

**Bend Metro Park & Recreation District
Board of Directors
Work Session
September 4, 2007**

BOARD PRESENT: Ruth Williamson, Bob Woodward, George Thayer, Scott Wallace and Ted Schoenborn.

STAFF PRESENT: Don Horton, Wayne Smith, Bruce Ronning, Ed Moore, Theresa Albert, Steve Jorgensen, Norm Ziesmer, Robin Laughlin, Pat Erwert and Paula Lowery.

LEGAL COUNSEL: Neil Bryant.

MEDIA: None

VISITORS: Mike Lovely.

WORK SESSION

Chair Ruth Williamson convened a work session at 5:30 pm.

Pine Ridge Conceptual Plan

Norm Ziesmer shared a map of the neighborhood and noted that it is populated by many young families. He identified the location of the Pine Ridge School in proximity to the park, and the neighborhoods built around it. Norm reviewed the results of the questionnaire that was circulated within a ½ mile radius of the park and noted that preservation of the natural area and trails was a top choice among respondents. He added that the playground was also popular as well as meeting places and a place for reading and meditation. Norm identified the access points to the park from the neighborhood and reviewed pedestrian routes and the location of a proposed soft surface loop trail, picnic shelter, and portable toilet station. George Thayer asked about the use of solar lighting. Norm explained that is something staff is very much interested in and will be evaluating. Scott Wallace asked about the amount of clearing required on the property. Norm explained due to the building that has taken place on the surrounding property much of the clearing has already occurred.

Harvest Park Concept Plan

Bruce Ronning shared the history of the property acquisition and local street development east of O. B. Riley Road. Robin Laughlin reviewed the configuration of the surrounding neighborhoods and elements of the park design. She stated there is a lot of wildlife in the area and the neighborhood survey indicates an interest in preserving much of the natural area of the site. She added that trails and most basic features such as a picnic area, playground, restroom, etc. were desired by the survey respondents. Robin reviewed three concept designs that were developed as a result of the public meeting and information gained from the survey. She then presented a final concept plan incorporating elements of two of the plans. She identified the natural area, loop trail, playground, open lawn play areas and basic features. Ted Schoenborn asked about interpretive signage for trails. He noted this site appears to be a good location for

signage and added that this is something he has requested since he began his first term on the board. He stated that there are others in the community willing to assist with the signage. Robin stated that it is early enough in the planning of the park that this element could be addressed. The board and staff discussed a district-wide interpretive sign program. Bruce Ronning referred to the fencing of Harvest Park on the northeast boundary and explained that some adjacent property owners have encroached on the park property and do not want the fence installed. He stated that the district will be fencing the boundary to keep park users from encroaching on the neighboring properties. Ruth Williamson asked that staff notify the neighbors regarding the installation of the fence. Robin identified the timeline for the construction to begin during the winter through the early summer of 2008.

Topics for discussion with Representative Chuck Burley

The board reviewed a list of district issues and concerns to discuss with Representative Chuck Burley and determined to limit the discussion to: a definition of the word "blight" with respect to urban renewal district language, land use laws specific to district annexation, urban forestry services and SDCs.

The work session was recessed at 6:30 pm.

EXECUTIVE SESSION

Chair Ruth Williamson convened an executive session at 6:32 pm pursuant to ORS 192.660 (2) (h) for the purpose of consulting with counsel concerning legal rights and duties regarding current litigation or litigation likely to be filed. The executive session was concluded at 6:58 pm.

WORK SESSION

The work session was reconvened at 7:00 pm.

District administration services building cost/value engineering update

James Meyer, Opsis and John Williamson, Skanska, presented information regarding the district's new administration building. James Meyer reviewed the LEED "scorecard" and explained how the points are applied to achieve silver and gold status. He stated the district's building is currently scoring at 33 points with only six points needed to secure the gold certification. He expressed confidence that the district would achieve the gold rating. He then reviewed reductions to costs that had been identified by his firm and district staff to stay within the budget. Don Horton identified \$118,000 in additional costs that could be removed to bring the project within the targeted budget of \$7.44 million including eliminating the outdoor fireplace, the heated entry walk from the parking lot, the green roof, and reducing the size of the building again by 750 square feet. He noted that at the end of the schematic step of the process the building had been reduced by approximately 2,000 square feet. Following discussion, the board agreed that it would not be necessary to eliminate the identified components, and construction should go forward as currently proposed. Don Horton reviewed the proposed timeline construction. He explained the site work near the river would be completed before the busy summer season of 2008 in order to avoid impacting public use of that part of the site.

