

CHEHALEM PARK AND RECREATION DISTRICT  
REGULAR BOARD MEETING  
CPRD Administration Office  
125 S. Elliott Road  
October 28, 2018  
**MINUTES**

I. Don Loving called the meeting to order 6:00 p.m.

II. Roll Call

Board members:

Don Loving, Vice President

Mike Ragsdale

Lisa Rogers

Excused:

Peter Siderius

Bart Rierson, President

CPRD Staff:

Don Clements, Superintendent

Jim McMaster, Park and Facilities Supervisor

Casey Creighton, Basic Services Supervisor

Julie Petersen, Special Services Supervisor

Kellan Sasken, Special Services/Golf Director

John Bridges, CPRD Legal Counsel

Public:

John Globig, Bob and Crystal Rilee Park Advisory Committee

Rod Grinberg, Lindquist family

Fred Robinson, CPRD resident

Mary Starrett, Yamhill County Board of Commissioners

III. Approval of or changes to agenda –

Moved Mike Ragsdale

Second Lisa Rogers

Passed unanimously

IV. Approval of consent agenda

a. Approval of minutes of regular Board meeting September 27, 2018

b. Approval of bills payable

c. Approval of September financials

Moved Mike Ragsdale

Second Lisa Rogers

Passed unanimously

**V. Public participation**

- a. Rod Grinberg – Discussion of potential paddle launch location on south end of Lindquist property at Dundee riverfront, and potential trail development. Grinberg wanted to give his permission, on behalf of the family, to discuss potential land swap for CPRD property. Ragsdale asked who would be responsible for possible zoning change, undetermined. Ragsdale and Loving supported idea of such a discussion between superintendent Don Clements and Grinberg. Clements said a conservation easement may be part of the options for strategy discussed. The proceedings of this discussion will come before the Board later on.
- b. Fred Robinson – Don Loving introduced Robinson as his former Little League team coach in Forest Grove. Robinson said he decided to come to this meeting after reading of Board’s decision to delay action on SDC resolution in Newberg Graphic article on September Board meeting. Having lived in CPRD boundary since 1965, Robinson said this agency has vision, can do the communications, make decisions, implement them, and managed this vision and been cooperative. The charge increase is needed, well thought out, and he complimented the Board on its decisions, and supports the Board’s decision to implement the SDC increase.  
Lisa Rogers asked if he had any specific things he would like to see done. Robinson talked of how North Valley Road traffic and increased housing development have made the corner of Chehalem Valley Drive a dangerous corner; this involves CPRD to a degree, with senior center grounds and Dundee El. School playground; he hopes to see CPRD continue to help the community deal with this situation. Clements said he went out to look at this corner with Robinson, and he thinks there is an opportunity to make it safer; Clements said he will discuss this issue with Yamhill County, such as widening bicycle lanes.
- c. Others not on agenda – Jon Globig came across SDC piece on website and asked: 1) Why is the trails project not a bond project? 2) There is no known scope of work for Bob and Crystal Rilee Park, so why is there a \$20 million line for it? 3) Why is Seattle basis for formula? Don Loving said that is the region we are in; Lisa Rogers explained that is how the cost of construction is. Loving said we could never pass an \$80 million bond at once on trails. Clements said you come up with projects and estimate their costs. Clements said there have been discussions about various “scopes of work, and the Board has not approved as of this point, but when we do, I think \$20 million will be small.” Discussion included Globig objecting that neighbors have not had input, so estimate is unfounded; however, Clements said we have had at least three well attended public meetings, and will have additional meetings. Loving explained that there

