

**Bend Metro Park & Recreation District  
Board of Directors  
Work Session & Executive Session  
March 20, 2007**

BOARD PRESENT: Suzanne Johannsen, Ruth Williamson, Ted Schoenborn, Don Smith and Bob Woodward.

STAFF PRESENT: Don Horton, Wayne Smith, Lindsey Lombard, Paul Stell, Bruce Ronning, Jan Taylor, Theresa Albert, Dave Crowther, Erin Bennett, Ed Moore, Deb Craiger, Brenda Chilcott and Paula Lowery.

LEGAL COUNSEL: Mark Reinecke.

MEDIA: None.

VISITORS: See attached list.

## **WORK SESSION**

Chair Suzanne Johannsen called the work session to order at 5:30 pm.

### **AARP Walking Program**

Brenda Chilcott, Program Coordinator/Site Supervisor with the Bend Senior Center invited the Board to participate in a free 10-week walking program sponsored by AARP, the National Recreation and Park Association, Bend Metro Park & Recreation District and St. Charles Medical Center. She announced the program kick-off will be held on Thursday, April 12, beginning at 2:00 pm at the Bend Senior Center, and Wednesday, April 18, beginning at 6:00 pm at St. Charles Medical Center. She explained the program is targeting people who may not have exercise as part of their daily routine. Brenda said each participant receives a step meter and motivational components are built into the program including educational sessions and group walks. She added a mini-health and wellness fair will be held on the day of the kick-off at the senior center.

### **Juniper Ridge Refinement Plan**

Suzanne Johannsen introduced City Councilor Jim Clinton and explained that he would present information regarding the Juniper Ridge Refinement Plan, followed by a discussion of issues of district concern. Jim presented a PowerPoint program reviewing the history of the city of Bend's acquisition of the Juniper Ridge property from Deschutes County, and the guiding and design principals of the project. He noted that Juniper Ridge will include an employment center and the plan has been expanded to include a university, mixed use development and urban amenities. Jim stated the master plan is moving forward and the city will conduct an open house on April 4 at the Tower Theater to present the plan for public review. He identified

a trail system and open spaces that will be incorporated into the plan. He stated the principals definitely have a commitment to parks and the discussion of how those parks will be financed, operated and maintained has not occurred yet. He stated he thinks the discussion should have

come up a long time ago, and the city chose to go the master developer route and gave them the task of doing the master planning and how the details will work out in the future hasn't been addressed yet. He stated there is not a question of whether there is a commitment to doing open spaces, trails and parks. Suzanne Johannsen stated that we need to ensure that those discussions do take place so we don't end up with green spots on the map as in a previous plan that we have had to deal with just recently. Don Smith stated the system to fund parks and trails is already there in the System Development Charges program. He stated in this instance it appears that the city has chosen to ignore the system that is in place. Jim stated that he does not believe anyone on the council has any intention of excluding the park district, however, the only piece of Juniper Ridge that is inside the city is designated for industrial land. He stated the rest of the land is in public ownership and the project is committed to that remaining in public ownership. He stated this project will be developed somewhat differently than the usual residential developments. He stated he is totally committed to working with the park district as the project evolves. Ted Schoenborn shared his concerns regarding the impact of the housing component of the project on district resources outside the development such as community parks, river trail, the swim center and other district facilities. Jim stated that there is no intention on the part of the city to avoid district annexation of the project; it just hasn't been brought to the forefront in the discussions. Don Smith stated that three years ago an agreement was written regarding the co-annexation of city and park district land; however, it was never finalized. Don Horton stated that in his opinion this is the most sophisticated master planned project that Bend has ever seen and maybe that Bend ever will see. He stated there is a difference in the level of service being proposed and the level of service that we currently offer. He said he thinks in this case the district, city and developer need to work together to discuss how park and recreation services are being provided and that should include annexation. He stated that doesn't necessarily mean that we build and maintain all of the parks because that is beyond our capacity to do that. He added that he would rely on Jim and others to help guide us as to when that discussion is the most feasible. Don stated what is missing in this project is there are no recreation programs, indoor facilities or sports complexes, therefore, the residents of this community will be using those types of facilities that currently exist or will exist in the future, and that will be funded by the residents of the district, whatever that district boundary is. He stated it is very important that the district boundary include Juniper Ridge. Jim stated that he believes their focus has been is to develop a master plan that embodies all of the principals and aspirations that we have for the project, and then it will be time to take the next step and ask who is going to do what. He stated that as we go forward he would be really disappointed if the park district was not one of our partners in this project; that would be a big mistake for our community. Don Horton stated that once the Juniper Ridge master plan is completed, that will be the time to go the city to address the annexation issue, particularly because it doesn't affect just this land, it will affect all of the large landowners in the UGB. Jim stated that because of the unique model of this project it appears that the city and the park district should have an agreement that addresses contingencies that protect the park district's interest and the project. Suzanne Johannsen stated the concurrent annexation is important to her, particularly in consideration of the potential for the property to become an Urban Renewal District. Don Horton stated that the district has met with the master planner only once. Ted Schoenborn stated the district wants to be involved and we want to contribute and we want to coordinate to avoid unintended consequences. Jim stated he would report the district's concerns to the council and suggest that we go forward as partners in an organized fashion. He encouraged the Board and staff to attend the public meetings to get to know the planners

