

**CHEHALEM PARK AND RECREATION DISTRICT  
BOARD OF DIRECTORS REGULAR MEETING  
CHEHALEM ADMINISTRATION OFFICE  
125 S. ELLIOTT ROAD  
NEWBERG, OREGON  
February 25, 2021  
6:00 P.M.**

- I. Call To Order**
- II. Roll Call**
- III. Approval of or Additions to the Agenda**
- IV. Approval of Consent Agenda**
  - A. Approval Minutes Regular Board Meeting January 28, 2021 & Work Session February 17, 2021
  - B. Approval of Bills Payable
  - C. Approval of January Financials
- V. Public Participation**
  - A. None at this time
  - B. Others not on Agenda
- VI. Action Items/Committee Reports/Board Comments**
  - A. Budget Committee Appointments
  - B. Discussion Yamhelas Westsider Trail
  - C. Request for formal Opt In/Out Decision – City of Newberg Vertical Housing
  - D. Reports and Comments from Board Members
- VII. Old Business**
  - A. Updates on Projects and Questions
- VIII. From the Superintendent's Desk**
  - A. Financial Report and Questions
  - B. Superintendent's Report
  - C. Staff Reports
- IX. Correspondence**
  - A. Citizens' Comments/Evaluations
  - B. Miscellaneous Info
- X. Adjournment**

**Next regular Board meeting is March 25, 2021.**

**To: Board of Directors**  
**From: Superintendent**  
**Date: February 22, 2021**  
**Re: Background information for February 25, 2021 Board Meeting**  
**Number corresponds to Agenda Item**

**II. ROLL CALL – We need 3 present for the meeting. Please call if you cannot attend. PLEASE REMEMBER MEETING AT THE DISTRICT OFFICE. YOU CAN CALL IN FOR MEETING. YOU CAN ATTEND REMOTELY, VIA ZOOM. Kat will send information needed for meeting**  
**Please see page 4 for index for page numbers**

**III. APPROVAL OR ADDITIONS TO AGENDA – If you wish additions please give me a call.**

**IV. APPROVAL OF CONSENT AGENDA**

A. Approval of Board Meeting Minutes – Please see pages (5-10) for Regular Meeting Minutes of January 28, 2021 and Board Work Session of February 17, 2021 as submitted.

**RECOMMENDATION:** Approval of Regular Board Meeting Minutes for October 22, 2020

B. Approval of Bills Payable - Bills Payable summary is on page (11) for review. I will have copies of all the bills payable for review at the meeting or you may call me for copy.

**RECOMMENDATION:** Approval of Bills Payable totaling \$225,393.90 General Fund, \$00.00 SDC Fund, \$0.00 Loan Service Fund, \$00.00 Capital Pool Construction and Loan Fund, \$79.60 Foundation.

C. Approval of January Financial – Copies of the Financials will be at the meeting to review. Please call me for a copy if needed. A summary is available on page (12) for review.

**RECOMMENDATION:** Approve January Financials.

**V. PUBLIC PARTICIPATION**

A. None at this time

B. Others not on agenda – We have no other request at this time.

**VI. ACTION ITEMS/COMMITTEE REPORTS/BOARD COMMENTS.**

A. Appointment of Budget Committee – Please see page (13-20) for information about budget committee. Please be prepared to appoint two members to the Budget Committee. Everyone agreed to return except Bob Phillips. We had one person apply.

**RECOMMENDATION:** Appoint Jim Talt to replace Bob Phillips reappoint Elizabeth Comfort.

B. Discussion of Yamhelas Westsider Trail - Please see pages (21-22) for information.

**RECOMMENDATION:** Approve a Board Member and Superintendent to meet with county to discuss the Yamhelas Westsider Trail.

C. City of Newberg request Vertical Housing Development Zone – Please see pages (23-32) for information.

**RECOMMENDATION:** Approve Opting In after understanding how Urban Development project affects the taxes.

D. Reports Comments from Board Members – Given at meeting

**VII. OLD BUSINESS**

A. Update on Projects, Operation and Coronavirus Pandemic – Will discuss at meeting. Staff will be present to answer questions.

# **VIII. FROM THE SUPERINTENDENTS DESK**

- A. Financial Report and Questions. The projected ending balance was higher for 2017-18 than 2016-17 in the general fund. We did not have to borrow for the 2017-18, 2018-19, and 2019-20 budget. It is projected we will not borrow for the 2020-21 budget. The current debt is for the golf course, property on the river, fitness center and pool bond. We are allowed about \$92,400,000.00 in debt. As of 6/30/2019 we have \$26,025,000 outstanding long term debt obligations. SDC Beginning balance is higher and revenue is up. Revenue is up in SDC because we raised the fee. We refinanced the loans for the golf course, property and combined them with the loan for the pool and fitness center. This was done to save money. Currently we have two loans and one bond. Please note the general fund in previous years had transferred the money to pay for debt to the Loan Service Fund. We are now paying debt out of the SDC fund.

## **GENERAL FUND SUMMARY**

DESCRIPTION	AS OF 1/31/19-20	AS OF 1/31/20-21	DIFFERENCE
<b>TOTAL EXPENDITURES</b>	<b>\$ 3,303,751.01</b>	<b>\$ 2,885,220.48</b>	<b>\$ &lt; 418,530.53&gt;</b>
TOTAL OPERATION EX.	\$ 2,998,669.14	\$ 2,853,817.76	\$ < 144,851.38>
TOTAL CAP/AQ/DEV/TRS	\$ 305,081.87	\$ 31,402.72	\$ < 273,679.15>
 <b>TOTAL REVENUE</b>	 <b>\$ 6,973,041.99</b>	 <b>\$ 8,272,787.17</b>	 <b>\$ 1,299,745.18</b>
TOTAL TAXES	\$ 2,929,482.37	\$ 3,037,594.63	\$ 108,112.26
TOTAL FEES & CHARGES	\$ 1,964,971.01	\$ 1,632,661.18	\$ <332,309.83>
TOTAL OTHER REVENUE	\$ 173,428.97	\$ 209,014.77	\$ 35,585.80
BEGINNING BALANCE	\$ 1,905,159.64	\$ 3,393,516.59	\$ 1,488,356.95
<b><u>BALANCE</u></b>	<b><u>\$ 3,669,290.98</u></b>	<b><u>\$ 5,387,566.69</u></b>	<b><u>\$ 1,718,275.71</u></b>

## **SDC FUND SUMMARY**

DESCRIPTION	AS OF 1/31/19-20	AS OF 1/31/20-21	DIFFERENCE
BEGINNING BALANCE	\$ 2,336,308.35	\$ 2,048,280.51	\$ < 288,027.84>
INTEREST	\$ 25,479.37	\$ 5,819.33	\$ < 19,660.04>
CITY OF NEWBERG	\$ 935,979.39	\$ 302,649.48	\$ < 633,329.91>
CITY OF DUNDEE	\$ 55,738.48	\$ 7,205.94	\$ < 48,532.54>
COUNTY OF YAMHILL	\$ 118,370.65	\$ 94,547.76	\$ < 23,822.89>
<b>TOTAL REVENUE</b>	<b>\$ 3,471,876.24</b>	<b>\$ 2,458,503.02</b>	<b>\$ &lt; 1,013,373.22&gt;</b>
<b>TOTAL EXPENDITURE</b>	<b>\$ 669,867.94</b>	<b>\$ 482,372.79</b>	<b>\$ &lt; 187,495.15&gt;</b>
<b><u>BALANCE</u></b>	<b><u>\$ 2,802,008.30</u></b>	<b><u>\$ 1,976,130.23</u></b>	<b><u>\$ &lt; 825,878.07&gt;</u></b>

Please note the operational cost in the General Fund was down, mostly due to no transfers for debt. The operational revenue was down due to the virus affecting programs. SDC Fund is down. Please remember the debt was to come out of SDC's for the 2020-21 budget.

- B. Superintendent Report – To be given at meeting.

- C. Staff Reports – Please see pages (33-38).

# **IX. CORRESPONDENCE**

- A. Citizens Comments/Evaluations – Please see Pages (39-40)

- B. Miscellaneous Information – Please see page (41).

# **X. ADJOURNMENT.**

**Next meeting is Marcj 25, 2021.**

## **INDEX**

<b><u>DESCRIPTION</u></b>	<b>PAGES</b>
<b>CONSENT AGENDA</b>	
<b>BOARD MINUTES .....</b>	<b>5 - 10</b>
<b>BILLS PAYABLE.....</b>	<b>11</b>
<b>FINANCIALS.....</b>	<b>12</b>
<b>ACTION ITEMS</b>	
<b>BUDGET COMMITTEE .....</b>	<b>13 - 20</b>
<b>YAMHELAS WESTSIDER TRAIL.....</b>	<b>21 - 22</b>
<b>CITY OF NEWBERG REQUEST.....</b>	<b>23 - 32</b>
<b>SUPERINTENDENTS DESK</b>	
<b>STAFF REPORTS.....,,,</b>	<b>33 - 38</b>
<b>CORRESPONDENCE</b>	
<b>CITIZEN COMMENTS/EVALUATIONS.....,,</b>	<b>39 - 40</b>
<b>MISCELLANEOUS INFORMATON.....</b>	<b>41</b>

CHEHALEM PARK AND RECREATION DISTRICT  
REGULAR BOARD MEETING  
CPRD Administration Office  
125 S. Elliott Road  
January 28, 2021  
**MINUTES**

I. Lisa Rogers called the meeting to order 6:00 p.m.

II. Roll Call

Board members (attending remotely)

