

CHEHALEM PARK AND RECREATION DISTRICT
REGULAR BOARD MEETING
CPRD Administration Office
125 S. Elliott Road
April 27, 2023
MINUTES

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

II. Roll Call

Board members:

Gayle Bizeau

Don Loving

Jim McMaster

Lisa Rogers

Bart Rierson 7:04 p.m.

CPRD Staff:

Don Clements, Superintendent

Richard Cornwell, IT Specialist

Casey Creighton, Assistant Superintendent

Art Gregory, golf course staff

Krista Miller, Aquatic Specialist

Kat Ricker, Public Information Director

Wendy Roberts, Aquatics Coordinator

R. Scott Robinson, Golf Course Coordinator/Supervisor

Heidi Smith, Administrative Coordinator (remote)

Public:

Dawn Paulson

Steve Paulson

Jason Fields

Gary Knapp

Crystal Dixon, Ladd Hill 3K

Brian Casey, LH 3K

Pam Olbering

Bonnie Huelett

Wendy Wente

Hunter Wylie, NPC

Mike Kringlen, NPC

Danna Kemp

Brent Water

Mark Hogard

Lance Trantham, Newberg Pickleball

Sue Osborne
Kena Ramsey, Valley View Riders
Shiela Hannen
John (?)
Joyce Bandam
Brian and Beth Keyser
Brian Bellairs
Bob Woodruff
Matt Smith
Renee Powell
Bob Freshman
Kath Blankenbiller
Tom Hammer
Ryann Reinhofer
Lindsay Berschauer, Yamhill County Commissioner

III. Approval of agenda –

Moved Lisa Rogers
Second Jim McMaster
Passed unanimously

IV. Approval of consent agenda

- a. Approval of minutes of regular Board meeting March 23, 2023 and Budget Committee Meeting April 4, 2023
- b. Approval of bills payable
- c. Approval of financials
 - Moved Lisa Rogers
 - Second Jim McMaster
 - Passed unanimously
- d. SDC Resolution 04-01-23 - See rates table for scheduled increase beginning July 1, 2023.

V. Public participation

- a. Request for \$7,000 donation for Chehalem Valley Middle School Japanese-style "Garden of Friendship" proposed renovation by Bob Woodruff.

Motion to fund contingent upon other funding being raised as disclosed.

Moved Lisa Rogers
Second Gayle Bizeau

- b. Others not on agenda

Hunter Wylie presented on the golf analytics system that he said he is donating to golf course. Hunter said Don Loving and his associates have been golfing for free for some time, and that CPRD has documented it as employee discounts.

Lisa Rogers said that Wylie was being inappropriate. Don Clements said the Board discussed many years ago whether the Board would be allowed to use services, and the Board at that time decided that it was good that the Board used services and it should be encouraged; the exception is when a contractor is charging for services. Clements offered to meet with Wylie together with Kellan Sasken to review Wylie's claims; Wylie said that he would not waste his time. Wylie presented CPRD Governing Policies document and challenged that it contradicts this. Clements examined the document and cited the training supplement that it was part of. Loving passed the gavel to vice-president Jim McMaster, since this pertained to himself, and Loving said that when he had been elected, he was told that golf was included, and also that anyone who has played golf with him had paid the guest rate. Wylie said this was not the case and he had documented instances through the data analysis software. Commissioner Lindsay Berschauer said this was an ethics violation, that elected officials were prohibited from receiving gifts valued at over \$50. Discussion over whether using this CPRD service was a gift. Wylie read a statement requesting Loving be removed from the Board. McMaster, as chairman, thanked Wylie and asked him to submit information to the Board for follow up because the Board would like to review material in advance of a meeting. Rogers said Wylie is taking professionals and using analytics to show one side, and that he is coming in each meeting and bashing the staff. Steve Paulson said he would relinquish his comments time for Wylie to continue, and asked who else would, and hands were raised. Wylie said he will come in and talk with Board members and said that CPRD is overcharging taxpayers. Discussion on CPRD budget and SDCs. Wylie made claims about Clements, audit accountants, the Board, golf equipment purchases, and several other items, and said expenditures are out of control. Rogers explained how SDCs are used and how budget allocations are structured and how the agency is structured. Wylie recommended that if the Superintendent is the problem, then to get rid of him. Rogers said Clements has made this an amazing park district. Gayle Bizeau said that she would like to talk through the issues that Wylie had raised with the Board and that she is not feeling the uniformed front on dismissing his claims, and the Board has never convinced her that Wylie is wrong. She asked what the forum would be for the Board to work through these issues. Clements asked Heidi Smith to speak about a financial records discrepancy that Wylie had brought up. Smith spoke (Zoom) and said that communications that Wylie had said tonight had been from Clements were not with him but only from Smith herself, and that she had repeatedly had to add Kat Ricker (Public Information Director) to them, because he kept dropping her off. Smith said the auditors had decided that there was no need for amendments for the data entry error, and that Wylie has taken things that she had said and twisted her words, and she does not feel comfortable speaking with him without another person present. Wylie said that CPRD has