will be a public hearing after committee submits recommendations. Legal counsel explained that every decision is made by an elected body, and bonds are made for one thing, and SDCs are made for something different. SDCs are longterm, not project-oriented. Bridges explained how budget strategizing works for SDC projects, under the law. He advised Jon take up objections to how SDCs work with legislature. Bridges explained how the methodology was selected, described circuit court proceedings on the legal challenge to it, and that the appellant dismissed it. Globig said they are approving something with no scope of work; Bridges said this is not a concrete project stage, but rather a long-range nest egg – for the Board to consider using it for this project over 20 or 40 years. McMaster explained how SDCs worked with Friends Park. Clements said the Board set the projects, and explained their decision to fund at the lower current level of service. Globig said there had not been (enough) public discussion of what is wanted for this park masterplan. Loving said there is public opportunity to speak at every committee meeting, and there will be a public hearing. Mary Starrett said she received an inordinate amount of emails on this subject and questioning decisions made by CPRD Board. She cited a person whose rent would be raised, and cited another person who said that “Jaquith Park was in terrible state of disrepair, and yet we’re going to buy and talk about developing this inventory of land.” She asked, “At what point are we breaking the backs of people who want to find a place to live because we want to bring all these projects?” She said it was disappointing and unnecessary. Loving said there is a process to request waivers for SDCs. Starrett challenged its effectiveness. Rogers cited public requests for green space, and talked about affordable housing and SDCs. “If we are to ensure that the CPRD public has places to play and grow,” she asked how it would have been possible to provide this on SDCs which had not been increased in 20 years and then modestly. Discussion continued on what is needed and whether existing parks are being maintained before new projects are begun. Loving said, “The fact that Dave Brown said that Jaquith Park was not maintained does not made it a fact, and there are two people who are on staff who will say that it is.” Starrett said she wanted to go on record saying that they should consider this. Starrett left meeting.

**VI. Action items/committee reports/Board comments**

- a. Approval of SDC Resolution 10-01-18 – Clements said he asked Bridges/legal counsel about this, and he described how all legal requirements were met with index, and how CPRD staff went beyond requirements of notification. Bridges said you are confirming a decision you made two years ago, and explained that CPRD provided extra notices. Loving asked Bridges if there was anything that CPRD had not done to advertise this to prevent doing this, and Bridges said “not at all.”

Bridges defended the index that was used, and the consultant who chose it. Motion to pass resolution for 7.01 percent increase, based on ENR calculation. Discussion - Rogers said she takes to heart what Starrett is saying, and is torn, yet, it doesn't matter, because it's already been approved, so the vote is unnecessary. Ragsdale opposed the motion to increase last time, opposes it this time, and it would be inappropriate to vote for it now; he is opposed to an increase over this rate, and that's why he is not making a motion nor seconding it. Loving tabled it to next meeting.

- b. Corrections on notes from Yamhill Trails Collective Meeting Feb. 1, 2017 to reflect Mary Starrett's attendance.

Moved           Mike Ragsdale  
Second         Lisa Rogers  
Passed unanimously

- c. Chehalem Cultural Center development – McMaster said we are looking to submit Phase Three plans – kitchen, several rooms, and access to bathrooms - and plans are to go to City for review, yet to be bid out. Clements requested on behalf of director Sean Andes (?) and Rick Lee, loan of up to \$200,000 to complete the project, under grant from Murdock Foundation. Based on estimate, the CCC is \$70,000 - \$90,000 short. Rogers asked whether it should be considered a loan, since the previous loans have not been repaid. Clements said director preferred it be a loan because it helps them to get more money to say it is a loan. Rogers asked whether there are terms. Clements said we have not loaned to them with interest, just asked for amount to be paid back. Clements said he believes Sean will try to pay it back. Discussion – Ragsdale said as a member of the CCC Board, there is never any discussion about paying the million dollar loan to CPRD, and there has not been any effort to conserve in plans. He is concerned that this is not a business transaction, it is a sugar daddy situation. He does “want to have a serious discussion about commitment about repaying this loan, and he doubts Board members have any idea how much we have loaned them, and that Rick Lee treats it as a gift, and he is bothered by our lack of discipline, and if we want to invest money in, then let's just invest it.” Ragsdale said he and Clements figured CPRD has about \$5 million in that building so far. Lisa Rogers approved loan up to \$200,000 for this. Ragsdale said he would not vote no, but was expressing frustration on how this has been handled over a long period of time. Rogers said she either wanted to consider it an investment, or outline terms if it is a loan. Ragsdale said he would be willing to vote to give this to them. Discussion over what drove costs on construction, and whether there had been any discipline. Loving said since they have asked for it to be a loan, let's make it a loan. Rogers

said we should either forgive past loan and change it on the books, or make terms. "It is disingenuous to call it a loan and not expect repayment," said Rogers. Ragsdale recommended we not act on this, send Don back to explain we will cover any shortfall, and formally forgive it. Don Loving disagreed with making decision without the other two Board members, and disagreed with giving them the money, so recommended tabling the issue.