Don Loving  
Mike Ragsdale  
Bart Rierson  
Lisa Rogers  
Peter Siderius

CPRD Staff:

Don Clements, Superintendent  
Casey Creighton, Basic Services Supervisor/Park and Facilities Supervisor  
Julie Petersen, Special Services Supervisor/Recreation Supervisor  
Kellan Sasken, Special Services/Golf Director  
Bryan Stewart, Parks and Landscape Director

Public (remotely):

Greg Mears, Sander Estate planning team  
John Kester, Sander Estate planning team  
Jan Sander, Sander Estate planning team  
Rob Daykin, Dundee City Manager  
Jeanette Adlong, Dundee City Councilor  
Ryan Storfa, assistant track operator at Chehalem Valley BMX  
Brian Bauman, trails volunteer  
Jered Fisher with Skanska  
Robert Filley with Jered Fisher  
Wendy Wente of the BCRPAC

(In Person):

Bob Youngman  
Sandra Boen, Nick's Equine Assisted Therapy

III. Approval of agenda

Moved Mike Ragsdale  
Second Pete Siderius  
Passed unanimously

- IV. Approval of consent agenda
- a. Approval of minutes of regular Board meeting Oct. 22, 2020
  - b. Approval of bills payable
  - c. Approval of October financials
    - Moved Mike Ragsdale
    - Second Pete Siderius
    - Passed unanimously
- V. Public participation
- a. City of Dundee - Rob Daykin and Jeanette Adlong
  - b. Others not on agenda: Sandra Boen and Bob Youngman of Nick's Equine Assisted Therapy, presented a proposal on a proposed equine therapy facility at Bob and Crystal Rilee Park. Discussion: Don Clements said there has not been anyone selected to draft masterplan for Bob and Crystal Rilee Park. Bart Rierson said he would like to see a line item for this masterplan and budget in the next fiscal year budget; Mike Ragsdale concurred.
- VI. Action items/committee reports/Board comments
- a. Motion to approve updated 2021-2022 Budget Calendar
    - Approval of Budget Calendar**
    - Moved Pete Siderius
    - Second Bart Rierson
    - Passed unanimously
  - b. Information only - Discussion of Budget Committee appointments and Board of Director positions. Kat Ricker has confirmed with all budget committee members; all willing to serve again except Bob Phillips, who is stepping down. These positions are being advertised.
  - c. Chehalem Heritage Trails Campground schematic design, amended agreement with GreenWorks, P.C. revising fee by increase of \$35,505, for total of \$232,255. Motion made to amend contract.
    - Approval of amendment to contract**
    - Moved Pete Siderius
    - Second Mike Ragsdale
    - Passed unanimously
  - d. Sander Estate discussion - Clements and Casey Creighton explained how masterplan iterations developed in adaptation to public comments and community meeting discussions, as well as recommendations from City of Newberg planning staff. Rob Daykin proposed development agreement and urged that a water feature be more than just a splashpad, but instead be iconic, and that the amphitheater be removed to make more room for it. Jeanette Adlong advocated for a water feature. Mike Ragsdale said a splashpad is not a water feature, and said he would like Board to direct expanding water feature and modify recommendations to

City of Dundee. Bart Rierson supported this. Pete Siderius agreed that a water feature should be artistic, not simply utilitarian as a splashpad is; he also said we need to change the planting plan drastically, to use natives and not just ornamentals. Don Loving sought clarification for water feature; Adlong said they did not have a specific design, but referenced Sherwood as an example, something with a wall. Lisa Rogers directed Clements to take plan back to consultant, incorporate water feature, then return plan to Board. Clements said he would include the development agreement with City of Dundee at the same time. Daykin said cost estimates were needed yet in order to discuss parameters of agreement. Rogers recommended that Daykin and Adlong give Clements recommendations of what they are seeking. Sarah Cantine spoke, and Clements asked her to set up an online venue for the Board, Daykin, and Adlong to submit ideas, which she agreed to do.

**e. Motion to approval of Spanish Translator contract with Francisco Benetti**

Moved Don Loving  
Second Mike Ragsdale  
Passed unanimously

- f. Schaad Dog Park public proposal - Pete Siderius asked for more discussion on plan for Schaad Park and whether this proposal would be the best fit for it. Rogers requested to see the master plan for this park. Discussion on potential for water there - Clements said CPRD would have to work with the City of Newberg but should be possible.
- g. Proposed Bypass Trail grant application for ODOT Community Pathways Grant - Paul Agrimis gave an overview of progress, said application to be submitted tomorrow by Kat Ricker. Clements said this would have to be included in budget process, so wanted to bring it to the attention of the Board. Funding discussion: City of Newberg has not yet made a commitment. Clements said CPRD would use SDC money.
- h. BOLI (Bureau of Labor and Industries) out-of-court settlement. Clements said this longstanding matter had been settled.
- i. Board approval of support letter for Yamhelas-Westsider Trail  
Approval of letter granted unanimously via email on Jan. 27, 2021  
Moved Bart Rierson  
Second Pete Siderius  
Passed unanimously
- j. Reports and comments from Board members  
Don Loving said Legislative session has begun, no parks matters to report yet.  
Bart Rierson said Willamette Riverkeepers worked with State Marine Board, and they are getting closer to passing restriction extensions to limit wake for paddle, fishing, and erosion prevention, for the Newberg Pool.

Mike Ragsdale said that he will not be running for re-election, and added that he has a personal preference that the next candidate be female, to better balance the Board. Rogers thanked him for his service.

Lisa Rogers said Willamette COG has a new executive director, to start in spring. Chehalem Cultural Center seems to be doing well, weathering COVID.

Peter Siderius said he will be running for re-election, and said he had learned a lot from Ragsdale and was sorry to hear that he will not be running again.

**VII. Old business/project updates**

a. Casey Creighton said Friends' Park is 95 percent done; golf course has been busy. Ewing Young bridge grant application did not succeed. Will soon resume work on Edwards Elementary School playground. COVID rules continually change, but preparing to open again when permitted to do so.

**VIII. From the superintendent's desk**

- a. Financial report discussion - Clements said we moved debt service from general fund to SDC fund, so should come out this year in good shape, considering tremendous downturn in revenue. He commended Julie Petersen and Casey Creighton. Siderius asked Petersen about loss of revenue in childcare; discussion - She said a lot of people are staying home and not using childcare, and noted there have not been any cases of COVID in the program so far.
- b. Superintendent's report –
1. Audit update - working to meet deadlines.
  2. Automated payroll update - Transitioning from ADP to Paychex
  3. Clements said he met with City of Dundee and Newberg School District about future location of Dundee Elementary School, but no location had been selected yet - perhaps by March at the earliest.

**Staff reports –**

- a. Julie Petersen acknowledged Ragsdale for his work, especially in beginning the farmers' market, which CPRD has taken over; she gave an update on this. Camellia Run will be Saturday, April 10; she has filed permits. She also gave sports and childcare updates.
- b. Kellan Sasken thanked Ragsdale for his service. He gave an update on the golf course.
- c. Kat Ricker said local and regional trails partnerships are growing; she is working with City of Newberg GIS staffer on their new comprehensive walking, hiking, biking maps; CPRD secured excellent letters of support for Bypass Trail grant application from several significant entities, as included in packet; also working with Yamhelas-Westsider Trail to mutually support our projects.



gave an update on Newberg City Club: It kicked off new online interview program meeting format with guest Mike Ragsdale on Jan. 5, interviewed by Kat Ricker; Kat will interview guest Lisa Rogers on Feb. 16, tune in, it's free to members and nonmembers alike. Next Tuesday's guest will be Dr. Paul Cieslak, medical director for Communicable Diseases and Immunizations at the Oregon Public Health Division, oversees the state's vaccination programs and disease surveillance.

d. Bryan Stewart said there will be a Newberg Camellia Festival on April 10th.

e. Creighton said CPRD will update the electrical system and repair the Scout House in Memorial Park, which was struck by a fallen tree during the windstorm last summer.

**IX. Correspondence**

A. Citizen comments/evaluations – None discussed at this time.

**X. Adjournment** – Bart Rierson moved to adjourn 8:00 p.m.

**Next regularly scheduled meeting will take place Feb. 25, 2021.**

Respectfully Submitted,

Kat Ricker, Public Information Director

CHEHALEM PARK AND RECREATION DISTRICT  
WORK SESSION  
CPRD Administration Office  
125 S. Elliott Road  
February 17, 2021  
**MINUTES**

I. Lisa Rogers called the meeting to order 6:02 p.m.

II. Roll Call

**Board members**

Don Loving - on site

Bart Rierson - remote

Lisa Rogers - remote

Excused - Peter Siderius

Absent - Mike Ragsdale

**CPRD Staff, on site**

Don Clements, Superintendent

Casey Creighton, Basic Services Supervisor/Park and Facilities Supervisor

Julie Petersen, Special Services Supervisor/Recreation Supervisor

**Public**

Casey Kulla, Yamhill County commissioner

Wayne Wiebke

Carol Foley

Veronica Hinkes

Chad Olsen 6:55

503.410.8237 7:00

Casey Kulla gave an update on the proposed Yamhelas Westsider Trail and the recent Yamhill County commissioners' majority vote to withdraw the land use application. Discussion of possible ideas to expand CPRD boundaries through annexation. Discussion of potential options and legal questions.

Consensus to include on agenda at Feb. 25<sup>th</sup> meeting for further discussion. At this point, no further consensus on any points of discussion. Don Clements will bring more information after doing more research and conferring with legal counsel on questions raised during this session.

Adjourned at 7:12 p.m.

