

CHEHALEM PARK AND RECREATION DISTRICT
SPECIAL BOARD WORK SESSION
CPRD Administration Office

125 S. Elliott Road
January 11, 2018

MINUTES

- I. Peter Siderius called the meeting to order 6:00 p.m.

- II. Roll Call
 - Board members:
 - Peter Siderius
 - Bart Rierson
 - Don Loving
 - Mike Ragsdale
 - Lisa Rogers

 - CPRD Staff:
 - Don Clements, Superintendent
 - Jim McMaster, Parks and Facilities Supervisor
 - Mark Martin, Recreation Supervisor
 - Kellan Sasken, Golf Course Supervisor
 - Zach Mode, Administrative Assistant

- III. The following five priority projects were discussed. These five are from a list of nine, established in 2014. The remaining four will be discussed at a future meeting.
 - i. Ewing Young Park – Discussion of
 1. Board agreed to keep focus of this park as a nature park first, and recreational sports as secondary.
 2. Consensus on willingness to expand disc golf course to 18 holes and upgrade Tee boxes, hopefully in a partnership with local disc golf group, providing in-kind labor.
 3. Mike Ragsdale requested the Board make a policy decision on the purpose of the caretaker's house.
 4. Mark Martin recommended the concession stand should face the road or main area.
 5. Board agreed to prioritize expanding the trail to the Yamhill County landfill property and building a trail over Chehalem Creek.
 6. Don Clements recommended applying for an in-kind grant for trails and restrooms (He estimated installing permanent restroom structures at approximately

\$300,000), and a state grant for bridge across Chehalem Creek

7. Board agreed to prioritize expanding and enhancing trails at Ewing Young Park, as discussed in the initial public meeting.
 8. The Board agreed to explore the potential for a paddle launch at the mouth of Chehalem Creek.
 9. Pete Siderius mentioned enhancing the stream for its current salmon spawning, in the whole lower end of Chehalem Creek.
- ii. Chehalem Heritage Trails – Overall agreement is to prioritize connecting Newberg to Dundee via the CPRD property on Hwy. 219
1. First priority is connecting trails from the back of Ewing Young Park to Frontage St.
 2. Second priority is connecting Newberg and Dundee via the property along Willamette River and Bypass.
 3. Third priority is to connect Newberg and Dundee by the Dayton Ave. Bridge.
- iii. Creation of a campground off Hwy. 219 with an estimated 200 campsites on 35 acres (50 percent occupancy would be necessary) – Discussion, no consensus
- a. Construction of a new road would be needed for good access to the property from Hwy. 219, and this would be a major expense. Access would be needed from somewhere other than 219. Could Wilsonville Road hook into area near Wynooski?
 - b. Discussion on whether or not this would be a good source of revenue
 - c. Decision on this priority status depends on whether the Board agrees to prioritize CPRD interests or the community's, because it is the greater community which needs a campground (according to a previous SCORP finding), not local residents.
 - d. Don Loving said he would raise this project idea with the Bob and Crystal Rilee Park Advisory Committee.
 - e. The Board would like a professional feasibility study conducted. Mike Ragsdale wants Don Clements to collect prices on feasibility studies for the next Board meeting.
- iv. Newberg Cultural District – The Board noted the progress on the district – signage, patio, outside property enhancement - and agreed the next steps are completion

- of internal fundraising for completion of renovation of CCC facility, which is beyond the cultural district project.
- v. Golf course and clubhouse – The Board agreed it wants an economic feasibility study on this as well.
 - a. Don Loving and Kellan Sasken agree that the demand patrons express to them is for a clubhouse restaurant (which would also draw nongolfers), more than a third nine holes. Board discussed potential for having an outside business run it.
 - b. Loving noted that he still wants a third nine holes, however, as this could draw bigger tournaments.
 - c. Clements estimated cost of clubhouse at \$1 – 2.5 million, and the cost of third nine holes at \$3 million.
 - d. Loving requested Kellan and Zach Mode also figure cost versus potential for revenue generation.
 - e. Ragsdale said he would like to see this in the next budget process.

Adjournment – 7:45 p.m.

Respectfully Submitted,

Kat Ricker, Public Information Coordinator