



Board of Directors

**Bend Park &
Recreation**
DISTRICT

Board Meeting Minutes – June 19, 2018



BOARD PRESENT

Nathan Hovekamp, Chair
Brady Fuller, Vice Chair
Ted Schoenborn
Lauren Sprang

ABSENT

Ellen Grover

STAFF PRESENT

Don Horton, Executive Director
Michelle Healy, Planning and Park Services Director
Lindsey Lombard, Administrative Services Director
Matt Mercer, Director of Recreation
Julie Brown, Manager of Communications and Community Relations
Brian Hudspeth, Development Manager
Jeff Hagler, Park Stewardship Manager
Quinn Keever, Park Planner

MEDIA

Stephen Hamway, The Bulletin
Kristen Phillips, Source Weekly
Jessie Foster, KTVZ

5:00 p.m. EXECUTIVE SESSION - The Board met in Executive Session prior to the regular meeting pursuant to ORS 192.660(2)(e) for the purpose of discussing real property transactions.

5:30 p.m. WORK SESSION

WORK SESSION

1. Comprehensive Plan Update – Quinn Keever

Ms. Keever discussed the various outreach efforts made to the public for comment on the comprehensive plan. She reported 43 comments were received in the last phase of public engagement. Comments were mixed with support and opposition to projects included in the draft plan. The comments did not include any new topics.

Ms. Keever noted that Cedarwood Trailhead made up approximately 20 percent of the comments received. Some were in favor of the development of a trailhead and others were opposed to allowing access to the river in that area. Most of the Cedarwood comments came from recreationalists and not from the neighbors in the area.

Ms. Keever said 14 comments came from the City of Bend, some of these comments include:

- A statement that the District comp plan will be referenced in the city's comp plan, not adopted
- A request of District consideration of affordable housing in the District's SDC update
- A request of a policy about ownership and maintenance of city footbridges
- A request that acquisition of land in the Central District be moved to a higher priority
- Continued support of coordination with the agencies on existing and future projects

Director Hovekamp disclosed that he is employed by Central Oregon LandWatch; he added that it is not a conflict, but wanted to disclose the information. Ms. Keever received 12 comments from LandWatch. The comments included a desire for:

- A level of service for urban plazas
- Commitment to diversity, equity and inclusion
- Strengthened support for affordable housing
- Removal of the South UGB Bridge from the project list
- More restrictions on projects similar to the restrictions in Riley Ranch.
- LandWatch also expressed their support of the Big Sky neighbors' concerns regarding lights and sound

Ms. Keever addressed the request for service for urban plazas. She said there is not a need to have these plazas as an official level of service in the comprehensive plan. The District does not have levels of service for natural areas or recreation.

Ms. Keever spoke about the edits made to the comp plan based on comments received:

- Location of the crossing to Juniper Park
- Correction in reference to the District's and city's comprehensive plans
- Formalized commitments to partnerships with the city
- Keyed projects on the map pages
- Small word choice edits

Ms. Keever said final edits will be sent to the consultant on June 21 and will ask the Board for adoption of the plan on July 17.

Director Hovekamp commented that the urban plaza idea is an appropriate discussion to have. He said it is likely premature for a category for level of service yet, but it's timely to discuss a

new model as Bend grows. Troy Field and Heritage Park started those discussions and should continue with the District and others. Director Hovekamp would like additional consideration of natural areas added throughout the community.

Executive Director Horton expressed his commitment to natural areas and pointed out the new way the District is building parks as hybrids between neighborhood parks and natural areas to provide pockets as well as “naturehoods”.

Ms. Keever said she was satisfied with attendance at the public meetings and the level of engagement throughout this two-year project. Executive Director Horton indicated the outreach had far exceeded past District plans.

2. Drake Park and DRT bank and trail improvements – Brian Hudspeth

Mr. Hudspeth presented the update of this project to the Board. He explained the changes to the scope of the work through value engineering and a proposed architecture and engineering contract amendment. He reported that later in this meeting there will be a business session item to approve an amendment to the contract; this will allow this project to move forward through design, permitting and construction administration. He stated this project was brought to the Board at 30 percent design development in December. January to April was spent refining the cost estimate and scope of the work. In May and June, a contract for design was negotiated for full design work. He confirmed that the intent of tonight is to seek Board approval to award the contract.