Respectfully Submitted,  
Kat Ricker, Public Information Director

**GENERAL FUND  
ACCOUNTS PAYABLE AND PAYROLL  
FROM JANUARY 15, 2021  
UP TO FEBRUARY 11, 2021**

<u>CHECK NUMBERS</u>	<u>AMOUNT</u>	<u>TYPE CHECKS</u>
123877	\$ 5,667.96	PAYROLL
123878-123945	\$ 69,379.49	ACCOUNTS PAYABLE
WIRE TRANSFER PAYROLL	\$ 135,638.68	PAYROLL
1980-1989	\$ 14,707.77	WIRE TRANSFER
<b>GRAND TOTAL</b>	<b>\$ 225,393.90</b>	

**BREAKOUT**

<b><u>ACCOUNTS PAYABLE</u></b>	<b>\$ 69,379.49</b>
<b><u>PAYROLL</u></b>	<b>\$ 141,306.64</b>
<b><u>WIRE TRANSFER</u></b>	<b>\$ 14,707.77</b>

**ACCOUNTS PAYABLE FOR SDC FUND**

<u>CHECK NUMBERS</u>	<u>AMOUNT</u>	<u>TO WHOM</u>
	\$ 00.00	
<b>GRAND TOTAL</b>	<b>\$ 00.00</b>	

**ACCOUNTS PYABLE FOR LOAN SERVICE FUND**

<u>CHECK NUMBERS</u>	<u>AMOUNT</u>	<u>TO WHOM</u>
NO CHECKS	\$ 0.00	
<b>GRAND TOTAL</b>	<b>\$ 0.00</b>	

**ACCOUNTS PAYABLE FOR CAPITAL POOL CONSTRUCTION & POOL BOND**

<u>CHECK NUMBERS</u>	<u>AMOUNT</u>	<u>TO WHOM</u>
	\$ 00.00	
<b>GRAND TOTAL</b>	<b>\$ 00.00</b>	

**BREAKOUT**

<b><u>CAPITAL POOL CONST.</u></b>	<b>\$ 00.00</b>
<b><u>POOL BOND DEBT</u></b>	<b>\$ 00.00</b>

**ACCOUNTS PAYABLE FOR FOUNDATION**

<u>CHECK NUMBERS</u>	<u>AMOUNT</u>	<u>TO WHOM</u>
159	\$ 29.60	US BANK
160	\$ 50.00	SECRETARY OF STATE CORP
<b>GRAND TOTAL</b>	<b>\$ 79.60</b>	

**FINANCIAL OVERVIEW  
GENERAL FUND SUMMARY**

DESCRIPTION	AS OF 1/31/19-20	AS OF 1/31/20-21	DIFFERENCE
Total Operational Expense	\$ 2,998,669.14	\$2,853,817.76	\$ < 144,851.38>
Total Capital Outlay & Transfers	\$ 305,081.87	\$ 31,402.72	\$ < 273,679.15>
<b>GRAND TOTAL EXPENSES</b>	<b>\$ 3,303,751.01</b>	<b>\$2,885,220.48</b>	<b>\$ &lt; 418,530.53&gt;</b>
Total Tax Revenue	\$ 2,929,482.37	\$3,037,594.63	\$ 108,112.26
Total Fees & Charges Revenue	\$ 1,964,971.01	\$1,632,661.18	\$ < 332,309.83>
Total Other Revenue	\$ 173,428.97	\$ 209,014.77	\$ 35,585.80
Beginning Balance	\$ 1,905,159.64	\$3,393,516.59	\$ 1,488,356.95
<b>GRAND TOTAL REVENUE</b>	<b>\$ 6,973,041.99</b>	<b>\$8,272,787.17</b>	<b>\$ 1,299,745.18</b>

**SDC FUND SUMMARY**

DESCRIPTION	AS OF 1/31/19-20	AS OF 1/31/20-21	DIFFERENCE
<b>GRAND TOTAL EXPENSES</b>	<b>\$ 669,867.94</b>	<b>\$ 482,372.79</b>	<b>\$ &lt;187,495.15&gt;</b>
TOTAL REVENUE	\$1,135,567.89	\$ 410,222.51	\$ <725,345.38>
BEGINNING BALANCE	\$2,336,308.35	\$2,048,280.51	\$ <288,027.84>
<b>GRAND TOTAL REVENUE</b>	<b>\$3,471,876.24</b>	<b>\$2,458,503.02</b>	<b>\$&lt;1,013,373.22&gt;</b>

**LOAN SERVICE FUND SUMMARY**

DESCRIPTION	AS OF 1/31/19-20	AS OF 1/31/20-21	DIFFERENCE
<b>GRAND TOTAL EXPENSES</b>	<b>\$ 193,879.52</b>	<b>\$ 0.00</b>	<b>\$ &lt;193,879.52&gt;</b>
REVENUE TRANSFERS	\$ 193,879.52	\$ 0.00	\$ <193,879.52>
INTREST	\$ 446.28	\$ 135.65	\$ < 310.63>
BEGINNING BALANCE	\$ 32,882.14	\$ 33,567.32	\$ 685.18
<b>GRAND TOTAL REVENUE</b>	<b>\$ 227,207.94</b>	<b>\$ 33,702.97</b>	<b>\$ &lt;193,504.97&gt;</b>

**EQUIPMENT AND MAJOR MAINTENANCE FUND SUMMARY**

DESCRIPTION	AS OF 1/31/19-20	AS OF 1/31/20-21	DIFFERENCE
<b>GRAND TOTAL EXPENSES</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>
TOTAL REVENUE	\$ 0.00	\$ 0.00	\$ 0.00
BEGINNING BALANCE	\$ 0.00	\$ 0.00	\$ 0.00
<b>GRAND TOTAL REVENUE</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>

**CAPITAL PROJECT POOL FUND SUMMARY**

DESCRIPTION	AS OF 1/31/19-20	AS OF 1/31/20-21	DIFFERENCE
<b>GRAND TOTAL EXPENSES</b>	<b>\$ 65,197.23</b>	<b>\$ 0.00</b>	<b>\$ &lt; 65,197.23&gt;</b>
<b>GRAND TOTAL REVENUE</b>	<b>\$ 483,297.38</b>	<b>\$ 497,933.83</b>	<b>\$ 14,636.46</b>

**BOND LOAN SERVICE SUMMARY**

DESCRIPTION	AS OF 1/30/19-20	AS OF 1/30/20-21	DIFFERENCE
<b>GRAND TOTAL EXPENSES</b>	<b>\$ 339,387.72</b>	<b>\$ 326,987.56</b>	<b>\$ &lt; 12,400.16&gt;</b>
<b>GRAND TOTAL REVENUE</b>	<b>\$ 1,506,576.75</b>	<b>\$ 1,169,500.75</b>	<b>\$ &lt;337,076.00&gt;</b>



## Budget Committee Application

Budget year you are applying to serve 2021-

Name Jim Talt

Address 201 Crestview Drive, Newberg

Telephone 503 554 5461

Email ATALT@aol.com

Resident of District X Yes        No  
(A link of the CPRD boundary map can be found at the bottom of the CPRD homepage at [www.cprdnewberg.org](http://www.cprdnewberg.org).)

Reasons you wish to serve on the Budget Committee  
(Attach additional sheets if necessary.)

My mother, children, and grandchildren living in Newberg as well as my wife, Helen, and I all enjoy and benefit from CPRD's many resources: Parks, Aquatic, Cultural, and Senior Centers.

I would like to help insure these resources are available for future generations of children, grandchildren, and seniors.

The attached Parrett Mountain art proposal may provide further insight in to how I view the outdoors

Other community involvement  
(Attach additional sheets if necessary.)

I occasionally help Paulie at the Senior Center with computer or technical issues and I think she would put in a good word.

The Windows 10 Senior Center computer for visitors is provided and maintained by me

You may recall my pool table funding request of 2019.

This application is an effort to increase my community involvement.

Signature Jim Talt

Date 2/7/2021

# **“As Eye See It”**

## **Art Installation Proposal For Parrett Mountain Farm**

By Jim Talt

### **Introduction**

This document is a proposal for the creation and installation of an environmental artwork on Parrett Mountain Farm, Yamhill County, Oregon. The proposal includes a site map, approximate artistic renderings to aid in evaluation, a description of the installation elements, and four examples of other art by Jim Talt. The work will be created and installed prior to Sept 11, 2009.

### **Abstract**

A forest is its own artwork for anyone willing to see the composition. The goal of “As Eye See it” is to bring the casual observer to an awareness of the natural artistic composition and beauty found in the Parrett Mountain forest.

Manmade abstract elements that punctuate natural forest composition will be added to (5) specific forest settings. These added elements will focus the visitor's attention creating environmental vignettes for their consideration.

“As Eye See It” should be viewed as a single work comprised of five compositional elements painted on nature's canvas.

