

CHEHALEM PARK AND RECREATION DISTRICT  
SPECIAL BOARD MEETING  
CPRD Administration Office  
125 S. Elliott Road  
March 4, 2021  
**MINUTES**

- I. Lisa Rogers called the meeting to order 6:02 p.m.
  
- II. Roll Call
  - Board members: (remotely)
    - Peter Siderius
    - Bart Rierson
    - Don Loving
    - Lisa Rogers
    - Mike Ragsdale - *Note that Mike Ragsdale resigned in the time since the previous Board meeting.*
  
  - CPRD Staff:
    - Don Clements, Superintendent (on site)
    - Casey Creighton, Basic Services Supervisor/Park and Facilities Supervisor (on site)
  
  - Public:
    - Keith Leonard, City of Newberg Planner (remotely)
    - Patrick Davenport, City of Newberg Planner (on site)
  
- a. Continued discussion from Feb. 25, 2021 Board meeting:

Feb. 25, 2021 - City of Newberg mailed CPRD a formal request letter dated Feb. 9<sup>th</sup>, requesting that CPRD Board of Directors formally express (within 30 days) their desire to opt in (participate) or opt out (not participate) in the City's Vertical Housing Development Zone. The City warned that opting out would degrade the usefulness of this economic development tool; according to the letter signed by planner Keith Leonard, if CPRD chose to opt out, it would reduce the total potential exemption available to developers. Clements talked about how Urban Renewal projects affect taxes. Superintendent recommended the Board approve opting in to the City's Vertical Housing Development Zone. Bart Rierson said he would like the Board to show that it would like to be better partners and work with the City, by opting in. Don Loving disagreed, and said the Board has been working with the City, and this benefits the City but not CPRD, and he sees no gain for CPRD. Discussion - Pete Siderius wants more information before voting; he wants an

estimate of what we would be giving up. Bart Rierson also raised questions about costs.

Presentation by Patrick Davenport and Keith Leonard, explaining City's Vertical Housing Development Zone was followed by discussion. Superintendent Don Clements recommended opting in. Don Loving cited his misgivings on the City's historical uncooperation; he raised the issue of water rates and fees charged to CPRD for maintenance of City-owned parks. Lisa Rogers will make a request for CPRD Board member(s) to appear before City Council to discuss the issue. Pete Siderius said he will join Rogers there.

**Bart Rierson made a motion to opt in to the City's Vertical Housing Development Zone options.**

Moved Bart Rierson  
Second Pete Siderius  
Lisa Rogers - Yes  
Don Loving - No  
Motion passed 3 - 1

**III.** Adjourned 7:10 p.m.

Next regular meeting is scheduled for 6 p.m. Thursday, March 25, 2021.

Respectfully Submitted,

Kat Ricker, Public Information Director