

CHEHALEM PARK AND RECREATION DISTRICT
REGULAR BOARD MEETING
CPRD Administration Office
125 S. Elliott Road
Newberg, OR 97132
June 22, 2017
MINUTES

I. Bart Rierson called to order 6:00 p.m.

II. Roll Call

Board members:

Bart Rierson

Don Loving

Mike Ragsdale

Mike McBride

CPRD Staff:

Don Clements

Mark Martin

Shy Montoya

Superintendent

Recreation Supervisor

Administrative Coordinator

Excused: Peter Siderius

Public:

James Adkins, Home Builders Association of Portland

Jerry Johnson, Johnson Economics

Don Drake, MMBC

Tim Parker, MMBC

Steve Abel, Stoel River

Rob Lewis, Anvil Academy

Nancy Lewis, Anvil Academy

Larry White, ODBA

Lisa Rogers, Pool Advisory Committee

Rob Daykin, City Manager of Dundee

Brett Baker, Austin Industries

Mike Gougler, MJG Development

Al Jeck, Venture Properties

Mimi Doukes, AKS Engineering

Joe Hannan, City Manager of Newberg

Jesse Nemec, JT Smith

III. Approval of or Additions to Agenda

Mike Ragsdale suggested to move VII.A up to precede the approval of SDC changes. Motion to approve as amended.

Motion Mike Ragsdale

Second Don Loving

Passed unanimously

IV. Open Public Hearing on Proposed Changes to SDC Charges

Superintendent Don Clements made his recommendation that the Board adopt Resolution 07-05-17, making actual SDC charges to be charged as of July 1, 2017 (See page 18 for resolution).

Public comments:

1. Brett Baker, Austin Industries – Advocated “moderate” increase (no specific figure), complained of the lack of public notice and the speed with which the Board was moving. Baker requested a delay, and formation of a work group to to form recommendations for the Board.

Jerry Johnson, Johnson Economics, present in conjunction with Austin Industries – Extrapolated on this position

2. Mike Gougler, MJG Development – Stated there is a cap on what the market will bear, and presented his calculations concluding the proposed increase was too high.

3. Rob Daykin – Stated the SDC study did not identify other sources for additional funds which would be needed beyond SDC money, and requested the list of projects within the current Master Parks Plan be updated to include Dundee parks, or elaborate projects listed in more detail to include Dundee parks. Discussion developed on whether under the current plan and study, the Dundee Riverside Master Plan project could be funded; whether listing such specific projects would be limiting; and at what point projects could be added to the list in the SDC study even if they were not used in the basic calculation. Bart Rierson asked whether Dundee open space and parks could be incorporated in the parks master plan; Don Clements said this was already included; Mike Ragsdale directed Clements to add language to the SDC calculations.

4. Steve Abel – Stated “We don’t know what we’re paying for” under the current methodology, and said this did not fulfill the legal requirement for a Capital Improvement Program. He requested a delay, the draft report to be finalized, and involvement with more parties (addressing policy questions such as what the partner cities and their citizens want and how much are they willing to pay?)

Discussion largely between Rierson and consultant John Ghilarducci of FCS Group (author of the Parks System Development Charge Methodology Report) concluded that tonight, the Board would adopt the list of projects, which would constitute a Capital Improvement Program; and any increase in the Level of Service figures would be approved by the Board at a later date. Furthermore, revenue collected from SDC charges could not be used to make up any resulting difference.

At this point, Don Loving offered Ghilarducci a chair to be at the front to continue to field questions.

5. Al Jeck of Venture Properties – Stated this would be expensive compared to nearby areas, and requested a delay.

6. Lisa Rogers – Requested a delay since she will be beginning her term as a Director on July 1, and would have to answer questions about this issue. She had submitted a written statement explaining her position of not supporting an increase as high as recommended.

7. James Adkins, Homebuilders Association – Stated there had been inadequate outreach on this topic, and wants the full Board to be present for a vote. He requested a delay and the formation of an advisory group.

Discussion – Loving defended the notice CPRD had given as adequate, and fulfilling legal requirements, which give 60-day notice, as opposed to 30-days which is typical. Loving said that the Board had working on this issue since January, and that it was not being rushed. He said he doubted that the Board would approve the \$13,000 figure, but said that others nearby would be raising theirs higher than that soon. “We should have been raising along the way,” said Loving. He said the Board was legally within its bounds to vote

tonight, but he was most conflicted about Mike McBride vs. Lisa Rogers being the Director to vote, and said McBride deserves to vote after his 36 years of service on the Board.

Rierson agreed staff had fulfilled legal requirements, but said could have done better outreach to homebuilders. He said, “\$13,000 doesn’t pass the smell test” therefore he did not feel comfortable adopting that Level of Service. He said he wants Mike McBride’s input, as the longest-serving Director about to conclude his final term (at the end of this month), but wanted a delay on the vote.