### **Summary Description**

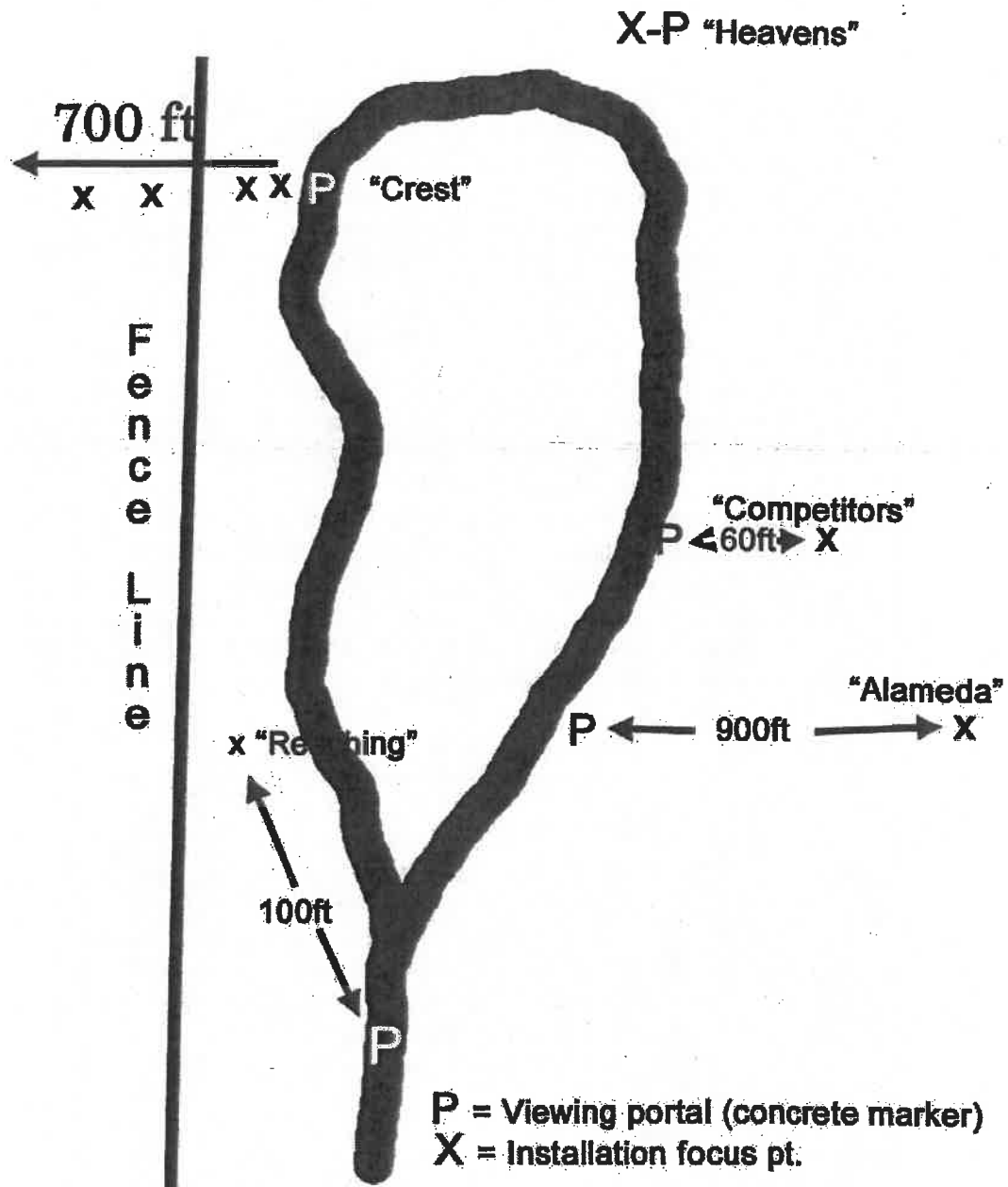
Forest composition Focus Elements will be installed at five different off-road forest locations along the walking loop. Footprints in 16” concrete squares set in the ground along the road will identify the observation point or ‘Portal’ for each natural composition. The Portals will be painted to match the color of their corresponding abstract Focus Element. The observer stands at the Portal, visually seeking the Focus Element and thereby becomes a participant in discovering the natural beauty resident in the forest.

Forest Vignette Elements:

1. Alameda Grande
2. Competitors
3. Heavens
4. Crest
5. Reaching

Site Installation Map

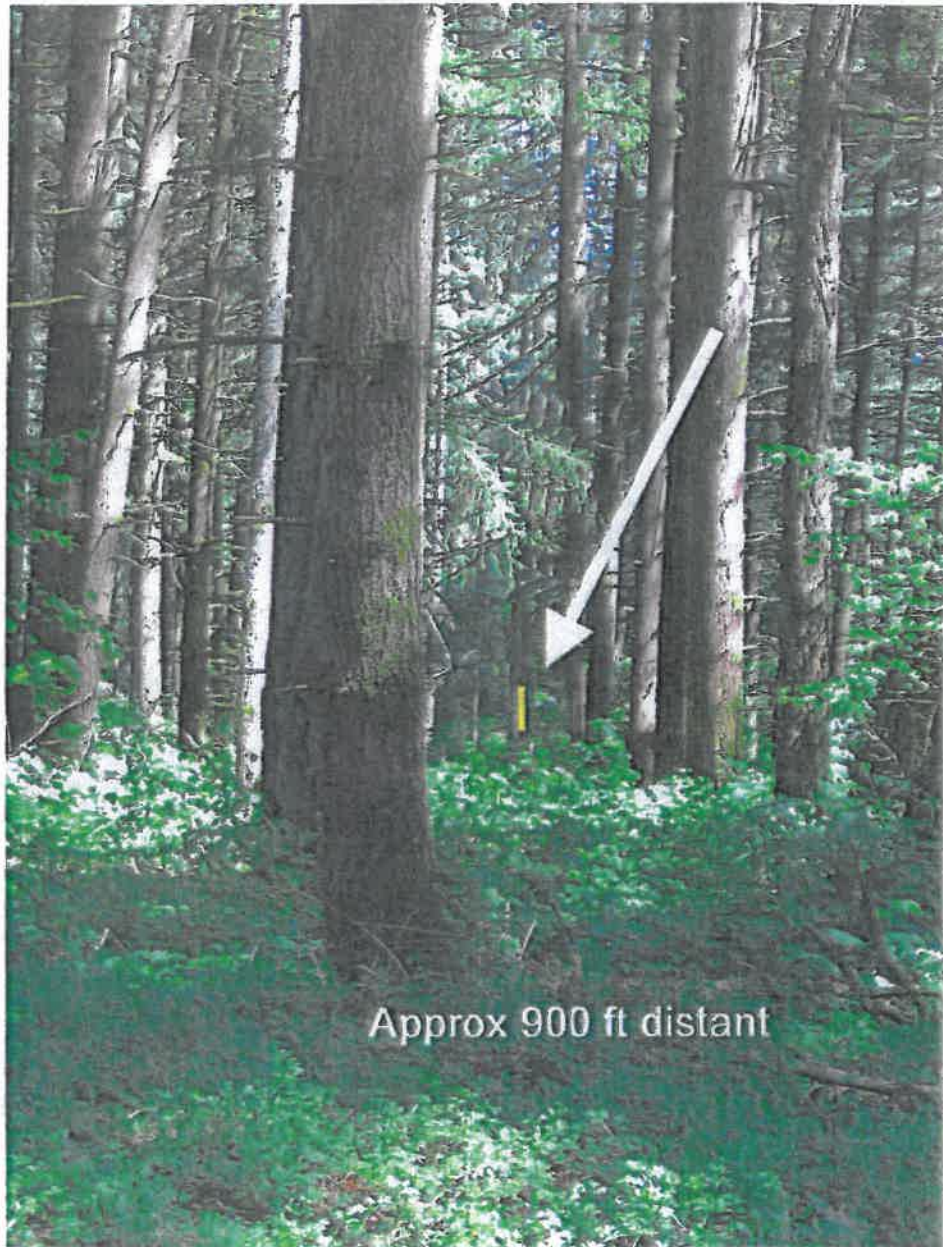
North



Jim Talt Installation map. Locations are approximate

### **“ Alameda Grande”**

The participant will visually search close at hand and then increasingly distant seeking the Focus Element. Their eyes travel the long avenue of dappled shadows and tall trees. Through the forest and far across the ravine, 1/5 mile distant, a swath of yellow is spotted on a 120 ft tall forest giant. This journey is more important than the destination.

