

CHEHALEM PARK AND RECREATION DISTRICT
REGULAR BOARD MEETING
CPRD Administration Office
125 S. Elliott Road
July 11, 2023
MINUTES

- I. Jim McMaster called the meeting to order 6:00 p.m.
McMaster added the subject of LUBA appeal under item E.

II. Roll Call

Board members:

Gayle Bizeau

Jim McMaster

Lisa Rogers

Jason Fields

Matt Smith

CPRD Staff:

Don Clements, Superintendent

Richard Cornwell, IT Specialist

Casey Creighton, Assistant Superintendent

Julie Petersen, Special Services Supervisor/Recreation Supervisor

Kat Ricker, Public Information Director

Kellan Sasken, Special Services/Golf Director

Heidi Smith, Administrative Coordinator (remote)

Bryan Stewart, Basic Services Supervisor/Park and Facilities Supervisor

Public:

Matt Dolphin

Max Dolphin

Renee Dolphin

Bob Youngman

Danna Kemp

Ryann Reinhofer

Julia Kightly

Bob Travers

Andrea Fields

Ashley Brewer

Mary Starrett, Yamhill County Commissioner

Larry T (illegible)

Cindy Ross

Peter Siderius

Allen Holstein

Tamra Busch-Johnson, Crystal Rilee Equestrians
Anne Dufay
Melody McMaster
Dawn Paulson
Bart Rierson
Erin Robinson
Lance Koudele
Sylvia Kantas
Lindsay Berschauer, Yamhill County Commissioner
Carey Martell

III. Oath of Office - Jason Fields and Matthew Smith were sworn in. Kat Ricker read the oath.

IV. Election of Officers

a. **President Matt Smith**

Nominated by Gayle Bizeau

Second Jason Fields

Passed 3 -2

Aye Smith, Bizeau, Fields

No McMaster, Rogers

Jim McMaster was also nominated for president, by Lisa Rogers, and seconded by Jim McMaster. Nomination did not proceed to vote.

b. **Vice President Jason Fields**

Nominated by Matt Smith

Second Gayle Bizeau

Passed unanimously

c. **Secretary/Treasurer Gayle Bizeau**

Nominated by Lisa Rogers

Second Jim McMaster

Passed unanimously

New president Matt Smith took over chairing the meeting.

V. Committee Appointments as appointed by president:

These are internal committees comprised of Board and staff.

- Financial and Personnel - Lisa Rogers, Gayle Bizeau
- Recreation Programming - Lisa Rogers, Matt Smith
- Parks and Development - Jim McMaster, Jason Fields

VI. Liaisons as appointed by president:

These are Board liaisons to other municipal entities and agencies.

- County of Yamhill - Jason Fields
- Special Districts Association of Oregon - Jason Fields
- Council of Governments - Matt Smith
- City of Newberg - Matt Smith
- City of Dundee - Jim McMaster
- Newberg School District - Matt Smith, Jim McMaster
- Chehalem Valley Chamber of Commerce - Jason Fields, Don Clements
- Dundee Civic Committee - Jim McMaster
- Chehalem Cultural Center and Cultural District - Lisa Rogers, Matt directed Don to see if it would be possible to have an additional member.
- Community groups - Gayle Bizeau

Liaisons to Board-appointed Citizens' Advisory Committees:

- Trails Advisory Committee - Jim McMaster, Jason Fields
- Pickleball Advisory Committee - Gayle Bizeau
- Golf Course Advisory Committee - Jason Fields

VII. Other Business

a. Approve minutes of June 29, 2023 meeting

Moved Gayle Bizeau

Second Lisa Rogers

Passed unanimously

b. Approve financial statement for June 2023 - Don Clements gave report.

Moved Jim McMaster

Second Lisa Rogers

Passed unanimously

c. Approve Resolution 07-01-23 updating Board members authorized to sign checks.

Moved Lisa Rogers

Second Jason Fields

Passed unanimously

d. Others not on agenda - Public Comments

Jason Fields made a statement that this is an honor and an exciting day to be sworn in and how important trails have been to his family and children. We will work to ensure parks are clean and safe, will expand trails observing land use laws and respecting private property rights, and work with County commissioners. He thanked everyone for coming.

