial considerations for the acquisitions were as follows:

- Funding for soil cleanup may be available from the Department of Ecology and the EPA.
- \$750,000 for acquisition has been promised via grant awards to Manson Parks.
- \$550,000 would be funded through Manson School District's use of a general obligation bond.

**Public Comment:**

-Mr. Carl Blum, Manson: Q: Who will own the property? A: It will be jointly owned. Q: Is there a legal aspect that should be considered as far as the school district purchasing the land? A: The school District's attorney has been consulted about the potential purchase.  
-Mr. Al Lorenz, Manson: The property should be used for commercial development to bring in money for the community. This proposed purchase is a huge distraction from the school's focus. He added that the school District should have a specific use before buying. Also, the community had a chance to purchase the property already. The support was not there, so the earlier attempt by Manson Parks should be a clear sign that the community does not support it.  
-Mr. Jim Gilbert, Manson: The property was assessed at far less than \$1.3M (\$433,000). Once soil remediation is included, that's a lot of money. Q: Will parks continue with improvements? A: Yes

-Mr. Pat Hautenne, Manson: Q: How much will it cost the Parks? A: The purchase will not cost anything significant up-front. Manson Parks' portion of the purchase is covered by grants. He also voiced his concern for the erosion issues at Willow Point and said that those should be considered a top priority.

-Mr. Steve Davis, Lake Chelan Tourist Center: Stated that an Amphitheatre would be a nice addition if the property were to be acquired.

-Mr. Norm Manly, Manson: Mr. Manly stated that he is in favor of the purchase and would like it to be a park or community center.

-Mr. Jeff Conwell, Manson: Mr. Conwell shared the importance of parks and green space to the economy and our community and said that fact should not be overlooked. This property, if acquired by the Districts, would greatly enhance the community.

-Mr. John Frolker, Manson: Shared his concern that in the property's current state with lead and arsenic in the soil, there may be a liability to taxpayers. He said it needs to be deemed safe and useable for the public.

-Mr. Brian Patterson, Manson: Stated that he agrees with some points made by Mr. Lorenz and he fully agrees with Mr. Conwell. Mr. Patterson mentioned that funds raised in the community don't necessarily reflect enthusiasm for the project. Not everyone has money available to donate. The project would improve the wellness of the community and would help economically. The State grant applications submitted earlier in the year speak to the economic benefits, and the State clearly supports it.

-Ms. Kasmira Elliot, Manson: Ms. Elliot is excited and passionate about the potential purchase but is not able to offer funding to support her enthusiasm. Many of the benefits of this property to the community are non-tangible/emotional. Memories of Santa, community gatherings, celebrations, all make Manson what it is today.

-Mr. Gerry Ustanik, Manson: Suggested that a different piece of land elsewhere be re-zoned to allow for future commercial development and expansion of downtown. Now is the chance to secure this land. Supports the idea of a community center.

## **Adjournment**

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ROBERT CAMPBELL, COMMISSIONER POSITION #5

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DAVID SNEESBY, COMMISSIONER POSITION #2

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TAYLOR QUIGLEY, COMMISSIONER POSITION #1

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ROSS YOUNG, COMMISSIONER POSITION #3

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RANDY REED, COMMISSIONER POSITION #4