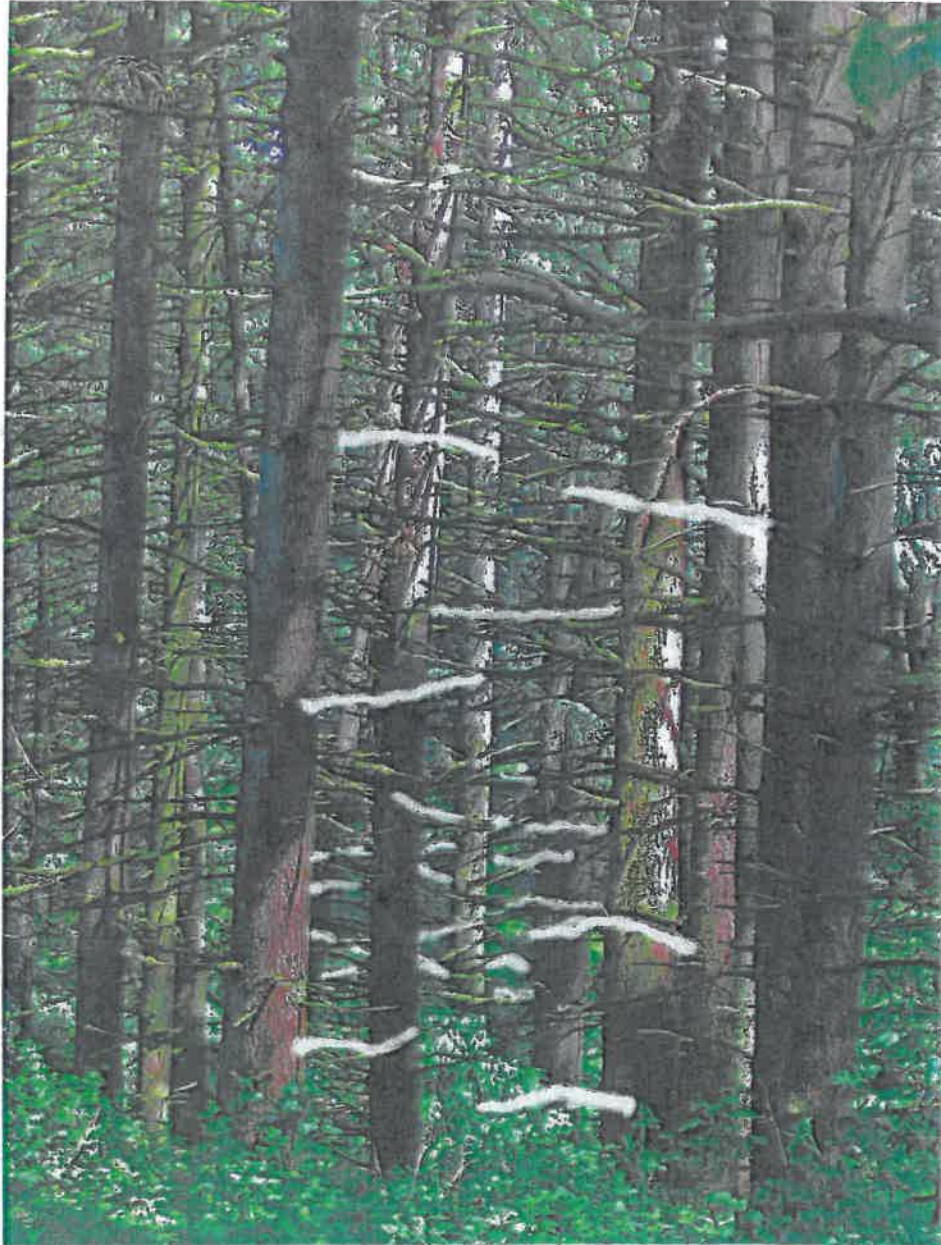


**“Alameda Grande”**



### **"Competitors"**

White paint applied to deadwood branches emphasizes the multi-layered patterns and competitive interaction of the trees as they struggle to establish their forest domain and propagate for future generations.



**"Competitors"**

## **“Heavens”**

A gentling sloping path leads visitors inside the octagon Portal made of 4"x4" redwood spars. Why are we here? What is the purpose? Then they notice geometric patterns on the spar posts leading the eyes upward to the octagon opening the underside of which bears the words:

**“ We Should Look To The Heavens More Often”.**

Framed by the Portal is the kaleidoscope pattern of trees and sky along with the reminder that most of us are preoccupied with our eyelevel world.



**“Heavens”**



### **“Crest”**

A thin string of markers traverses light and dark, field and forest, pulling us outside our shady comfort zone. The markers establish a sense of time as well as distance. We are reminded of the outside world and realize the markers are akin to life as we approach the crest.



**“Crest”**

## **“Reach”**

Roots delve for water and minerals. Branches reach for sun and air. The magenta Focal Point leans as does the tree and through its mimicry insures the tree's gesture does not go unnoticed.



**“Reaching”**

## **ORS 266.410<sup>1</sup>**

### **General district powers**

Every district shall have power:

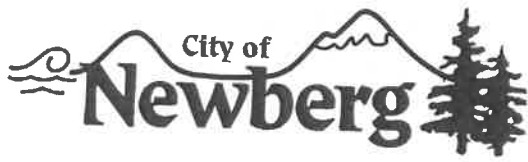
- (1) To have and use a common seal.
- (2) To sue and be sued in its name.
- (3) To construct, reconstruct, alter, enlarge, operate and maintain such lakes, parks, recreation grounds and buildings as, in the judgment of the district board, are necessary or proper, and for this purpose to acquire by lease, purchase, gift, devise, condemnation proceedings or otherwise such real and personal property and rights of way, either within or without the limits of the district as, in the judgment of the board, are necessary or proper, and to pay for and hold the same.
- (4) To make and accept any and all contracts, deeds, leases, releases and documents of any kind which, in the judgment of the board, are necessary or proper to the exercise of any power of the district, and to direct the payment of all lawful claims or demands.
- (5) To assess, levy and collect taxes to pay the cost of acquiring sites for and constructing, reconstructing, altering, operating and maintaining any lakes, parks, recreation grounds and buildings that may be acquired, or any lawful claims against the district, and the running expenses of the district.
- (6) To employ all necessary agents and assistants, and to pay the same.
- (7) To make and enforce regulations:
  - (a) For the removal of garbage and other deleterious substances, and all other sanitary regulations not in conflict with the Constitution, the laws of Oregon or the regulations of the Environmental Quality Commission.
  - (b) Governing the conduct of the users of the facilities of lakes, parks, recreational grounds and buildings within the district.
- (8) To prohibit any person violating any rule or regulation from thereafter using the facilities of the district for such period as the board may determine.
- (9) To call necessary or proper elections after the formation of the district.
- (10) To enlarge the boundaries of the district as provided by ORS 198.705 (Definitions for ORS 198.705 to 198.955) to 198.955 (Disposition of assets).

- 212212021
- (11) To compel all residents and owners within the district to connect their houses and habitations with the street sewers, drains or other sewage disposal system.
- (12) To establish and collect reasonable charges for the use of the facilities of the district and issue appropriate evidence of the payment of such charges.
- (13) Generally to do and perform any and all acts necessary and proper to the complete exercise and effect of any of its powers or the purposes for which it was formed. [Amended by 1961 c.587 §5; 1969 c.668 §16; 1971 c.647 §57; 1971 c.727 §193; 1983 c.350 §122; 2001 c.104 §81]

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<sup>1</sup> Legislative Counsel Committee, *CHAPTER 266—Park and Recreation Districts*, [https://www.oregonlegislature.gov/bills\\_laws/ors/ors266.html](https://www.oregonlegislature.gov/bills_laws/ors/ors266.html) (2019) (last accessed May 16, 2020).





## Community Development Department

P.O. Box 970 ▪ 414 E First Street ▪ Newberg, Oregon 97132

503-537-1240 ▪ Fax 503-537-1272 ▪ [www.newbergoregon.gov](http://www.newbergoregon.gov)

February 9, 2021

Chehalem Park and Recreation District (CPRD) Board of Directors  
125 S Elliott Rd  
Newberg, OR 97132

RE: Request for formal Opt In/Opt-Out Decision – City of Newberg Vertical Housing Development Zone

Dear CPRD Board Members:

We appreciate the opportunity to present the City of Newberg's proposed Vertical Housing Development Zone (VHDZ) to the CPRD Board of Directors. As described in our presentation on October 22, 2020, there are several additional steps remaining before the City of Newberg can formally establish the VHDZ. This letter is the formal opt-in or opt-out letter we mentioned in our presentation. The City of Newberg Planning Commission will conduct a public hearing to consider the VHDZ on April 8, 2021 and make a recommendation to the City Council. The final step is for the City Council to hold a public hearing on May 17, 2021 to consider adopting the VHDZ.

The location of the proposed VHDZ is illustrated in Attachment 1. The VHDZ encompasses all the C-3 Central Business zoned properties as well as some M-2 Light Industrial zoned properties. Although this program offers partial tax exemptions to qualified projects, it is designed to ensure that taxing districts will be minimally impacted. ORS 307.864 (Partial property tax exemption) fully explains the partial tax exemption (Attachment 2: ORS 307.841 to 307.867). Typically, the 20% tax exemption applies only to the additional value created by the addition of the first four floors of residential development in a multi-story building. One floor of residential yields a 20% tax exemption, two floors of residential yields a 40% tax exemption, three floors of residential yields a 60% tax exemption and the maximum 80% tax exemption would be for four floors of residential use above the first floor of nonresidential use. Projects classified as affordable housing do receive a larger tax exemption on the land value at the same 20%, 40%, 60% and 80% rate for the number of residential floors above the first floor of nonresidential use. For market rate housing projects, tax districts receive taxes on 100% of the "pre-project" value of the property and taxes on the increased property value of the first story non-residential development. There is no tax exemption for the first floor of nonresidential use.

Districts listed in ORS 198.010 ("District" defined for chapter) or 198.180 ("District" defined for ORS 198.190) have the option to not participate in the VHDZ. If a special district opts-out, it means the exemption possible for a developer will be smaller than it would be if the district did not opt-out and therefore degrade the usefulness of this economic development tool.

Therefore, this letter is to respectfully request the CPRD Board of Directors formally express their desire to opt-in or opt-out of the proposed VHDZ and furnish a copy of a resolution or other appropriate official instrument duly adopted by your governing body and return the formal documentation to the City

within 30 days after the CPRD Board of Directors received this notice to: City of Newberg, Community Development Department, Attn. Keith Leonard, Associate Planner, PO Box 970, OR 97132.

If you have any questions about the VHDZ or its adoption process, please feel free to call or email me. Thank you for the consideration.