The work session was concluded at 7:39 pm.

REGULAR MEETING

VISITORS

None

STAFF PRESENTATION

Kim Johnson, Marketing Manager, addressed the board. She stated she is a 23-year resident of Bend having worked for Mt. Bachelor and owning her own business. She stated she is actively involved with her son's activities at Summit High School, and she has had experience serving on boards and fund raising. She stated that she is looking forward to implementing several ideas for actively growing the volunteer program.

CONSENT AGENDA

Minutes – August 7 & 21, 2007 work session and regular meeting

Accept Pine Ridge Park design

Accept Harvest Park design

George Thayer moved to approve the consent agenda. Bob Woodward seconded the motion. George Thayer, Bob Woodward, Ted Schoenborn, Scott Wallace and Ruth Williamson all voted aye. Motion passed.

Adopt McCall Landing development agreement

Bruce Ronning identified the documents provided in the board report including the development agreement and conceptual design. Robin Laughlin reviewed the proposed design and identified the elements including an open lawn play area, natural area, and a play area that separates the toddlers from older children. She reviewed the timeline for construction to begin next spring. Bruce Ronning reviewed the components of the development agreement. George Thayer asked how the property value was determined. Bruce explained the price includes the cost of the land as well as the street improvements. Dan Goodrich explained the purchase price of the property was calculated at three acres minus the square footage existing easements and the balance was based on Pahlisch Homes purchase of the property. George expressed concerns regarding the cost of benches and trash cans proposed for the park. He shared his experience with the Downtowner's organization and their purchase of much cheaper amenities. Bruce explained the board is being asked to authorize the executive director to negotiate the acquisition and development agreement for which the district will pay an exact dollar amount. He stated there is no markup on benches and trash cans by the developer, and that all amenities must meet district specifications. He added the board is being presented a preliminary construction estimate. Bob Woodward moved to authorize the executive director to finalize and execute development and land sales agreements for "McCall Landing" Neighborhood Park with Elkhorn Development LLC. Ted Schoenborn seconded the motion. Bob Woodward, Ted Schoenborn, Scott Wallace and Ruth Williamson all voted aye. George Thayer voted no. Motion passed. Ruth Williamson thanked Pahlisch Homes' representatives, Scott Melton and Dan Goodrich, for their willingness to work with the district to build the park.

Award Paddle Trail design contract

Bruce Ronning reviewed the background of Paddle Trail Feasibility Study. He stated the study identifies improvements to the Colorado Street Dam as a top priority and noted the board's direction to go forward with a preliminary design and cost estimate to address boater safety at the dam. He explained the components of the contract that will include an on-site review of the

dam by REP, two public meetings, a preliminary construction cost estimate, and a description of state and federal permitting requirements. Bruce stated that a local surveyor will be contracted separately to provide base map information of the riverbed and banks surrounding the dam. Ted Schoenborn clarified that safe passage of the dam is the primary concern with any whitewater feature receiving secondary consideration. Bob Woodward moved to authorize the executive director to negotiate and execute the contract with Recreation Engineering and Planning for preliminary design services for the Colorado Street Dam Safety and Boating Improvements and to move forward with environmental and site survey work. Scott Wallace seconded the motion. Bob Woodward, Scott Wallace, Ted Schoenborn, George Thayer and Ruth Williamson all voted aye. Motion passed.

EXECUTIVE DIRECTOR'S REPORT

Neighborhood Association Meeting

Don Horton announced that staff will be conducting a meeting with representatives of all neighborhood associations on October 3 from 5:30 to 7:30 at Hollinshead Barn to provide information regarding the district's operations, planning and board processes.

Oregon Park & Recreation Commission Meeting

Don Horton reported the Oregon Park & Recreation Commission will be meeting in Bend on September 19 and 20. He noted the board is invited to join the commission for dinner on September 19th and attend a meeting on September 20.

City Beautification Award

Don Horton reported the district will receive a city beautification award for the South Canyon Bridge.

GOOD OF THE ORDER

George Thayer asked if the lights in Hollinshead Barn could be replaced with more energy efficient lights.

As there was no further business the meeting was adjourned at 8:15 pm.

Prepared by,

Paula Lowery
Executive Assistant

Ruth Williamson, Chair

Bob Woodward, Vice-Chair

Ted Schoenborn

George Thayer

Scott Wallace