

CHEHALEM PARK AND RECREATION DISTRICT
REGULAR BOARD MEETING
CPRD Administration Office
125 S. Elliott Road
Newberg, OR 97132
August 31, 2017: continuation of Aug. 24 meeting
MINUTES

I. Peter Siderius called the meeting to order 6:03 p.m.

II. Roll Call

Board members:

Peter Siderius

Bart Rierson

Don Loving

Mike Ragsdale

Lisa Rogers 6:07

CPRD Staff:

Don Clements, Superintendent

Jim McMaster, Parks & Facilities Supervisor

Branden Thompson, Golf Course Supervisor

Mark Martin, Recreation Supervisor

John Bridges, legal counsel

David Ulbright, financial counsel

Public:

Seth Gordon, Newberg Graphic

Sid Scott, SEA | Scott Edwards Architecture

Nick Wellman, Triplett Wellman, Inc.

Gene Wellman, Triplett Wellman, Inc.

III. Action Items/Committee Reports/Board Comments

A. Approval of borrowing \$3,000,000.00 for pool and property acquisition (continued) - Sid Scott presented two plan versions.

1. Develop the existing pool area into a gymnasium and a perimeter walking track at the ground level. Transform the current women's locker room into a fitness classroom, and the men's locker room into a weightroom. Estimated \$2.5 million

2. Same as #1 with exception of elevated walking track, including stairs, an elevator, and exit stairs. Estimated \$4.6 million

Two ways to elevate the two-lane walking track:

- Attach the track to the inside walls of the building. This would be the more expensive option, due to the seismic upgrades.

- The track would be on an independent “floating” structure, mounted onto columns.

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B. Discussion took place on whether or not Phase II of construction is part of original contract, or whether this is scope creep. Scott said the contract was based on \$15.5 million, the construction cost figured from 2014. Now that cost is figured at \$18 million, and SEA has already redesigned and priced out the aquatic center design four times, including resizing and redesigning the swimming pools. Triplett Wellman representatives agreed, and added that the amount of time spent on this project - 8 – 9 months - was more than the 3 – 4 month timespan.

Staff and Board, however, agreed that their expectation was that Phase II would still be included in the project from the contract.

Direction: Pete Siderius directed Scott to examine the contract, justify the extra hours with the multiple iterations, and the Board would discuss again.

Discussion took place regarding the seismic safety of the existing building.

Jim McMaster assured the Board that the building is safe.

Regarding Phase II construction, Scott said he wanted to be able to go to bid on the project in January. The Board agreed to vote on the issue by the end of September.

Don Loving excused himself at 7:06 p.m. Brief recess.

C. David Ulbright led discussion regarding loan payment figures for \$4 million and \$4.5 million. Discussion. Don Clements recommended that Ulbright now figure payments for \$5.3 million and \$5.8 million for 20, 25, and 30 years. The Board agreed.

IV. Executive Session, including CPRD legal counsel John Bridges, to discuss potential litigation – 7:33 p.m. to 8:17 p.m.

V. Resumed meeting 8:17 p.m.

Motion – In the matter of Springbrook Properties, Inc. vs. Chehalem Park and Recreation District Board, the Board authorizes attorney John Bridges to prepare a full legal defense, including the hiring of outside counsel if appropriate.

Moved Mike Ragsdale

Second Bart Rierson

Passed unanimously

VI. Meeting adjourned at 8:19 p.m.

THE NEXT REGULARLY SCHEDULED BOARD MEETING WILL TAKE PLACE OCTOBER 26, 2017. A JOINT WORK SESSION WITH NEWBERG CITY COUNCIL IS SCHEDULED FOR 6 P.M. MONDAY, SEPTEMBER 18 AT NEWBERG PUBLIC WORKS BUILDING.

Respectfully Submitted,
Kat Ricker, Public Information Coordinator