a ton of cash. Clements said ending balances are high for a reason; because we do not want to pay interest when we borrow money, as some districts do, and we look ahead, plan and try to serve community the best we can; Clements explained the budgeting process, his financial strategy for CPRD, and related laws. Clements said he had been in the agency for 30+ years and some of his staff makes almost as much as he does, and he hasn't taken an increase because he cares about this community and has given his best, and he will do everything in his power to try to fight anyone who tries to destroy this district and credibility and things that these people who work for this district have done for 30+ years, and he does not appreciate people who put them down.

McMaster brought the discussion item to a close.

Steve Paulson spoke out against Rogers and accused her of making faces, eyerolls, and smirks at him. He said the reason that people have shown up is why he had come months earlier, that people want change, and Gayle is on an island, but help is coming. Paulson said that change had happened in the county, school board, mayor, city council, and next is May 16th with the District.

Beth Keyser said the Board has some offensive, unethical things going on here, and that the Board needs to find some oversight into accounting.

7:04 p.m. Bart Rierson arrived.

VI. Action items/committee reports/Board comments

- a.** Approval of bridge contract for Newberg-Dundee Bypass Trail, Phase I.
Casey Creighton updated the Board on the completion of the RFP process, including interviews; three contractors had submitted proposals for CM/GC contract to build the bridge and provide access from Industrial Way to 11th St. Creighton recommended awarding the contract to Emery and Sons, the highest-scoring proposal that had been submitted. Yamhill County Commissioner Berschauer said Board is talking about approving a bridge for a trail when CPRD does not have Land Use authority to build/expand the trail on county land, and this is a repeat of Yamhelas-Westsider Trail. She said she found it shocking that CPRD would make this decision.
McMaster explained that the trail extension within the county is in ODOT Right-of-Way and not agricultural land. Berschauer said she had approved the bypass overlay and the zoning that's allowed in the bypass overlay, and trail building is not allowed there. McMaster said not yet, and that would be a LUBA question.
Wylie asked what the new bridge will provide that the existing bridge doesn't.

Motion to approve the contract as written.

Moved Jim McMaster
Second Bart Rierson
Yes Lisa Rogers
No Gayle Bizeau
Passed 4 to 1

- b. Approval to appeal the Yamhill County decision to LUBA regarding proposed Ewing Young Park Bridge - Creighton updated the Board on the history of the park, and said staff had received comments that disc golf events could be held if access to the remainder of the park property were provided. Creighton said we are not proposing a roadway or anything transportation; this is a park improvement - crossing Chehalem Creek to access the park parcel not accessible now. The public should have access to their property. It is not farmable, and we do not have access to it. The board can appeal to LUBA, pursue the annexation process with City of Newberg, or wait for the County assess and adjust their land use rules as recommended by LUBA.

Wylie said the ground is too wet to use. Mark Hogarth said this is throwing money away for nothing, because it is a worthless piece of land, terming it a bridge to nowhere.

McMaster asked Creighton whether walking trails could be used there and disc golf could be played there, and he said yes, it is no worse than the rest of the park, and also no worse than the golf course. Lisa Rogers said that disc golf could be played at this park on the developed side year-round and noted that she herself is a disc golf player.

NOTE on recording: Video was lost for approximately 20 seconds (See 1:26:59 to 1:27:19, but audio remained intact.)

Dawn Paulson said the trail was supposed to connect to other trails within a trail system in the masterplan, so isn't that a trail, a transportation facility?

Bart said he thought this was a semantics issue and that he did not understand why there was so much hate for trails. Hogarth said disc golf couldn't be played on the undeveloped side of the park year-round and that it was underwater into July. Hogarth said a bridge would lead to people, and specifically homeless people, trespassing through his yard.

Motion to appeal County decision to LUBA to build Ewing Young Park Bridge.

Moved Lisa Rogers
(Second None immediately offered)

Discussion. Clements said that the legal counsel had advised that the appeal would probably be upheld and would probably be the best choice for the District.

Creighton said the Board has 21 days past May 4th, otherwise cannot appeal

to LUBA. Rierson seconded the motion.

Second

Bart Rierson

McMaster said that he would like to find out from LUBA if it is legal for CPRD to do this or not, and then we can move ahead, for this projects and others affected by this.