Sincerely,



Keith Leonard, AICP  
Associate Planner  
City of Newberg  
[keith.leonard@newbergoregon.gov](mailto:keith.leonard@newbergoregon.gov)  
(503) 537-1215

Attachments:

1. Proposed VHDZ Map
2. ORS 307.841 to 307.867



[illegible]

Vertical Housing Development Zone - Proposed

## Railroad Tracks

Laurent Confidential Corp  
1000 Lakeside Drive  
Northridge, CA 91324  
Tel: 818/702-0999

```
ingr: 0.0000
idvar: 120.5000
wallrel 1: 44.3333
wallrel 2: 46.0000
Origin: 43.6667
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url: O:\Q18\MapRequest\Keith Leonard\Proposed Vertical Housing Development.mxd  
5/16/2019 8:37:31 AM  
h McKinster, Q18 Analyst

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**IMPORTANT NOTICE TO ALL USERS**

**DISCLAIMER AND LIMITATION OF LIABILITY**  
This information is not warranted to be accurate and

The City of Newberg provides

NO WARRANTY AS TO THE MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE FOR ANY INFORMATION HEREIN

This map is created from various data sources and is subject to change without notice. This map is intended for general planning purposes only.



## **Attachment 2: ORS 307.841 – 307.867**

### **(Vertical Housing Development Zones)**

#### **307.841 Definitions for ORS 307.841 to 307.867.** As used in ORS 307.841 to 307.867:

- (1) “Construction” means the development of land and the construction of improvements to land, and may be further defined by the city or county that designated the vertical housing development zone under ORS 307.844.
- (2) “Displacement” means a situation in which a household is forced to move from its current residence due to conditions that affect the residence or the immediate surroundings of the residence and that:
  - (a) A reasonable person would consider to be beyond the household’s ability to prevent or control;
  - (b) Occur despite the household’s having met all previously imposed conditions of occupancy; and
  - (c) Make continued occupancy of the residence by the household unaffordable, hazardous or impossible.
- (3) “Equalized floor” means the quotient determined under ORS 307.857 (4)(b).
- (4) “Low income residential housing” means housing that is restricted to occupancy by persons or families whose income is no greater than 80 percent of area median income, adjusted for family size, as determined by the Housing and Community Services Department.
- (5) “Nonresidential use” means any use that is not exclusively residential use.
- (6) “Rehabilitation” means repair or replacement of improvements, including fixtures, or land developments, the cost of which equals at least 20 percent of the real market value of the improvements or land developments being repaired or replaced, and may be further defined by the city or county that designated the zone.
- (7) “Vertical housing development project” or “project” means the construction or rehabilitation of a multiple-story building, or a group of buildings, including at least one multiple-story building, so that a portion of the project is to be used for nonresidential uses and a portion of the project is to be used for residential uses.
- (8) “Vertical housing development zone” or “zone” means an area that has been designated a vertical housing development zone under ORS 307.844. [Formerly 285C.450; 2015 c.507 §1; 2017 c.326 §1]

#### **307.844 Zone designation; local taxing district election to not participate in zone; notification of local taxing districts.**

- (1) (a) A city may designate an area within the city as a vertical housing development zone.  
(b) A county may designate as a vertical housing development zone an area that is subject to a goal exception for residential use approved under ORS 197.732.
- (2) With the prior consent of the governing body of each city in which a proposed vertical housing development zone is to be located, a county may designate any area within each city that has given consent for vertical housing development zone designation as a vertical housing development zone.
- (3) A city and a county, or any combination of cities and counties, may designate an area within each jurisdiction as a vertical housing development zone.



(4) A local taxing district may elect not to participate in a vertical housing development zone. A local taxing district that elects not to participate may continue to impose taxes on property otherwise exempt from ad valorem property tax under ORS 307.864.

(5) A city or county must consider the potential for displacement of households within a proposed vertical housing development zone before designating the zone.

(6) (a) Before designating a vertical housing development zone, a city or county, as applicable, must notify the local taxing districts, other than the city or county, that have territory in the proposed vertical housing development zone of the city's or county's intention to designate a vertical housing development zone.

(b) The notice required under paragraph (a) of this subsection must be sent by regular mail and must:

(A) Describe the proposed vertical housing development zone;

(B) Explain the exemption described in ORS 307.864 that would apply if the proposed zone is designated; and

(C) Explain the process by which a local taxing district may elect not to participate in the vertical housing development zone.

(c) Notice of the election of a district listed in ORS 198.010 or 198.180 not to participate in the vertical housing development zone must be received by the city or county, as applicable, within 30 days after the district receives the notice required under paragraph (a) of this subsection.

(7) (a) Not sooner than 60 days after sending the notice required under subsection (6)(a) of this section, the governing body of the city or county that seeks to designate a vertical housing development zone may adopt an ordinance or resolution designating the vertical housing development zone and describing the area and boundaries of the zone. The ordinance or resolution may include additional criteria for certification of a vertical housing development project that do not conflict with the requirements described in ORS 307.858.

(b) As soon as practicable after adopting the ordinance or resolution designating the zone, the governing body shall notify the assessor of the county in which the zone is located of the designation of the zone and the districts that elected not to participate in the zone.

[Formerly 285C.453; 2015 c.507 §2; 2017 c.326 §2]

**307.847** [Formerly 285C.456; repealed by 2017 c.326 §11]

**307.850** [1965 c.278 §1; 1993 c.70 §1; 1997 c.499 §1; renumbered 285A.325 in 1997]

**307.851** [Formerly 285C.459; repealed by 2017 c.326 §11]

### **307.854 Acquisition, disposition and development of real property within zone. (1)**

Following the designation of a vertical housing development zone under ORS 307.844, the city or county that designated the zone may acquire or dispose of real property within the zone for the purpose of developing vertical housing development projects within the zone.

(2) The development of projects may be undertaken by the city or county independently, jointly or in partnership with a private entity or may be undertaken by a private entity acting independently.

(3) The entities undertaking the development of property under this section may own and operate the developed property or may sell or otherwise dispose of the property at any time during or after development. The property may be sold at the property's real market value or at a lesser value. [Formerly 285C.462; 2017 c.326 §3]

**307.857 Application for exemption; review; certification; fees.**

- (1) Following the designation of a vertical housing development zone under ORS 307.844, a person proposing to undertake a proposed vertical housing development project and seeking the partial property tax exemption set forth in ORS 307.864 shall apply to the governing body of the city or county that designated the zone for certification of the project. Each phase of a phased development, whether vertical or horizontal, requires a separate application.
- (2) The application must be satisfactory to the city or county in form and content and must contain any information required by the city or county, including all of the following:
  - (a) The address and boundaries of the proposed vertical housing development project.
  - (b) A description of the existing state of the property.
  - (c) A description of the proposed project construction or rehabilitation, including the design of the construction or rehabilitation, the cost of the construction or rehabilitation and the number of floors and residential units to be constructed or rehabilitated.
  - (d) A description of the nonresidential uses to which any portion of the proposed project is to be put, including the proportion of total square footage of the project proposed for nonresidential uses.
  - (e) A description of the proposed portion of the project to be used for residential uses, including the proportion of total square footage of the project proposed for residential uses.
  - (f) A description of the number and nature of residential units in the proposed project that are to be low income residential housing, including the proportion of total square footage of the project proposed for low income residential housing uses.
  - (g) The calculation and allocations described under subsection (4) of this section.
  - (h) Documentation establishing the costs of construction and rehabilitation with respect to the project.
  - (i) A commitment that is satisfactory to the city or county, including documentation and evidence of recording of the documentation, that the project will be maintained and operated in a manner consistent with the application submitted under this section for the duration of the commitment. The duration of the commitment, including the eligibility of units in the project as low income residential housing, may not be less than the number of tax years for which the project is intended to be partially exempt from ad valorem property taxes under ORS 307.864.
- (3) For purposes of this section, square footage does not include areas used for parking, patios or porches, unless these areas are demonstrated to the satisfaction of the city or county to be economically necessary to the project or the city or county otherwise determines that it is appropriate to include the areas in square footage.
- (4)
  - (a) Each application filed under this section shall contain a calculation of equalized floors, an allocation of equalized floors to residential uses and an allocation of equalized floors to low income residential housing uses as determined under this subsection.
  - (b) An equalized floor is the quotient that results from the division of total square footage of a project by the number of actual floors of the project that are at least 500 square feet per floor, or as may be increased or otherwise qualified by the city or county by rule.

- (c) To allocate equalized floors to residential uses, divide the total square footage of residential property in the project by the square footage of an equalized floor.
  - (d) To allocate equalized floors to low income residential housing use, divide the total square footage of low income residential housing property in the project by the square footage of an equalized floor. In determining the square footage of low income residential housing property, include that proportion of the square footage of residential common space that is the same as the proportion of the total square footage of low income residential housing units to the total square footage of all residential housing units.
  - (e) Land that is necessary for a project having at least one equalized floor of low income residential housing may be certified for partial exemption. Land that is not necessary for the project may not be certified for partial exemption.