Significant changes include:

Zone 1:

- Removed riparian work from the beach to the pedestrian bridge**
- Added new restroom and improved plaza area at the beach**

Zone 3:

- Removed extension of the plaza area into the river**

Zone 5:

- Removed riparian work along Pacific Park reach of the river**
- Included option to remove existing structure and to build a trailhead at Pacific Park (former District office)**

The plan calls for 15-20 parking spaces at the trailhead.

Mr. Hudspeth showed a breakdown of the cost estimates by zone and the total estimate of the entire project. He stated that the project exceeds the allocated funds in the CIP, but believes that as the design gets further along, the plan will continue to see a reduction in overall costs. As it is now, the projected cost is 5.9 million and the budgeted cost is just over 5.2 million. The

plan includes some government grants that will be applied for through the District and the partnership with Upper Deschutes Water Council (UDWC).

Director Hovekamp brought up the partnership with UDWC and the bank restoration work that will be shifted over to them. He remarked that this partnership increases sensitivity about the Mirror Pond Solutions dredging and it becomes more relevant because UDWC's funding stream is sensitive to the dredging project.

In regard to the new restrooms, Director Hovekamp said he suspects the District will get some comments from the public. Mr. Hudspeth indicated that there will be more outreach and due diligence performed. Executive Director Horton inserted that the costs of the project will have an impact on whether the restrooms are built. As the project gets closer to the bid document, he said decisions can be made about the restrooms. Construction documentation could start as early as July, 6-8 months will be spent finalizing the construction documents, and the yearlong process of getting the various permits can start. Mr. Hudspeth said that construction is estimated to take between 8-12 months.

Chair Hovekamp expressed interest in the project and how it intersects with the city's mitigation of storm water outfalls; Mr. Hudspeth replied that the District is discussing coordination where possible.

Ms. Sprang commented that she appreciates the shift in the riparian project to make grant funding a possibility demonstrating further responsible spending of tax dollars. The trail is a big focus and she assumes it will continue to be priority moving forward. Director Hovekamp added that he is pleased to see the cost reductions, and remarked that this project is a big commitment from the District to this area of Drake Park.

Director Fuller raised the concerns that the District has received in public comments about riverbank plantings. He asked for confirmation that this version of the project doesn't include the specific areas that the public has expressed the most concern. Executive Director Horton said that this is correct; zone 1 has received the most public comments in regard to concerns about the vegetation. Director Fuller said that moving this forward doesn't mean that issues have been ignored or addressed and as the District pursues grant funding and implementation of the project there is an obligation to continue the conversations about these areas of zone 1.

Director Schoenborn added that the collaborative efforts with UDWC in zone 1 will likely raise concerns down the line about the view lines of the river. Mr. Hudspeth assured the Board that the District will continue to keep communications and intentions clear and address concerns.

7:00 p.m. BUSINESS SESSION

VISITORS

None

CONSENT AGENDA

1. Meeting Minutes – 6/5/2018
- 2.

Director Schoenborn made a motion to approve the consent agenda. Director Sprang seconded. The motion passed unanimously, 4-0

BUSINESS SESSION

1. Adopt Resolution No. 414 Supporting the City of Bend's Affordable Housing Application under HB 4079

Director Hovekamp restated that his employer is Central Oregon LandWatch, and remarked as an organization, they are opposed HB 4079 legislation.

HB 4079 can be found at this link:

<https://www.oregon.gov/LCD/Pages/HB4079pilotprogram.aspx>

Lynne McConnell, Affordable Housing Manager for the City of Bend, described her background and appreciation for the mission of park and recreation organizations. Ms. McConnell explained that this legislation would allow for up to 50 acres to be developed outside of the urban growth boundary (UGB) for the purposes of building affordable housing in a mixed development that includes market rate homes and affordable housing. She stated that this project directly correlates to the District's mission statement. She explained the model for the proposed development includes trails, open and natural space, and a developed park space. She commented that only Bend and Redmond are competing for the pilot program funding made possible by HB 4079 and at least 3 percent of the housing in the project must be considered affordable housing. The City of Bend will have 5 years to complete the project if successful for the pilot program.