Bizeau asked if anyone in the room was in favor of the bridge; none raised hands; she said that despite the lack of public support in the room, the Board discussion was to get around this sentiment.

Yes Lisa Rogers, Bart Rierson, Jim McMaster, Don Loving

No Gayle Bizeau

Passed 4 to 1

- c. Approval of contract for master plan Bob and Crystal Rilee Park.

Creighton updated; four applicants submitted RFQs; two were invited to submit RFPs.

Creighton recommended hiring NV5 for masterplan.

Danna Kemp asked what timeline was; Creighton said he can send Letter of Intent tomorrow, then 7-day waiting period, so can sign within two weeks.

Ryann Reinhofer asked what public input for changes would be; Creighton said there would be three public meetings and outreach from CPRD as well, and the plan could be amended three times to reflect changes as appropriate.

Kemp urged a sign near farmhouse restricting use at this time because bicyclists had passed her on the trail.

Motion to award contract for Bob and Crystal Rilee Park masterplan to NV5.

Moved Lisa Rogers

Second Jim McMaster

Passed unanimously

- d. Renne Field agreement discussion - Agreement had been revised since last meeting. Plan now includes pickleball courts, trail, and has a 50-year lease. Staff is meeting with engineers and will get the contract approved by the two attorneys and the NSD Board.

Mike Kringlen from Newberg Pickleball Club said that sound studies have shown that pickleball does not really make that much noise. He described a recent event and the need for dedicated covered outdoor courts, and he likes the spot that CPRD has selected. McMaster asked if enclosing the courts might be potentially considered later on, and Clements said yes, that was allowed in the contract. Bizeau asked if neighbors had given input and

Clements and Creighton confirmed that this public input process had not yet begun.

e. Reports and comments from Board members

Gayle Bizeau N/A

Don Loving N/A

Jim McMaster - Thanked aquatic staff for water rescue on March 28th, and thanked Wendy for the job they do out there, and we are not just building things, but also saving lives.

Bart Rierison N/A

Lisa Rogers N/A

VII. Old business/project updates

a. Projects - Creighton updates included hearing on CCC construction on May 8th. Trails committee had been doing awesome and is helping CPRD out with GIS mapping of trails. Friends' Park - Pat Darby had inquired about a lot there, and he has sold it; he would likely grant permission for trails to be placed on his property, which is inaccessible and cannot be developed. So Friends' Park will remain whole. Clements said that when we bought that property, people said we were morons for buying property with no access, and now look at the development around it. It was a wise investment than and still is.

b. Committee updates:

Pickleball - Mike Kringlen reiterated wanting covered courts and said the park was full of players.

Trails - Kat Ricker gave update, working with trail committee members Quentin Comus and Cindy Riggs on GIS mapping and related products, as well as outreach efforts; volunteers will be at the downtown market and various sporting events.

Golf Course - Has not met due to scheduling conflicts.

Paddle Launch update - Jason Fields asked what this was, and Bart Rierison gave a history of the project and CPRD's wish to re-opening it at another location.

Eric Holton asked what would be done to prevent people from messing it up in the future; McMaster said a lot would depend on where it would be, so he can't answer that at this time.

VIII. From the superintendent's desk

a. Superintendent's report –

Clements said that he had provided the Board tonight an audit draft and said that there are not enough auditors, and that is an issue for everyone in the state right now, and we are constantly on them, and he would have Heidi Smith report on this in the May meeting.

The 2023-24 budget: Clements said that Rogers had raised the issue of not everyone on staff getting a Step increase, so he had taken it out of

contingency in order to increase for all staff, and this would not affect the ending balance.

Clements wants to change June meeting to June 29. The Board agreed.

- b. Staff reports – Scott Robinson said recent good weather had helped them care for course, and people are showing up in droves.
Don Loving asked people to keep Julie Petersen in their prayers since she had surgery today.
Kat Ricker said new leadership at Chehalem BMX had been communicating well and CPRD is glad to help with outreach and publicity.
Wendy Roberts said the pool is starting to go into seasonal lifeguard shortage, so she and Krista are spending more time in pool.
Heidi Smith said we did get our Paid Leave Oregon application submitted to state on time.

IX. Correspondence

- A. Citizen comments/evaluations – None
- B. Misc. None

X. Adjournment –Lisa Rogers moved to adjourn 8:25 p.m.

Next meeting: May 25, 2023, includes Public Hearing on 2023-24 Budget
NOTE that June meeting date has changed to June 29, 2023.

Respectfully Submitted,

Kat Ricker, Public Information Director