Matt Smith said he is honored to be elected and his vision is to build bridges with all stakeholders in District, including City, School District, Yamhill County, State of

Oregon, ODOT, taxpayers. He said that he loves these parks and hopes all will work together; there will be no limit to what we can accomplish.

Smith limited comments to three minutes.

Peter Siderius (former Board member): He appreciates what the incoming Board members had said, said all projects had come to be by past Board and staff and it would be a shame to stop projects because you are ideologically opposed. He objects to private property argument that commissioners have made, because the proposed bypass trail is on public right of way and ODOT is required to build trails along byways such as this, and this would be a safe transit for families between the two cities.

Ryann Reinhofer: Signs have been posted in Bob and Crystal Rilee Park notifying people that bike races are beginning for the summer, and she said this surprise sows discord, since Board had said there will be no decisions made until masterplan is in place; she requested the races be stopped until public input could be made. She said children have been in park after dark taking drugs, and she wants a gate erected and will pay to get it installed.

Matt directed Clements to place this on the next meeting agenda.

Bart Rierson (former Board member): Thanked them for their opening statements and hopes things can be accomplished, particularly the paddle launch re-opening.

Matthew Dolphin: Supported trails and construction of the proposed footbridge at Ewing Young Park. He objected to property rights argument because objectors are preventing the citizen owners of the park what to do with their property; they had purchased their own property with knowledge that it was next to a park; on homelessness, this was punishing a community for a few; trails do not create homelessness. The absence of trails will not solve homelessness; the only way to help homelessness is to help homeless people. Matt Smith extended his time limit. Dolphin said things cost money, and this bridge would be a good investment for future generations, so he asked Board members to put politics aside and become leaders looking ahead for next generation.

Allen Holstein: He had participated in a parks visioning process years ago and it stands to this day; he appreciates the value that this District's parks are. Property rights extends to the boundaries, and after that, if public owns property, then it belongs to the public. He looks forward to continuing to serve on the trails committee, along with Matt Smith.

Tamra Busch-Johnson: Does not want to wait a month to discuss and is willing to contribute to purchasing a gate for Bob and Crystal Rilee Park.

Jim McMaster said he doesn't disagree that something needs to be done, and he has talked with Clements about how it can be done. Clements said the gates will be done on all three locations by this Friday and directed Creighton and Stewart to begin tomorrow. McMaster asked which is highest priority; citizens indicated the trailer pull in area. Citizens thanked staff and Board. Smith asked if it was County sheriff to respond to criminal reports; Creighton said yes but they are slow and it can take them 30 minutes to arrive.

Bob Travers: What is the type of gate that will be installed?

Creighton and Clements said swing gates for vehicles, and there are surveillance cameras and more cameras will be installed.

Danna Kemp: Said he had spoken with County law enforcement and that they had increased patrols and are willing to come up more frequently.

Max Dolphin: The bypass trail needs to be made; kids like himself do not have safe places to do things like ride bikes; you might say we have lots of safe places to do things, but we do not; I am 10 years old and I do not want to play in a playground; I want to ride a bike on a trail; it doesn't seem fair that people without drivers' licenses are not able to get around; and that people like you complain that kids like me are on our devices all the time but won't provide places to do things; this is a trail that we want; it makes me mad to know that adults are violating state law regarding trails and bypasses; without CPRD, we wouldn't have many park amenities for kids to enjoy.

Renee Dolphin: Being a mother is most difficult, PPD, and even if not a mother, studies show how effective that being in nature can be for treating depression in people; moms rely on kids having safe trails to get outside for a few hours; mental health is a priority, and we need to find more ways to get into nature not less; she supports the footbridge and the bypass trail.