Moved Lisa Rogers

Motion died for lack of second, and issue tabled to next Board meeting.

d. Reports and comments from Board members

Don Loving – Blazers won tonight. Don wants Jim and/or Casey to go on record about state of Jaquith Park. McMaster said it is not in its best state, but not terrible; it probably need to redo pathways (and now we have tools to do that which we did not have two years ago), and lift parking lot, another layer of asphalt. He said some parks are "mow and go," but as far as whether it looks bad or great, it looks "fair." There is new court resurfacing, bathrooms are old, but functional. "Fields are in better shape than rest of the park, but there is opportunity for improvement," Creighton said; some infrastructure needs work. McMaster confirmed it is adequate at the moment.

Mike Ragsdale - None

Lisa Rogers – Where are we on Ewing Young masterplan? Clements said we met with City of Newberg and Yamhill County, have cost estimate of \$14 million; WHPacific is finishing plan to bring before Board. Clements expects to have it completed by January or February, then Board can decide which direction to go. Chehalem BMX was among special interest group representatives who attended this week's meeting and received cost estimate for shelter, and group was inspired to begin fundraising. Ragsdale asked for statistics on BMX track usage, since approval will be sought for a shelter. Ragsdale asked whether it would be possible to monetize events if this becomes the only covered BMX track in the country.

**VII. Old business/project updates**

a. McMaster will continue training Creighton, through public process at Friends Park; look for next public meeting perhaps in November. Pool park playground should be completed in November. Still having challenges with heating/cooling systems at aquatic center but contractors are still responding. The fire engine play feature at the pool has been removed for repair but will return. Fitness Center is coming along fine, he said. Decking is on walking track, and should be pouring concrete on Tuesday. Open by Jan. 1, 2019, hopefully.

**VIII.** From the superintendent's desk – Rogers asked how SDC money would be used, and Clements said as they want them to be; Rogers asked for breakout in future.

a. Financial report – Motion to approve financial report as presented.  
Discussion Shy Montoya said she is organizing things that were done incorrectly while her position was held by her predecessor, and she has a strategy to do this timely, and that nothing horrible had been done, but there is enough that she may ask for an extension for loan so that she can close books; her goal is first week in December.

Moved Mike Ragsdale

Second Lisa Rogers

Passed unanimously

b. Superintendent's report – See attached.

c. Staff reports –

Kat Ricker – Reported that two agreements had been reached with vendors toward two new products – a 3D virtual tour of the new aquatic center, and a printed, pocket-sized parks and trails guide. A presentation will be coming.

Casey Creighton – Received approval from Oregon Parks and Recreation to move ahead on Friends Park. Finished aerating golf course today, just as rains began. Rilee property – Russ has been mowing. Lost a lot of trees this year, and one branch went through shelter, took out section of roof, has been repaired; ten were removed from golf course.

Jim McMaster – Mural committee is interviewing prospective artists; 16 applicants, down to three finalists.

Kellan – Tree on 11: if you want some lessons, I'll be happy to help you. Drone footage of every hole will be going online soon.

Shy – Payroll has increased – how many employees increased? Added Roth IRA at no cost, and added chiropractic and acupuncture for employees. Copier is \$150 less month and is a better machine.

d. Date of next meeting – Nov. 29, 2018

**IX.** Correspondence

A. Citizen comments/evaluations – Some discussion on attached correspondence.

**X.** Adjournment – Mike moved to adjourn 8:12 p.m.

Respectfully Submitted,

Kat Ricker, Public Information Director