

October 27, 2016
CHEHALEM PARK AND RECREATION DISTRICT
REGULAR BOARD MEETING (Reconvened)
Administration Office
125 S. Elliott Road
Newberg, OR 97132

MINUTES

I. Peter Siderius Called to Order/Reconvened Meeting

6:00 p.m.

II. Roll Call

Board members:

Mike McBride

Peter Siderius

Bart Rierson

Excused: Don Loving

CPRD Staff

Don Clements Superintendent

Jim McMaster Parks and Facilities Supervisor

Branden Thompson Golf Course Supervisor

David Sprecher Maintenance

PUBLIC

Dave Adams, KYLC radio

Sid Scott, Scott/Edwards Architecture

Gene Wellman, Triplett Wellman

Nick Wellman, Triplett Wellman

Shannon Moorman Burns, regarding Schaad Park (left early without comment)

Patty Rimmel 6:40 p.m., Chehalem Fitness Center employee

III. Approval of the Agenda

Mike Ragsdale removed himself from the approval of the minutes.

Motion to accept agenda as amended.

IV. Approval of Consent Agenda

A. Approval of minutes of Sept. 29 Board meeting

Motion Mike McBride

Second Bart Rierson

Abstain Mike Ragsdale

Passed unanimously

B. Approval of bills payable and

C. Approval of June financials

Motion Mike Ragsdale
Second Mike McBride
Passed unanimously

V. Public Participation

- A. Pool Bond – Sid Scott together with Jim McMaster gave report. Scott reported there was only one bid for painting, since painting a natatorium is a specialized task; plumbing received four or five bids, and most areas received two to three.
- B. Others not on agenda – None

VI. Action Items/ Committee Reports/Board Comments

A. Approval of contract for pool construction
Discussion on value of waiting until February for prices to drop; conclusion was to act now. The original approximation of construction costs at \$16.5 million has increased by 10 percent/\$1.5 million, to approximately \$18 million (actually \$17,997,408). Soft costs were figured at an additional \$3.5 million; therefore, the increase leaves \$2 million for soft costs; therefore, the amount short now is approximately \$900,000. This will have to be addressed at some point during the next two-and-a-half years. Clements explained the focus will next be to try to reduce soft costs.

Staff will attend the Newberg City Council meeting on Nov. 7th in order to request waiver of \$300,000 of SDC fees. Staff also plans to simplify the stormwater drainage system in order to save \$150,000. There is also potential save in mechanical costs, Clements said.

Discussion on modifying plans in order to stay within \$19.9 million; Board agreed not to try to eliminate features in order to do this.

Mike Ragsdale said, and the Board agreed, that he appreciates the work Jim McMaster is doing as project manager.

Clements directed the Board to refer to the related item from IX.
A. Correspondence (p. 87) – a resolution/recommendation from the CAC. Motion to authorize the Superintendent to sign the contract with Triplett Wellman, providing the Guaranteed Maximum Price (GMP) is not to exceed \$18 million.

Motion Mike McBride
Second Bart Rierson
Passed unanimously

F. Reports and comments from Board members – Mike McBride asked about the property near the cemetery, whether it would be sold, not sold, or rezoned. Clements said he had meet with Mark Martin about the needs of the sports department, and they may decide not to sell it, due to the priority on open space.

Discussion on whether it was time to revisit the Board's goal. Pete Siderius and Clements agreed to discuss this. Mike Ragsdale said he wants a strategic plan for handling real estate.

VII. Old Business

A. Updates on projects

1. McMaster presented the Newberg Rotary Clubs and Newberg Earlibirds proposal (pgs. 82 – 83) to install Peace Poles in CPRD parks, noting it posed no cost to CPRD. Motion to approve.
Motion Mike Ragsdale
Second Bart Rierson
Passed unanimously
2. Branden Thompson reported the putting green has been seeded and grass is starting to grow. He said he hopes to open it between March and July, depending on the root system.
3. McMaster reported the footbridge on the trail at Ewing Young Park is now built. Discussion (only) on the ideas of connecting this trail to the City of Newberg pump station on Dayton Avenue or connecting it to Yamhill County-owned landfill property on the Willamette River next to Rogers Landing.
4. McMaster reported the patio construction project at Chehalem Cultural Center must next go before the planning commission, and he is working on a proposal.
5. McMaster reported that volunteers from Newberg Christian Church did a lot of work on the house (mostly painting and hauling away refuse). Clements said he will draft a letter from the president to the volunteers, thanking them. David Sprecher reported the recently acquired house on Blaine St. needs work on A/C and heating systems, plus a new duct work system.
6. Discussion on the resolution/recommendation from the CAC (p. 87), as mentioned above in VI. A.

VIII. Superintendent's Desk

- A. Financial report – No comments
- B. Superintendent's report – No comments
- C. Staff Reports – None

IX. Correspondence

- A. Citizen comments - No comments
- B. Misc. info – Kat Ricker reported that the ballot drop box has been removed from Chehalem Aquatic and Fitness Center, and a new one has been installed at Jaquith Park.

Discussion on the date of the CPRD Christmas dinner, set for Dec. 15.

X. Entered Executive Session at 7:07 p.m. in order to discuss real estate property transaction – No action taken.

Adjourned 7:34 p.m.

Respectfully Submitted,

Kat Ricker

THE NEXT REGULAR BOARD MEETING WILL BE HELD AT 6:00 P.M.
THURSDAY, DECEMBER 1, 2016, AT CPRD ADMINISTRATION OFFICE (Note
atypical holiday schedule date).