and he would encourage them to meet with the Board directly. He stated he would make sure the district is a part of the decisions that will be going into the approval of the master plan itself, and part of the agenda would include working on an MOU between the project, city and the park district. He stated they want Juniper Ridge to be an integral part of the city and Central Oregon. The Board thanked Jim for his presentation and discussing their concerns.

### **Park Steward Report**

Ed Moore reviewed the process for compiling the report from the Park Steward. He explained that as a result of having Erin Bennett in place, numerous incidents and inappropriate activities that were taking place in the park have been documented, and Erin has developed good communication and a stronger working relationship with the city police department and the county sheriff's department. He shared a PowerPoint presentation demonstrating the types of offenses that have been occurring in the parks including vandalism, graffiti, illegal camping/dumping/litter, drugs and alcohol usage, noise and parking violations, and canine offenses. He noted that the city police department responded to 116 incidents occurring in Columbia, Drake, Juniper, Larkspur, McKay, Pioneer and Sawyer parks. Ed added that the most common violation has been dogs off leash. He shared figures regarding the increase in costs for dealing with vandalism over the previous year and the year to date, noting that in 2005-06, the total costs for labor and materials to address vandalism was \$11,764 and for 2006-07, to date, the cost has reached a total of \$11,393. Erin expressed concern regarding the number of parks and miles of trails that need to be covered by the program. She felt that providing additional seasonal steward staff would provide for greater crime deterrence and improve the public's sense of safety in using the parks. She added that developing a volunteer program with committed, trained and recognizable staff would provide a level of improvement to park safety and visitor outreach, and improve rule compliance. Ed Moore reported on particular issues with the skate park. Don Smith stated that if the users can't behave appropriately the skate park should be shut down. Bob Woodward noted skate parks in other areas of the country are built in highly visible areas which have helped to ensure proper use of the facilities. Ruth Williamson stated she felt the district would benefit from a more comprehensive park steward program. She added that she liked the idea of adding trained volunteers and expressed concern regarding the level of authority of the park steward. Bob Woodward suggested implementing a cadet program particularly with the increased use of parks and trails during the summer. He recommended adding bike patrols on the trails and in the parks. Suzanne Johannsen expressed concern for the number of canine violations and stated that we have got to come up with a solution to the problem. Bob Woodward stated one of the problems is that Bend has been advertised in real estate markets with pictures of dogs in the parks off leash, and that is where education comes in very strongly to address the problem. Don Horton reported on a meeting of staff with the city police department regarding use of neighborhood parks during designated times for off leash areas. He stated the police department is not in favor of the proposal, and expressed concern that when the Hillside Park off leash area is opened, it will be so successful that it will be unsuccessful due to the amount of use. He stated he believes there is going to have to be a larger community discussion about what the community wants and they will have to direct the district and city to provide that for them. Don Smith suggested making a pitch to each of the neighborhood associations for a park watch program. He also endorsed bicycle patrols on the trails, and suggested a cadet could be helpful in Shevlin Park. Ed reported that staff is also working with the police department to establish a liaison with the district to provide a direct contact for district staff with someone with authority

to make decisions. Erin reported that she has had a lot of success in working with community service officers working within their specific areas.

