

**KEY PENINSULA METROPOLITAN PARK DISTRICT  
d.b.a. KEY PENINSULA METRO PARKS**

**P.O. Box 70, Lakebay, Wa. 98349  
253-884-9240**

**Single Topic Board Meeting Minutes  
Thursday, March 16, 2006**

**The single purpose public meeting of the Key Peninsula Metropolitan Park District was called to order at 4:25PM by President Paula DeMoss. The topic is discussion of a new concessionaire.**

**Commissioners Present:** Paula DeMoss, Jerry Schick, Ross Bischoff, Kip Clinton; Caril Ridley is excused. Also present for KPMPD was Scott Gallacher, Executive Park Director.

**Citizens Present:** Brent Adams and Kristi Adams.

**Topic: Concession Contract**

Kristi will be the business manager and owner. The draft contract was discussed. Rent will be \$1000 and include water, power, garbage (initially) and local telephone. The term of the lease will be April 1—August 31, 2006 (5 months). They would have right of first refusal to be concessionaire at any tournaments after September 1; Brent suggested 5% of gross sales and a special event contract. Scott said that it is unlikely the concession building would be ready for occupancy by April. Kristi plans to have a tent concession until the building is ready; KPMPD would pro-rate the first month's rent. Consensus was that the concessionaire set their own hours, but Paula suggested that they stay open until after the close of the younger children's games because of the convenience of family food purchases. The commissioners decided that the seating area would not be sublet during the concession lease term. Kristi plans upon putting up a sign reading "No outside food in the building". The menu will be pre-packaged snacks, pre-cooked hamburger/chicken burger/hot dogs, chips, muffins, etc. They are aware of the KP Community Fair contract and that they may be required to match the KPCF's concession prices; Scott checked the current contract with the KPCF and it says nothing about the KPMPD concessionaire. There was discussion about which party gets the health permits; the party earning the income from selling food acquires the permits. Commissioner Schick objected to allowing any party other than KPMPD holding the Tacoma Pierce Co. Health Dept. Plan Review Permit for the Volunteer Park concession stand. KPMPD is responsible for the sewer/septic permit and regular water testing (water testing is presently done once a month). There was discussion about vending machines; Kristi and Brent will contract for a vending machine if they feel they need one. It was moved, seconded and passed 3/0/1 abstention to accept Kristi and Brent Adams as concessionaires for the term of April 1—August 31, 2006 subject to special terms.

**Meeting Adjourned:** The special purpose meeting adjourned at 5:25PM; a follow up meeting will be held on March 23, 2006 at 4:15PM at KPSCF Annex to finalize the concession contract.

**Thursday, March 23, 2006**

**The final concession contract meeting was called to order at 4:15PM by President Paula DeMoss.**

**Commissioners Present:** Paula DeMoss, Ross Bischoff, Kip Clinton; Jerry Schick and Caril Ridley are excused. Also present for KPMPD was Scott Gallacher, Executive Park Director.

**Citizens Present:** Kristi Adams and Brent Adams.

**Topic: Concession Contract (Revised)**

The revised contract was discussed clause by clause. Final revisions will be made and the contract signed at the next regular KPMPD meeting on Monday, March 27, 2006, at 7:30PM in the KPSCF Annex.

Respectfully submitted by Kip Clinton, Clerk KPMPD.