- (5) (a) For rehabilitation that does not involve displacement of tenants, the application must be filed on or before the date on which the rehabilitation is complete.
  - (b) The application must be filed on or before the date on which residential units that are a part of the vertical housing development project are ready for occupancy.
  - (6) The city or county shall review each application submitted under this section and shall certify or deny certification based on whether the proposed vertical housing development project meets the requirements described in ORS 307.858 and all criteria established by the city or county that are consistent with ORS 307.841 to 307.867.
  - (7) The city or county may request any documentation or undertake any investigation necessary to ascertain the veracity of any statement made on an application under this section.
  - (8) The certification issued by the city or county shall:
    - (a) Identify the property included in the certified vertical housing development project;
    - (b) Identify the number of equalized floors of residential housing in the project and include a description of the property of each equalized floor;
    - (c) Identify the number of equalized floors of low income residential housing in the project and include a description of the property of each equalized floor; and
    - (d) Contain any other information prescribed by the city or county.
  - (9) The determination of the city or county to certify or deny certification is a discretionary determination. The determination is final and is not subject to judicial or administrative review.
  - (10) The city or county may charge appropriate fees to offset the cost of administering the application and certification process under this section and any other related costs. [Formerly 285C.465; 2017 c.326 §6]

**Note:** Section 13, chapter 326, Oregon Laws 2017, provides:

**Sec. 13.**

- (1) Property that was constructed pursuant to a certification for a partial property tax exemption under ORS 307.857 prior to the effective date of this 2017 Act [October 6, 2017] shall continue to receive the exemption according to the same schedule and subject to the disqualification provisions of ORS 307.841 to 307.867 that were in effect and applied at the time the vertical housing development project was certified for partial property tax exemption.
- (2) If an application for certification was filed with the Housing and Community Services Department prior to the effective date of this 2017 Act but not acted upon as of the effective

date of this 2017 Act, the Housing and Community Services Department shall forward the application to the city or county, as applicable. [2017 c.326 §13]

**307.858 Project certification requirements.**

- (1) A city or county may not certify a vertical housing development project under ORS 307.857 unless the project meets all requirements of this section.
- (2) The project must be entirely located within a vertical housing development zone designated by the city or county with which the application for certification is filed.
- (3) The project must include one or more equalized floors.
- (4) Construction or rehabilitation must have been started on each building included in the project, including, but not limited to, additions that expand or enlarge an existing building.
- (5) (a) At least 50 percent of the project's ground floor that fronts on the primary public street must be committed to nonresidential use. If a project has access to only one public street, the square footage of driveways, loading docks, bike storage, garbage receptacles and building entryways shall be excluded before applying the 50 percent test.  
(b) For the project's ground floor to be considered committed to nonresidential use, all ground floor interior spaces that front on the primary public street must be constructed to building code standards for commercial use or planned for commercial use upon completion. [2017 c.326 §5]

**Note:** Section 13, chapter 119, Oregon Laws 2005, provides:

**Sec. 13.**

- (1) The Housing and Community Services Department may not issue a certification under ORS 307.841 to 307.867 on or after January 1, 2018.
- (2) A city or county may not issue a certification under ORS 307.841 to 307.867 on or after January 1, 2026. [2005 c.119 §13; 2015 c.507 §4; 2017 c.326 §14]

**307.861 Monitoring of certified projects; decertification.**

- (1) Upon determining to certify a vertical housing development project under ORS 307.857, the city or county shall send a copy of the certification to the county assessor of the county in which the project is to be located. The certification must be accompanied by a description of the property granted partial exemption under ORS 307.864.
- (2) At any time after certification and prior to the end of the exemption period, the city or county may:
  - (a) Request documentation, undertake investigations or otherwise review and monitor the project to ensure ongoing compliance by project applicants and owners.
  - (b) Undertake any remedial action that the city or county determines to be necessary or appropriate to fulfill the purposes of ORS 307.841 to 307.867, including issuing a notice of decertification directing the county assessor to disqualify all or a portion of a project.
- (3) (a) A notice of decertification issued under subsection (2)(b) of this section shall identify:
  - (A) The property decertified from the vertical housing development project;
  - (B) The number of equalized floors that have ceased qualifying as residential housing for purposes of ORS 307.841 to 307.867;
  - (C) The number of equalized floors that have ceased qualifying as low income residential housing for purposes of ORS 307.841 to 307.867;

- (D) The remaining number of equalized floors of residential housing in the project and include a description of the property of each remaining equalized floor; and
- (E) The remaining number of equalized floors of low income residential housing in the project and include a description of the property of each remaining equalized floor of low income residential housing.
- (b) The notice of decertification shall include any other information prescribed by the city or county.
- (c) The city or county shall send copies of the notice of decertification to the property owner and the county assessor of the county in which the property is located. [Formerly 285C.468; 2017 c.326 §7]

### **307.864 Partial property tax exemption.**

- (1) For the first tax year in which, as of the assessment date, a vertical housing development project is occupied or ready for occupancy following certification under ORS 307.857, and for the next nine consecutive tax years:
  - (a) The property of the vertical housing development project, except for the land of the project, shall be partially exempt from ad valorem property taxes imposed by local taxing districts, other than the districts that elected not to participate in the vertical housing development zone pursuant to ORS 307.844 (4), according to the following schedule and as identified in the certification issued under ORS 307.857 (8):
    - (A) If the project consists of the equivalent of one equalized floor allocated to residential housing, the project shall be 20 percent exempt.
    - (B) If the project consists of the equivalent of two equalized floors allocated to residential housing, the project shall be 40 percent exempt.
    - (C) If the project consists of the equivalent of three equalized floors allocated to residential housing, the project shall be 60 percent exempt.
    - (D) If the project consists of the equivalent of four or more equalized floors allocated to residential housing, the project shall be 80 percent exempt.
  - (b) The land of the vertical housing development project shall be partially exempt from ad valorem property taxes imposed by local taxing districts, other than the districts that elected not to participate in the vertical housing development zone pursuant to ORS 307.844 (4), in the same percentages determined under paragraph (a) of this subsection, for each equalized floor allocated to low income residential housing, as identified in the certification issued under ORS 307.857 (8).
- (2) In order for the property of a vertical housing development project to receive the partial property tax exemption described in subsection (1) of this section, the vertical housing development project property owner, project applicant or other person responsible for the payment of property taxes on the project must notify the city or county that the project is occupied or ready for occupancy, and the city or county must notify the assessor of the county in which the project is located, in the manner set forth in ORS 307.512, that the project is occupied or ready for occupancy and has been certified under ORS 307.857. [Formerly 285C.471; 2013 c.193 §§11,18; 2017 c.326 §8]

### **307.866 Decertification of project; disqualification from exemption; additional taxes.**

- (1) (a) During the period in which property of a vertical housing development project would otherwise be partially exempt under ORS 307.864 (1)(a), if all or a portion of the project

has been decertified under ORS 307.861, the property is disqualified from exemption in proportion to the equivalent of each equalized floor that has ceased qualifying as residential housing, as set forth in the notice of decertification.

(b) During the period in which the land of a vertical housing development project would otherwise be partially exempt under ORS 307.864 (1)(b), if all or a portion of the project has been decertified under ORS 307.861, the land is disqualified from exemption in proportion to the equivalent number of equalized floors that have ceased qualifying as low income residential housing, as set forth in the notice of decertification.

(2) Notwithstanding ORS 307.864, there shall be added to the general property tax roll for the tax year next following decertification described in subsection (1) of this section, to be collected and distributed in the same manner as other real property tax, an amount equal to the difference between the taxes assessed against the property and land granted exemption under ORS 307.864 and the taxes that would have been assessed against the property and land but for the exemption for each of the years, not to exceed the last 10 years, during which the property and land were exempt from taxation under ORS 307.864.

(3) Notwithstanding ORS 307.864, if, after a period of exemption under ORS 307.864 has terminated, the city or county that designated the zone in which the project is located discovers that the property or land of a vertical housing development project was granted exemption to which the project was not entitled, additional taxes may be collected as provided in subsection (2) of this section, except that the number of years for which the additional taxes may be collected shall be reduced by one year for each year that has elapsed since the year the property or land was last granted exemption, beginning with the earliest year for which additional taxes are due.

(4) The assessment and tax rolls shall show potential additional tax liability for all property and land granted exemption under ORS 307.864.

(5) Additional taxes collected under this section shall be deemed to have been imposed in the year to which the additional taxes relate. [2013 c.193 §20; 2017 c.326 §9]

### **307.867 Termination of zone; effect of termination.**

(1) A city or county that designates a vertical housing development zone under ORS 307.844 may terminate the zone at any time.