Lance Cadeli: 2017 X Games gold medalist and appreciates nature and seeing that public has access to it.

e. LUBA appeal - Creighton reported that he came on staff in 2004 when golf course was built; he gave background on Ewing Young Park masterplan history which included proposed bridge, and his progress and setbacks on this bridge funding at the direction of the Board. He explained the LUBA ruling and CPRD's position in the appeal which the Board had directed staff to pursue, that about \$10,000 had been spent so far on retention of an attorney for this appeal; she does see some basis for an enforcement order. He reminded the Board of the options that they had considered in deciding to move forward with the appeal. Creighton said we would like to develop the property for people of County to play disc golf and

enjoy nature, and that it is public property so public should be able to access it. He told Board they could decide tonight or schedule a special meeting within two weeks to review the 500+ document before them tonight (provided by County yesterday). Discussion: Board asked about details of proposed park development, which Creighton responded to. Matt Smith asked what do we believe our chances of prevailing in the appeal are? Creighton said attorney said there is a good chance that it will work, but could also wait and see what County does and what changes they make. Extension to move on appeal has been granted through July 28. McMaster said it's important for new Board members to see what properties we have, so requested staff set up a tour; he would like to know if appeal will have to apply to bypass trail as well; he also wants Board to schedule another meeting. Lisa Rogers said we have a responsibility to take care of property that we have, and when there are people in park, that reduces the chance of people camping there, and it is an asset that is well used and she uses it a lot to see that, and everyone is walking the trails and the staff is maintaining it, and doing a good job, but we have an obligation to try to take care of the property that the District owns and a liability responsibility that we have to have access to that property. Discussion on efforts to communicate with neighbors and what they want. Gayle Bizeau asked if it was true that it's a wet marsh and how much would it cost to fix it; Creighton said it's no worse than the rest of the park and trails can be built there. More discussion. Smith reviewed options and favored pursuing annexation into City of Newberg. Creighton said annexation could take a long time - five years; Clements said the appeal was the least expensive option. Discussion - cost of bridge, uncertainty of litigation, etc.

Danna Kemp: Have you considered selling land to homeowners who surround it?

Lisa Rogers: It's hard to have property in public domain and then sell it, because it is perfectly good park land.

Pete Siderius: Geological significance of the location; kids use it; he uses it without a trail but then there is no supervision.

McMaster said he was concerned that this had not been noticed to be voted on tonight, so wanted to schedule again.

Smith said that he wanted to move tonight to end litigation and move toward annexation.

Fields said he didn't believe the commissioners would change their minds on the land use, and he does not want to kill the bridge idea, but he thinks annexation would probably be the best route.

Fields said this idea had already been litigated and LUBA had said a bridge was not allowed.

Rogers objected that they hadn't had time to review the materials and notice the action item but instead throw it on an agenda and move forward with it.

Motion to end appeal process and pursue annexation of this plot of land into City of Newberg and complete the bridge once that has been accomplished.

Moved **Matt Smith**
Second **Gayle Bizeau**
Motion failed 2 -2
Aye **Smith, Bizeau, Fields**
No **Rogers, McMaster**
Abstain **Fields**

Board agreed to meet in a special meeting on Monday, July 24 to continue discussion on this item only.

Gayle Bizeau made a motion to meet; it died on the floor for lack of a second; instead, the Board agreed to meet on July 24th in order to continue this item only.

Discussion: McMaster said if staff could again meet or talk with County Commissioners to see if there was another way of proceeding, then that would be a good thing. Clements said we can invite them to the meeting; McMaster said he meant prior to the meeting; Clements said he would still invite them to the meeting. Commissioner Mary Starrett said that it would not be appropriate for Commissioners to attend a meeting, as a quorum, on something that they would have to vote on, unless staff met with commissioners individually prior to the meeting. Starrett said any discussion would have to be done with Commissioners one on one, but moving as a body on something that would ultimately be deliberated on would not be appropriate. Clements said he would approach the County administrator and ask him to bring it to the Board and ask him to obtain permission to attend or send the Planning Director to the CPRD meeting. Starrett said that the Planning Director can go to any meeting that he wants. The administrator is not part of this discussion, and so if there is any discussion with the Board, it would have to be done one on one. Commissioner Lindsay Berschauer said she would have to object because CPRD is in active appeal with LUBA against the County, so we are not allowed to talk about anything associated with this.

VIII. Meeting closed at 8:00 p.m., to reconvene at 6 p.m. on Monday, July 24, 2023.

Respectfully Submitted,
Kat Ricker, Public Information Director