

CHEHALEM PARK AND RECREATION DISTRICT  
REGULAR BOARD MEETING  
CPRD Administration Office  
125 S. Elliott Road  
November 29, 2018  
**MINUTES**

- I. Peter Siderius called the meeting to order 6:00 p.m.
- II. Roll Call
- Board members:  
Peter Siderius  
Don Loving  
Lisa Rogers
- Excused:  
Bart Rierson  
Mike Ragsdale
- 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
- Public:  
Angie Best  
Rob Lewis  
Pam Peebles  
James Atkins, HBA Portland  
Fred Robinson  
Bret and Regina Shapiro  
Mary Starrett, Yamhill County Commissioner  
Robin Vachten
- III. Approval of or changes to agenda – Don Loving added Resolution 11-29 to Action Items.
- Moved            Lisa Rogers  
Second         Pete Siderius  
Passed unanimously
- IV. Approval of consent agenda

- a. Approval of minutes of regular Board meeting Oct. 25, 2018 and Joint Work Session with City of Newberg Nov. 13, 2018
- b. Approval of bills payable
- c. Approval of October financials
  - Moved           Pete Siderius
  - Second         Lisa Rogers
  - Passed unanimously

V. Public participation

- a. Jim McMaster presented the request from Newberg Rotary Clubs that CPRD become a Rotary Peacebuilder Club Peace Partner. McMaster offered to pay the \$5.00 fee. The Board agreed to approve this. No vote taken.
- b. Others not on agenda – Fred Robinson, corrected in October minutes that he has lived in Newberg since 1985. He reiterated his information in the October minutes, and added comments urging planning and maintenance, and also urged the Board to approve the proposed scheduled increase for SDC rates.

Mary Starrett asked whether the subject of accepting redacted emails would be discussed tonight as she wished to address that. The Board moved it up from Miscellaneous to now. Don Loving reviewed the request. Starrett said one email included information addressed to her and it was confidential. She said she has received comments not just by email, but also over the phone and in person. One person had been concerned about CPRD in general but also included other information; she contacted the person and asked if the person was aware that this was a public email, and the person said no, she did not want the email shared. Therefore, Starrett asked if the Board would take that into consideration.

Starrett spoke about the SDC rate increase, opposing it.

Loving asked how many emails she had received. Starrett said not a lot, but there had been a lot of calls and discussion. Loving said this is a public record. Starrett asked whether the Board would accept it with information redacted with names and phone numbers. Siderius said that Starrett knew that the email was public record, yet she had brought it into discussion. Lisa Rogers said if people are having issues with us, why aren't they emailing us? Rogers said hearing this third hand makes it difficult to take into consideration, and would hope that Starrett would encourage someone coming to her to go to the Board. Loving asked whether the redacted sections would impede understanding of the issue; Starrett said no; it is quite personal. Discussion continued; Starrett said the woman who emailed her was thinking of building apartments and cited a figure that she would have to increase rent in the advent of the

SDC increase as reported in the Newberg Graphic. Rogers challenged the idea that the SDC increase is the problem with affordable housing.

Pam Peebles said she was present about Bob and Crystal Rilee Park; she wished to talk about the need for a park. Loving directed her to address committee member Regina Shapiro, who was sitting behind her; she did, and Shapiro urged her to attend a committee meeting for this discussion. Shapiro then addressed the issue of SDCs and requested waiver eligibility be added to language she read in a county document (She wants to add onto her house); Clements explained the waiver practices of CPRD, but informed her the focus of tonight was about ADU costs, and explained that. Clements said he will contact the county to read that document, but explained that additions are not charged as SDCs, but ADUs are. The Board has not addressed that at this point, he said. Shapiro saw \$20 million had been allocated to Rilee Park, and wanted an explanation of that money. Clements said when the masterplan is adopted, the Board will have a clearer idea of what the specific costs will be, but he expects it is a reasonable starting point.

Siderius asked Starrett what she would recommend as options for building new parks, because SDCs are the only option for CPRD for this. He reviewed spending and major projects and the budget structure. Starrett talked about "empire building in the parks world," but lack of maintenance, and asked when do you stop. Siderius said we have done two land acquisitions – 1) ODOT wetland mitigation project property off Hwy 219 property ten years ago, and 2) Rilee park property on Parrett Mt. for an incredibly low price, and CPRD would have been remiss not to take that offer. Siderius said he does not think affordable housing is driven at all by what we charge for SDCs. CPRD waives fees for truly affordable housing, he said, so he does not agree with her arguments. Also, the Board is not receiving the pushback she is describing.

McMaster talked about the public meeting held last night on the development of Friends Park, and that he explained the funding – not only from SDCs, but also grants, donations, and CPRD money – and they said great, glad to know this. He cited other projects, which benefit the public, that are similarly funded only in part by SDCs. Clements said CPRD was supporting social agencies which work with affordable housing long before the county and city became involved in that endeavor, and he takes offense when someone says that CPRD has not done its part in affordable housing, because it is not true, and the facts are there. The Board took the lowest SDC rate increase option, even though Clements recommended a higher one, in order not to make a burden; yet it is being viewed as a huge increase. But CPRD did not increase it for years.