(2) The termination of a zone under this section does not affect the exemption from tax under ORS 307.864 of any property of a vertical housing development project that was certified under ORS 307.857 prior to the termination of the zone and that continues to qualify for the exemption at the time of the termination of the zone. [Formerly 285C.480; 2017 c.326 §10]



## **Parks Activity Report, January/February 2021**

### **Scout House Repairs**

We received \$72,000.00 from insurance for the damage on the Scout house in memorial Park caused by the windstorm in September. Damaged chimney removed, new trusses installed, walls straightened, waiting for electrician to repair wiring and PGE to install new meter base. Good progress. Should be complete in 3 wks.

### **Crabtree park**

We have been working with Page Knudsen, Yamhill County with a culvert repair on Knudsen lane at the entrance to the Park. We have come to find that there is no legal easement for the use of the shared driveway owned by Knudsen Vineyards. Page has had her Lawyer draft an easement for the shared access of the property and we are working on engineering and replacing the Culvert at the entrance to Knudsen Lane. It is according to ODF&W a fish bearing stream and the culvert has to comply with the regulations- increase culvert size and mirror existing streambed. Will keep you informed on progress.

### **Aquatic and Fitness Center, Cultural Center**

Opened Aquatic and fitness center to very limited capacity February 2 for Fitness and Feb 8 for lap swim. GFU was allowed to use for swim practice beginning Feb 3

### **Edwards School Playground**

Beginning installation of playground Equipment with the Newberg School District. Slight delay from the Ice storm and resulting cleanup. We have been working with the School district, City and the Edwards Playground Committee to accomplish this.

### **Development**

Kat and Paul Agrimus have been working on a Grant to fund the Hess Creek crossing on the Newberg/Dundee bypass trail. It was discussed at the Newberg City Club meeting and we were invited by Mary Starrett to present to the Yamhill County Commission February 4th. Rick Rogers asked the Newberg City Council for their support of the project at the Newberg City Council meeting January 19<sup>th</sup>. We asked for funds to help with our required match. While the Council Approved the letter of support for CPRD Grant application to Connect Oregon to build the trail bridge, they did not commit any funding at this time. We are presenting to Yamhill County Commissioners this am for them to provide the District a letter of support-funding? We had a Sander development team meeting after the last Board meeting to discuss changes before submitting for land use approval from the city of Dundee. Don and I met with Rob Daykin to share the proposed design ideas that of removing the "Amphitheater" and providing a "viewing Terrace" with a water feature of some kind. We also discussed improvements to 5<sup>TH</sup> St. and showing the easement on Greystone Place but not actually construction of the roadway in preparation for a development agreement.

### **Chehalem Glenn**

Golf Course is doing well. Play is steady day to day when it is not raining. We have been doing trail maintenance, when able, throughout the District.

I have ordered the replacement skins for the Event tent from Rainier Industries:

20,987.00 for complete reskin of the Event tent. Installed before April

We are removing the blighted Filbert Orchard from our Wilsonville Property. After the windstorm in September and the failing trees our current lessee let us know that he would not be harvesting from the filberts and proposed to remove the filberts and switch the crop to Grass seed production. His proposal would have eliminated any revenue from the 35 acres to the district for the next 5 years. We had an opportunity with a local contractor to remove those for a fraction of the cost and provide the lease with the ground on which to produce grass seed which returns the District \$5100.00/year. This will need to be done regardless when the 3<sup>rd</sup> nine of the golf course is developed.

Park Name	Hours worked
Armory	6.00
Billick/Dundee	10.00
CAFC	112.00
Cultural Center	21.00
Chehalem Valley M.S	1.00
College	4.00
Community Center	20.00
Crabtree	42.00
Crater Ballfields	12.00
Dundee Park	10.50
Dundee River Park	0.00
Elliott Road	15.00
Ewing Young	12.00
Falcon Crest Park	2.00
Fortune Park	2.00
Friends Park	10.00
Tom Gail Park	6.00
Gladys Park	8.00
Chehalem Glenn G.C.	4.00
Herbert Hoover Park	28.00
Jaquith Park	32.00
Jaquith Ball Fields	8.00
Memorial/Scout House	12.00
Mountainview	0.00
Oak Knoll Park	2.00
Oaks Park	6.00
Other District Land	128.00
Pre-School	20.00
Pride Gas	4.00
Renne Fields	0.00
Riley Park	70.00
Rotary Park	10.00
Sander Park	2.00
Schaad Park	4.00
Scott Leavitt Park	4.00
Senior Center	22.00
Spring Meadow	6.00
Waste Mngt	2.50
vacation/holiday/sick/comp	84.00
Wilsonville Property	8.00
Youth Building	4.00
<u>Total</u>	754.00

Activity Report – Department 451  
January 2021/Early February 2021  
Season of COVID-19

- **Aquatic & Fitness Center**
  - Remained closed for the month of January
  - The Fitness Center and Competition Pool opened for very limited use (Extreme Risk Category) the first week (or so) of February
  - Leisure Pool remains closed
- **Programs & Membership**
  - Swim Lessons:
    - January and February sessions were canceled
    - Early March swim lessons may also be cancelled
  - Memberships:
    - Remained in suspension through January
    - As we re-opened members were able to reactivate memberships
  - Spring Programs:
    - Spring break swim lesson schedule has been created
      - Waiting to go live with registrations as we need to be in the High Risk Category in order to operate this program
    - Additional spring programs remain under development
- **Clubs/Teams**
  - GFU Swim Team:
    - We received payment from GFU swim team for fall facility use
    - Returned to the pool February 2 for modified practice sessions
  - Chehalem Swim Team:
    - Returned to the pool February 8 for modified practice sessions
  - Newberg Water Polo Club:
    - Chose not to return to the pool; OHA restrictions are too severe for operations
- **Website Revamp**
  - The Aquatic and Fitness pages of the website have been updated and streamlined
    - Thank you, Kat Ricker and Kayla McElligott, for your assistance
- **Aquatic & Fitness Center Staff**
  - Training/Recertification:
    - Management completed a lifeguard training program for potential employees January 15 – 18 (many employees have found other employment and will not be returning)
    - We hosted a staff lifeguard recert on January 25 in anticipation of facility reopening
  - Fitness:
    - We continued to make the competition pool and the fitness center available for staff (to improve/maintain fitness levels)

- Onboarding:
  - Early in February we onboarded
    - Lifeguards 8
    - Personal Trainer 1
    - Facility Monitor 1
    - Receptionists 2
- **Special Events**
  - Lake Oswego Facility Tour
  - Took place February 4, 4-6 pm
  - Excellent operational questions asked and answered
- **Management Projects**

○ Budget 2021-22	Progressing
○ Website Updates	Nearing Completion
○ Staff Manual	Completed, pending final proof/edit
○ Spring Program Dev	Progressing/Waiting on High Risk Category
○ Maintenance/Cleaning	Ongoing
○ ORPA/PAAC Meetings	Attended
○ WSI Training Camp	Back Burner
○ Membership Email	Facility Update – sent out Feb 11
- **Financial Reports**
  - Unavailable at this time

Respectfully Submitted by

Tara Franks, Coordinator  
Chehalem Aquatic & Fitness Center



## Adult Sports

February 2021 Activity Report, Department 452

Department 452 Participation Tracking		January 2020	
Activity	Participants	Participant Hours	
Total	00	00	
Department 452 Financial Tracking		January 2020	
Supervisory Staff Expense	300		
Administrative Staff Expense	160		
Part Time Staff Expense	00		
Material Expense	940		
Total Expense	1400		
Program Revenue	00		
Net	(1400)		
Cost Per Participant	00		
Cost Per Participant Hour	00		

### Department 452 – Adult Sports

There were no adult sports activities scheduled during the month of January.

The Adult City League basketball season has been postponed until further notice.

Registration has opened for Men's league softball.



## Youth Sports

February 2021 Activity Report, Department [453](#)

Department 453 Participation Tracking	January 2021	
Activity	Participants	Participant Hours
Lacrosse	23	184
Totals	0	0

Department 453 Financial Tracking	January 2021	
Supervisory Staff Expense	5240	
Administrative Staff Expense	3140	
Part Time Staff Expense	00	
Program/Materials Expense	2635	
Total Expense	11015	
Program Revenue	5800	
Net	(5215)	
Cost Per Participant	(226.75)	
Cost Per Participant Hour	(28.35)	

## Department 453 – Youth Sports

The Lacrosse camp was held on Sundays in January with outstanding participation numbers. The Basketball Academy has been postponed since December due to the new County risk levels. The basketball Academy is scheduled to begin on Feb.27. Our new Spring Soccer program has opened registration in February.

# Thanks

Dear Team at Cheneau Park, Rec

Wishing you a bright and happy  
new year. Just reaching out to tell  
you the your consistent partnership

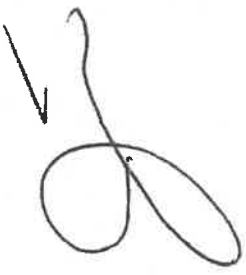
Wannay,

Melissa Kenschaft

SP3.358.2101

Sam

Wendy  
Baker



Katie Brookshire

Carrie

Arnell  
Patt

Caroline

Molly  
Allen

Boca





Cain D. Dwyer



Be Present - Be Thankful - Be Hopeful

Best Wishes

from All of Us

at

Northwest Playground

Carey

307



Ashley Jensen

Clarissa



**Subject:** Spanish forms added to website

**Date:** Wednesday, February 17, 2021 at 3:33:20 PM Pacific Standard Time

**From:** Kat Ricker

**To:** Becky Drey, Casey Creighton, Julie Petersen, Bryan Stewart, Kellan Sasken, Jon Tromblay, Matt Compton, Tara Franks, Wendy Roberts, Kayla McElligott

**CC:** Don Clements, Registration

Hello Everyone,

The following forms are now available on our website in Spanish:

<https://www.cprdnewberg.org/jobs> -

- [Employment Application](#) | [Aplicación de empleo](#)
- [Criminal History Verification Form](#) | [Formulario de verificación de antecedentes penales](#)
- [CPRD Employee Perks](#) | [Beneficios para sus empleados](#)
- [Volunteer Application](#) | [Solicitud para voluntarios](#)
- [Volunteer Coach Application](#) | [Solicitud Entrenador voluntario de deportes juveniles](#)
- [Board of Directors Application](#) | [Junta Directiva Solicitud](#)
- [Budget Committee Application](#) | [Comité de Presupuesto Solicitud](#)

<https://www.cprdnewberg.org/general/page/staff-forms>

### Pre Employment Offer Documents

- 1A Employment Application/Aplicación de Empleo

### Common Forms for the Public

- Scholarship/Financial Aid Application/Solicitud de Ayuda Financiera
- Volunteer Application/Solicitud para voluntarios
- Volunteer Coaches Form/Solicitud Entrenador voluntario de deportes juveniles
- Application to serve on Board of Directors/Junta Directiva Solicitud
- Application to serve on Budget Committee/Comité de Presupuesto Solicitud

<https://www.cprdnewberg.org/general/page/board-directors>

- [Board of Directors Application](#) | [Junta Directiva Solicitud](#)
- [Budget Committee Application](#) | [Comité de Presupuesto Solicitud](#)

We will continue to add Spanish translations. If you have a special request for a form to appear on the website in Spanish, contact me.

Also, the Youth Sport Coach Application is now available as an online form (Tip of the hat to Jon Tromblay). Check it out for inspiration on forms that your department uses, and let me know if you are interested in doing this.

<https://www.cprdnewberg.org/general/webform/volunteer-youth-sport-coach-application>

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Kat Ricker

