

CHEHALEM PARK AND RECREATION DISTRICT
WORK SESSION
CPRD Administration Office
125 S. Elliott Road
Jan. 9, 2020

NOTES

I. Bart Rierson 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
Casey Creighton, Basic Services Supervisor/Park and Facilities Supervisor
Julie Petersen, Special Services Supervisor/Recreation Supervisor
Kat Ricker, Public Information Director
Kellan Sasken, Special Services/Golf Director

III. Priority Projects Discussion

Points of discussion:

- Whether to prioritize projects or not; if not, all are equal and timed by funding availability
- What the guiding principles are on project selections - If a group is willing to take action, the project is prioritized, and one board member leads a committee.
- Upcoming state grant opportunities
- How to rank projects, including removing projects which will not actualize in the next two years

Property Acquisition

1. Paelisch Home subdivision park (proposed neighborhood park) - on hold unless something happens - unanimous
2. Yamhill County riverfront landfill property (transfer and development) - Complete the transfer and receive the property - divided. Whether to develop or put development on hold - discussion. Develop once funding can be secured - unanimous. Disagreement over whether soccer fields could be on site. Bart agreed to head a committee to seek funding for developing site for trails and possible paddle launch, and requested cost estimate for Phase II.

Development

1. Ewing Young Park and Trails (Improvement masterplan has been completed; one high cost item is a bridge.) - Lisa agreed to head a committee to explore this.
2. Bob and Crystal Rilee Park (No masterplan yet) - Form a 501 (C)3 to lead development - unanimous. Place on hold until funding becomes available or group is mobilized to lead - unanimous.
3. Sander Estate (No masterplan yet, but preliminary plan drafted.) - On hold until School Bond in May, but occasional in-house special events allowed - unanimous.
4. Friends Park - Phase I well underway and will be completed and opened in spring/summer. Phase II anticipated for 2021 or later; superintendent recommended SDC funds and a matching grant. Board agreed to allocate SDCs.
5. Paddle Launch - See above discussion on riverfront property acquisition.
6. Newberg Cultural District - Landscaping is underway for district outdoor priority. Delayed for this year - unanimous.

Other

1. Board policy on parks within new developments, and possible waiving of SDCs - CPRD waives SDCs only for certified nonprofits (case by case basis), but not for subdivision. However, if the subdivision will donate the land, then we will build the park. Discussion: Should CPRD impose requirement that subdivisions should require parks be built into large subdivisions? Agreed not to, since City municipalities' standards address this.
2. Chehalem Heritage Trails - Connecting Newberg and Dundee on two points: a new Bypass trail and new trail along Dayton Ave. Also connect Ewing Young to riverfront property. No money to be spent now, outside of planning consultant. Unanimous.
3. Creation of a campground on designated CPRD property located off Hwy. 219 - Feasibility studies are underway and draft plans exist. Rough estimate \$7 million, 90 full-serve campsites on upper level. Discussion: Grade and preliminarily landscape (eliminate blackberries) in advance of anticipated development, work on water rights and/or wells, and invest in that now. Currently, General Fund money is funding basic maintenance. Staff and Board agreed to consider new parks department positions in budget (Casey requested two full-time employees). Discussion: This is a priority because it should generate revenue, and because it is outdoor recreation. There is no plan for how to spend any money now, but staff will continue to focus on it - unanimous.
4. Golf course - A groundplan for an additional nine holes now exists, but no funding yet. Next consideration would be a permanent clubhouse construction. Don Loving agreed to head a committee. Need a feasibility study on third nine and a clubhouse, with a restaurant which is contracted out. Bart would like a foodcart pod included in the study. Agreed.
5. Sports Complex/Ballfields - soccer particularly - Either build a new complex, or partner on longterm agreements to share existing complexes such as at NHS and GFU. Discussion: Do we need to purchase additional land for needed practice fields, or can we adapt existing property? Parking space must be included. Discussion: Building soccer

fields should be a top and immediate priority. If feasibility study for third nine finds that is not feasible, then that land would be appropriate for soccer fields. Julie agreed to head a committee and Don Loving agreed to be on it. Mike said he would be willing to work with citizens and do polling to see whether there is enough support for ballfields to support a ballot measure. Mike and Julie will examine the prospectus she came up with.

6. Chehalem Paddle Launch - See above discussion on riverfront property acquisition.

7. Chehalem Cultural Center development - Mike suggested discontinuing funding and remove it from our longterm planning process, because they are independent enough now. Lisa agreed she would replace Mike as Board liaison. Board agreed this is not a priority.

8. Chehalem Aquatic and Fitness Center - addition of an outdoor pool - This would be far into the future, so it is not a priority, unless a donor appears.

9. Splashpads - Add more outside aquatic center, instead of an outdoor pool, possibly charge for use. Bart and Lisa said any added in future must be reused water.

10. Debt

IV. Other business - Board agreed to move Jan. 23 Board meeting date to Jan. 30.

V. Adjournment 8:45 p.m.

Respectfully Submitted,

Kat Ricker, Public Information Director