### **Quail Park Skate Area Recommendation**

Bruce Ronning reviewed the history of the planning and design of Quail Park. He noted Quail Park is a neighborhood park designed to service an area of approximately ½ mile in radius or walking distance to the park. He stated staff concentrated on that service area in planning the public process in the design of the park, and over 800 postcards were sent out to the residents of the service area inviting them to attend a public planning meeting. He explained the information collected at that meeting was compiled and presented at a second meeting which was followed by a third meeting to present the proposed park design for comment. He noted the Board also discussed the public process and design at a work session in January, 2006. Bruce explained that staff has received concerns from neighbors adjacent to the park about the design and other issues: cutting of trees, amount of grading that took place in the park to construct the collector street to city standards, and to bring the park grade to match the street, etc. He added that in late February, 2007, staff began to receive a preponderance of concerns regarding the activities that have been taking place in the park. Bruce stated that the most desired features identified in the public meetings were typical for the design of a neighborhood park; playgrounds, open space play area, trails and in this particular case, a desire for a beginner skate area. Bruce stated that we have now discovered that some of the skate elements installed in the park are probably not appropriate for beginners and they are attracting skaters of a higher skill level. He stated that was not our intention, and in response to the problems that have been occurring one of the proposals is to remove some of those elements that are designed for the higher skill level skaters. He stated it may be appropriate to replace those features with elements that are designed for the beginner skater. He added that staff has discussed extending the fence that separates the playground from the skating area to prevent skaters from taking runs at the features in the skate area, and putting a timer on the lighting. He stated staff has also been working with others to informally monitor the activities that are occurring in the park and an onsite questionnaire has been proposed to determine what park users themselves like about the park and what they would like to see changed. Bruce stated that staff believes the use patterns in the park will change as the days become longer and warmer, and the park begins to attract the typical type of family uses that take place in neighborhood parks in the late afternoon and evenings during the summer. He added that while staff is certainly sensitive to the concerns of the neighbors we also want to hear from a broad range of park users. Robin Laughlin stated that she is very disappointed about some of the pieces of skate equipment and she thinks the kids are too. She stated she has talked to some of the kids who think it is hard to use. She stated the kind of use we want to foster is confidence building that occurs with the use of appropriate age and skill level equipment. Robin reported on discussions she has had with a local skate facility provider regarding more appropriate level equipment that could be installed in the park. She added that she has begun to see more family use in the park and she stated that she feels it is important to have elements in the park that attract all age users. Bruce stated that staff is not fully convinced that the entire skate feature should be removed and would like the opportunity to work with what is in the park, not only in terms of design, but supervision of use in the summer months. He stated there are a broad range of features in the park including passive natural area trails, playground, picnic shelter, etc. that have all been received very well. He stated there may be other solutions and ultimately if modifying the skate features doesn't result in the outcome we are looking for, then we could

potentially remove the skate feature entirely. Don Horton noted that it is very difficult for the district to find non-traditional activities for kids to do, particularly the middle school-aged kids. He added the Board has always encouraged staff to listen to what the community wants in their parks, and this was not a staff idea to put the skate park in Quail Park; it came from the residents of the neighborhood. He stated staff felt we owed it to the community to try it to see if it will work. He recommended that staff work with the amenities of Quail Park and install more basic features in the skate area, and try to find that balance we were looking for in a true beginner skate area. He stated if it doesn't work, we will take them out. The Board agreed with the staff recommendation.

**Accept RFP Process for Construction Manager/General Contractor – Administration Building**

Don Horton referred to documents provided in the Board Report and explained the staff proposal is to use the same process previously used for the JSFC project. He explained that as a part of that process the district is required to go through a set of findings that legal counsel will assist with to determine if the Construction Manager/General Contractor (CMGC) process is the best option available. He stated that prospective firms will submit proposals and based on qualifications and cost a firm will be selected. He explained this process will also require a public hearing and Board resolution that will be presented to the Board in about a month. Suzanne Johannsen asked about including LEED qualifications. She stated that she did not want to lose site of that goal with the building. Don also noted that a Board member participated on the previous CMGC review committee.

The work session was concluded at 7:45 pm.

**EXECUTIVE SESSION**

Suzanne Johannsen convened an executive session at 7:47 pm pursuant to ORS 192.660 (2) (e) for the purpose of discussing real property transactions. The executive session was concluded at 8:10 pm.

Prepared by,

Paula Lowery  
Executive Assistant

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Suzanne Johannsen, Chair

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Ruth Williamson, Vice-Chair

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Bob Woodward

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Ted Schoenborn

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Donald K. Smith