James Adkins, HBA Board said he appreciated the Board approving the lower SDC rate; he referred to his letter, submitted for this meeting, challenging the ENR index rate for Seattle. Discussion continued on

Forest Grove index rate. Clements explained how CPRD came to use the ENR that it has, and said he has no objection to changing it if it is incorrect, and that he will contact legal counsel for clarification. Fred Robinson said one of Starrett's election platforms was to kill the County SDC, and she did that, and gave the money to the builders, and he challenged the effects that has had; Starrett defended.

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

- a. Approval of Resolution 11-01-18 and ADU units. See page 19 for resolution with 7 percent increase tied to the appropriate regional Engineering News Record annual calculation, to take effect July 1, 2019. Siderius moved to approve.  
Moved           Pete Siderius  
Second          Lisa Rogers  
Passed unanimously
- b. Chehalem Cultural Center request for funding gap assistance with continued development of the building. See page 21 for information from Sean Andries, showing \$119,000 shortcoming for total estimated project cost of \$864,000. Clements recommended to allocate up to \$100,000, with a loan for the remainder of the cost, to be paid off in the future with other loans made after the development of the building. Loving said he wanted to wait until absent Board members were present, as they had strong feelings on this. Rogers said the reality is that they will never pay back the loans from CPRD. The subject was tabled until next meeting.
- c. Approval of 2019-2020 Budget Calendar, appointment of Superintendent Don Clements as Budget Officer and discussion of Budget Committee.  
Moved           Pete Siderius  
Second          Lisa Rogers  
Passed unanimously
- d. Jim McMaster reported that the Mural Committee had concluded in the successful hiring of Portland muralist Dan Cohen, Creative Lab Work contract for \$31,000 for creation of mural in new fitness wing of Chehalem Aquatic and Fitness Center, by Jan. 10. Siderius objected to the piece, and said he wanted to see human figures more reflective of the patrons at the fitness center (less fit) and also representing special needs population. McMaster said that this deal was already done, and apologized, but he wanted to get this done on time. Rogers said we gave the committee authority to make this decision. Siderius wanted to see as many changes as possible to reflect the community being served.
- e. Bob and Crystal Rilee Park Advisory Committee has requested a special meeting to present its recommendations for the masterplan to the Board of Directors, to schedule in January or February. The Board agreed to do this. Kat Ricker will send out a poll to schedule this meeting.

- f. Resolution 11-29: "as of Jan. 1, 2019, City of Newberg will cease billing CPRD for water usage at Hoover, Memorial, and Scott Leavitt Parks..."  
Moved           Pete Siderius  
Second         Lisa Rogers  
Passed unanimously
  
- g. Reports and comments from Board members  
Peter Siderius – NHS updates – His students are using advanced technology, georeferenced stream monitoring, for water quality, and he wishes to share this technology, and the students to operate it, with CPRD.  
Lisa Rogers – Lisa moved to become Friends of Hess Creek.  
                  Second         Pete Siderius  
                  Passed unanimously  
                  Lisa is unable to attend the next Newberg Riverfront Masterplan meeting on Dec. 6<sup>th</sup>; Pete Siderius said he will go in her place.

**VII. Old business/project updates**

- a. Jim McMaster reported that Babe Nicklous Pool Park playground is now open; Phase 1 of aquatic center is still underway; McMaster referenced the incident related to air bubbles which occurred Nov. 20, 2018. He said the investigation is still underway on what is happening to cause the bubbles. Contractor Anderson Pools will be working on the issues during off hours soon, but he had no timeline to report. Phase II is coming along well, he said; the elevated walking track is nearly complete. Clements said most of the HVAC unit is now on site and being installed. Fitness equipment should arrive on Dec. 10<sup>th</sup>.  
Don Loving said at some point, he wants to talk about a separate fee for people who only want to walk on walking track.  
Casey Creighton said he is now waiting for golf course architect Steidel's fourth revision on the plans for the third nine holes of the golf course. Staff is removing many big trees (150' tall) which are dead. Siderius warned that if summers continue like the last summer, this toll will continue, and he wants to talk about a plan to save specific trees (water them). Casey said we are losing trees because we are giving them water, such as irrigated trees at golf course. Siderius said fir trees are dying statewide.

**VIII. From the superintendent's desk – Clements will bring feasibility studies on campground and golf course to meeting in January.**

- a. Financial report – Motion to approve financial report as presented  
                  Moved           Lisa Rogers  
                  Second         Pete Siderius  
                  Passed unanimously

- b. Superintendent's report – Clements said the HBA letter discussed earlier came today, and so he gave it to the Board.
- c. Staff reports – Kellan Sasken reported that the good season has now started to quiet down. Loving wants to see more promotion of putting course, and offered to work with Sasken on that.

**IX. Correspondence**

- A. Citizen comments/evaluations – Discussion on Starrett email topic (see above). The Board agreed to proceed with request for emails regarding CPRD, and will accept the single email with redactions which she talked about at this meeting.

**X. Adjournment – Lisa Rogers moved to adjourn 8:03 p.m.**

Holiday dinner for staff and Board is 6:30 p.m. Dec. 20<sup>th</sup> at CCC ballroom.  
The next regular Board meeting will take place at 6 p.m. on Thursday, Jan. 24, 2019.

Respectfully Submitted,

Kat Ricker, Public Information Director