Ms. McConnell showed a picture of the map of the area and explained how the area met the criteria for the bill. Next, she showed a slide that explains affordable housing costs and units by income level. Ms. McConnell said that by 2028, Bend will be short 16,000 units of housing. The need is greatest for the lower income earners; currently Bend has a surplus of homes for higher income earners. She further talked of the importance of integrating different levels of housing. She went on to say that a requirement for this bill is to offer park services in this area, with this resolution; the District will be committing to provide parks and recreation to this development.

Director Fuller asked how many affordable housing units have been built in past few years. Ms. McConnell replied that the goal is 100 homes per year to be built or acquired for use. With this proposed development, there will be approximately 500-600 units total with 40-50 percent of the units at affordable market rate with a deed restriction of 50 years.

Executive Director Horton spoke about the relevance of the project for the District. The property adjacent to the proposed housing development has a pond area that a 6-7 acre park could be developed as an urban wildlife area and be preserved. He explained that the SDCs that

would be collected on this subdivision would be reinvested back into the neighborhood. This location is also within walking distance to shopping and public transit, making this an optimal location. This project would create another opportunity for a trail along the canal adjacent to the property and in the long term connect to Big Sky Park.

Director Hovekamp pointed out that the bill says it has to be 30 percent affordable housing, but the city is planning on 40-50 percent. Why not consider 70-80 percent? Ms. McConnell responded that they are looking at the balance with the developers to determine the mix of housing.

Director Hovekamp thanked Ms. McConnell for referencing the affordability challenges in Bend. He commented that he is respectfully opposed to this project. Notwithstanding the respect to transportation, connections to trails and parks and nearby employment, he stated that this is an exception to statewide land use laws. Affordable housing is part of affordable living and he said the better option is toward the core of the city for services, healthcare and employment. Director Hovekamp is excited by opportunity areas, like the Central District and is concerned about erosion of statewide land use planning. He said affordability is a real problem and there is a lot to like in this plan, he stated that if colleagues of the Board support this, he supports their decisions.

Director Schoenborn said he understood Director Hovekamp's concern about land use policies. He remarked that this bill creates an exception that is made by legislation so it is still operating under the land use laws now. He stated that now that this bill is offering this opportunity, it is a proposal worthy of consideration as it begins to address many of the issues that are relevant to Bend. He commented that it is a start and he supports this resolution for these reasons.

Director Fuller said he is pleased to support the resolution. He appreciates his colleagues' comments. He stated it is a rare opportunity for the state to be nimble and to realize opportunities and goals. Director Fuller mentioned that he has done project work in this area and recognizes that there are a lot of employment opportunities in this area and it is accessible.

Director Sprang asked about the advantages of creating affordable housing opportunities in the center of town as opposed to the outskirts. She inquired if it is better to be in the city center with more congestion, traffic noise, and pollution or is it better to be out of that? Ms. McConnell talked about the competing priorities; and said the UGB has created the Bend we love today. Density can help preserve our community and environment, but at the same time, access to green space can mean more to some. There are advantages to both, for this project, the standard is met at the chosen location.

Director Hovekamp asked what independent mechanisms of verifications exist from a private entity to see if this project will pencil out. He asked if there is a certain percentage at market rate that makes this project work. Ms. McConnell replied that they know the numbers on traditional development fees on market housing and the fees for affordable housing. These are

very well established and these are well-regulated for affordable housing, which is looked at differently than market value. She continued to say that affordable housing looks at the cost of materials, regulated cost of labor, federal regulations and timelines, tax credits available, and land costs. Often land costs are usually extraordinarily low for affordable housing. She assured the Board these proformas are and will continue to be reviewed regularly.

Director Schoenborn made a motion to adopt Resolution No. 414 supporting the City of Bend's application for a pilot program for urban growth boundary expansion for affordable housing under HB 4079. Director Fuller seconded. The motion passed 3-1, Chair Hovekamp voted in opposition.

2. Update and approve contract amendment with GreenWorks PC (Drake Park Bank and Trail Improvements)

Mr. Hudspeth returned to answer questions about this topic that was discussed in the Work Session.

Executive Director Horton added that part of plan is to remove the old District office which is currently leased by Cascade School of Music. He said he has been in contact with their director and they are actively looking for new space and currently have an offer on a place. If the school needs extra time, it is likely that the District can extend the lease an additional 6 months. There will be a meeting in the next week to discuss this in more detail.