Rierson closed the hearing at 7:12 p.m.

Mike McBride made a motion to table this issue until next Wednesday, when excused Director Peter Siderius could attend; to continue this meeting at that time, in order to vote on this issue.

Motion Mike McBride

Second Don Loving

Passed unanimously

Discussion continued before the vote was cast: Mike Ragsdale said he was fine with McBride and Siderius being able to vote, but that he himself was ready to vote now – in support of the current Level of Service, “no” on the realized Level of Service. He also said the chart on page 16 was not useful to him.

This meeting is to be kept open, and be continued at 6 p.m. Wednesday, June 28.

V. Approval of Consent Agenda

A. Approval of Minutes of May 25, 2017 Regular Board Meeting

B. Approval of Bills Payable

C. Approval of April Financials

D. Approval of Resolution 06-01-17

E. Approval of Resolution 06-02-17

F. Approval of Resolution 06-03-17

G. Approval of Resolution 06-04-17

Motion Mike Ragsdale

Second Don Loving
Passed unanimously

There was a 15-minute break. Meeting resumed at 7:30 p.m.

VI. Public Participation

- A. Formation of 50+ Advisory Committee – Don Clements and Kat Ricker reported that the call for applications had been released and one application had been received so far.
- B. Others not on Agenda – Lisa Rogers, representing Karen Saunders from the pool advisory committee, presented the draft committee and donor recognition plaque content. Don Loving made a motion that the committee move forward with the plaque project, and work with staff on it.

Motion Don Loving
Second Bart Rierson
Passed unanimously

- C. Rob Lewis reported on progress regarding usage of Bob and Crystal Rilee Park property, that he had met with Parks and Facilities Supervisor Jim McMaster, and that Rob would like to start plowing in September or October. He said that McMaster had wanted to meet with County staff first to make sure this would be allowed, and also look into insurance for this. Don Clements said he would defer to McMaster on this. Rierson directed Clements to work with McMaster on this, in order to move this as expeditiously as possible.

VII. Action Items/Committee Reports/Board Comments

- A. Approval of SDC charges (moved)
- B. Approval of May 31, 2017 certified election results
Motion to adopt as presented
Motion Don Loving
Second Mike McBride
Passed unanimously
- C. Reports and Comments from Board Members – Don Loving updated the Board on the progress of the newly formed Bob and Crystal Rilee Park Advisory Committee: the five appointed members had met once, and selected two additional members to invite to join the committee, from

the original pool of applicants. Kat Ricker was contacting them. The next meeting was being scheduled for the end of July, to take place at the farmhouse.

Mike McBride talked regarding his service to the Board (since 1983, as the longest-serving Director to CPRD). He said it had been really interesting and fun, and one of the smartest decisions the Board ever made was hiring Don Clements. “We run this agency like a business, and every person is top notch. Staff sticks around, and that speaks volumes.” (He named several individual staff members). “It’s been good. I have no regrets. We have done so much in 36 years. It’s incredible.”

VIII. Old Business

A. Updates on Projects –

1. Casey Creighton gave an update on the Golf Course putting course, that he hopes it will open July 4th.
2. Ragsdale asked for an update on the masterplan for the recently purchased property on 5th St. in Dundee. Nothing new was reported. He requested a proposal and report at the August Board meeting.
3. McBride noted that since he would be vacating his position as liaison to COG, someone would need to be appointed.

IX. Correspondence

A. No particular pieces of correspondence were discussed. Rierson stated that he appreciated seeing the correspondence included in the packet, and remarked how most of it was favorable.

B. Miscellaneous Information – Kat Ricker discussed the schedule of participation with Newberg Old Fashioned Festival and parade, and some Board members committed to participating.

C. Rob Daykin noted his satisfaction with assistance in landscaping from CPRD staff.

X. Special Recognition and Oath of Office for Directors

A. Special recognition - Don Clements presented a resolution honoring McBride as an honorary member of the Board for life. The Board signed the resolution.

B. Peter Siderius, Mike Ragsdale and Lisa Rogers were sworn in. Terms begin July 1.

XI. Meeting closed—but did not adjourn—at 8:00 p.m.

THIS MEETING IS TO BE CONTINUED AT 6 P.M. WEDNESDAY, JUNE 28 AT CPRD ADMINISTRATION OFFICE. THE NEXT REGULARLY SCHEDULED BOARD MEETING WILL TAKE PLACE AUGUST 24, 2017. A JOINT WORK SESSION WITH NEWBERG CITY COUNCIL IS SCHEDULED FOR 6 P.M. MONDAY, SEPTEMBER 18 AT NEWBERG CITY HALL.