Director Fuller made a motion to direct the Executive Director to negotiate and execute a contract amendment with GreenWorks PC to provide construction documents, project bidding and construction administration for the Drake Park Bank and Trail Improvement project for an amount not to exceed \$598,910 and a contingency of \$42,117. Director Schoenborn seconded. The motion passed unanimously, 4-0.

3. Approval Intergovernmental Agreement with Bend-La Pine Schools on Pacific Crest Middle School Athletic Fields

Ms. Healy described the intergovernmental agreement with Bend-La Pine Schools for the athletic fields at Pacific Crest Middle School. She said the term is 20 years with 5 year renewals. The District will be responsible for maintenance or replacement of assets if needed. Both agencies are excited to get started. The schedule is subject to be refined and construction will be dependent on design and permitting, sod or seed selection will determine completion time.

The Board shared their support for this IGA. There was appreciation for the clarity and the Board looks forward to working with the school district with this partnership.

Director Sprang made a motion to authorize the Executive Director to negotiate and execute an IGA with the Bend-La Pine School District for development of athletic fields at Pacific Crest Middle School. Director Fuller seconded. The motion passed unanimously, 4-0

4. Approve Board meeting dates and times

Executive Director Horton stated that these approvals and elections are usually approved at the first meeting in July, but the elections will be made today because there will be less Board members available at the next meeting.

The Board discussed the dates and times of the work, business and executive sessions. The Board will likely hold executive session before the public meetings.

Director Schoenborn made a motion to conduct the Bend Park and Recreation District Board of Directors public meetings on the first and third Tuesdays beginning a 5:30 pm with a work session and a business session beginning at 7:00 pm. Director Sprang seconded. The motion passed unanimously, 4-0.

5. Appoint Legislative Liaison

Director Fuller made a motion to appoint Ted Schoenborn to serve as Legislative Liaison for the Board of Directors for fiscal year 2018-19. Director Sprang seconded. The motion passed unanimously, 4-0.

6. Appoint Board Secretary

Director Schoenborn made a motion to appoint Don Horton, Executive Director, to serve as Executive Secretary of the Bend Park & Recreation District Board of Directors for fiscal year 2018-19. Director Fuller seconded. The motion passed unanimously, 4-0.

7. Elect Board Chair and Vice-Chair

Director Hovekamp shared that he has learned many lessons as chair. He spoke of his respect for the staff for the work and preparation they put in for the Board presentations. He said the Board is to serve as a force for the organization. He expressed his thanks to Executive Director Horton and other staff for their time investment, the public for their testimony, and the media for staying through meetings, his colleagues including Director Fuller as vice-chair, who is always by his side setting the bar high and helping. He thanked Director Schoenborn for his wisdom and long tenure that is a tremendous resource. He commented on Director Grover's legal expertise, intellect and ability to articulate things. Director Hovekamp complimented Director Sprang for her infusion of fresh energy, dedication, great questions and genuine interest in the issues. He said that Board leadership work should be interesting and rewarding and he thanked everyone for the opportunity to serve as chair.

Director Schoenborn made a motion to nominate Director Fuller to serve as Chair of the Bend Park & Recreation District Board of Directors for Fiscal Year 2018-19. Director Sprang seconded. The motion passed unanimously, 4-0.

Director Sprang made a motion to nominate Director Schoenborn to serve as Vice Chair of the Bend Park & Recreation District Board of Directors for Fiscal Year 2018-19. The motion passed unanimously, 4-0.

EXECUTIVE DIRECTOR'S REPORT

BOARD MEETINGS CALENDAR REVIEW

GOOD OF THE ORDER

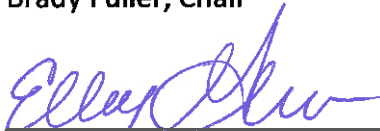
Director Sprang mentioned that she was contacted by a community member about using pesticides in the parks. Executive Director Horton shared information about current practices and the intention to seek additional options.

Chair Fuller encouraged everyone to attend the Let's Picnic and the July 4th events.

ADJOURNED: 8:15 p.m.

Prepared by,
Sheila Reed
Executive Assistant

Brady Fuller, Chair



Ellen Grover



Lauren Sprang

Ted Schoenborn, Vice-Chair



Nathan Hovekamp

