



Board of Directors

November 5, 2019

District Office Building | 799 SW Columbia | Bend, Oregon



4:30 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. This session was closed to all members of the public except for representatives of the news media.

5:30 p.m. MEETING CONVENED

BOARD PRESENT

Ted Schoenborn, Chair
Nathan Hovekamp, Vice Chair
Lauren Sprang
Jason Kropf
Ariel Méndez

STAFF PRESENT

Don Horton, Executive Director
Michelle Healy, Deputy Executive Director
Julie Brown, Manager of Communications and Community Relations
Lindsey Lombard, Administrative Services Director
Matt Mercer, Director of Recreation
Sheila Reed, Executive Assistant
Brian Hudspeth, Development Manager
Jeff Hagler, Park Stewardship Manager
Quinn Keever, Park Planner
Sarah Bodo, Park Planner
Michael Egging, Recreation Analyst
Jason Powell, Landscape Architect
Sasha Sulia, Superintendent of Park Operations
Greg Brady, Sports Program Coordinator
Rich Ekman, Sports Program Coordinator
Russ Holliday, Sports Program Manager

LEGAL

Paul Taylor, Bryant, Lovlien & Jarvis, Attorneys at Law

MEDIA

Brenna Visser, The Bulletin
Isaac Biehl, the Source

STAFF INTRODUCTIONS

Henry Stroud
Joelle Elston
Joel Lee

WORK SESSION

1. Update on the Bend Core Area Urban Renewal Project– *Sarah Bodo and Matt Stuart, City of Bend*

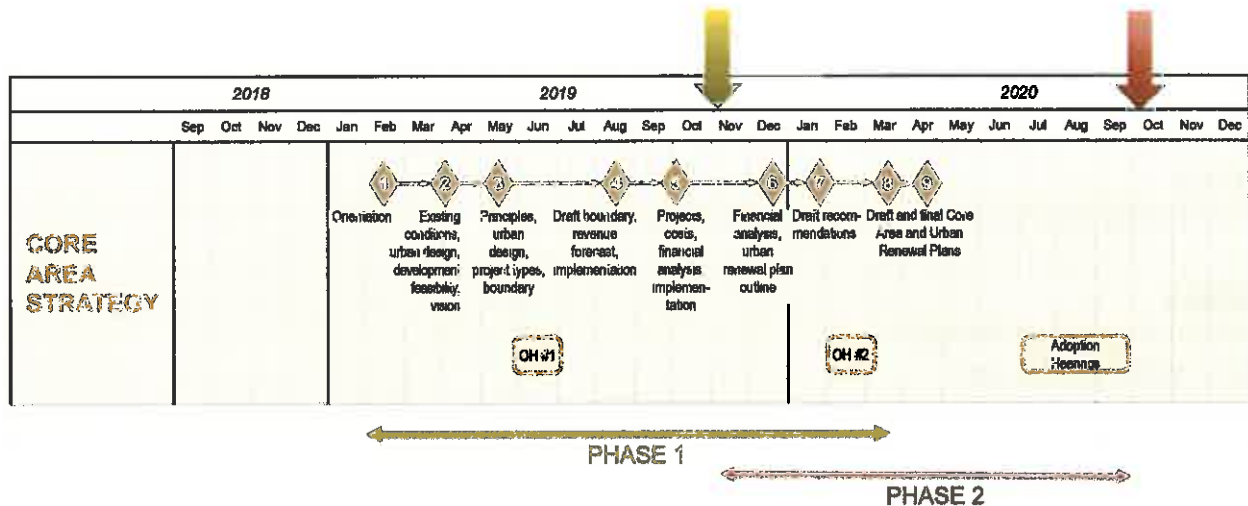
Ms. Bodo introduced Matt Stuart from the City of Bend and City Councilor, Justin Livingston. Mr. Stuart passed out a fact sheet on the urban renewal in Bend’s Core Area Project (report is an attachment to the minutes), his presentation covered the information outlined in the handout. He explained urban renewal as authorized by the Housing Act of 1949 and also by Oregon State Statute, ORS 457. Urban renewal provides financing mechanisms to implement plans to address blighting influences in designated areas and increases the tax base. He explained the type of projects that can be included and tax increment financing (TIF) as a funding source for urban renewal.

Mr. Stuart said that there are currently two urban renewal projects in Bend, Juniper Ridge and Murphy Corridor. The Bend Core Area Urban Renewal project includes the Bend Central District, East Downtown, Inner Highway 20 and KorPine.

The potential project examples for an urban renewal area include:

- Utilities or infrastructure
- Streetscapes
- Transportation
- Affordable housing
- Parks and open spaces
- Redevelopment/Development Assistance
- Acquisition
- Storefront improvement grants
- Capital improvement loans for small or startup businesses
- Historic preservation

Next, Mr. Stuart spoke about the Core Area Project schedule and process, he showed the following slide that demonstrates the timeline and spoke about the objectives of the framework, location, feasibility, code and zoning changes and suggested strategies for the recommendations that will be provided to the Bend Urban Renewal Agency (BURA).



The guiding principles for the project are as follows:

- Create a place where you can live, work and play.
- This area connects East and West Bend.
- This is a walkable area with a balanced transportation system.
- Affordability is preserved.
- This plan leads to direct outcomes, it is implemented.
- Public investments support and catalyze private development.
- Transparent and open public process that ensures that those affected by the decisions are involved in the process.

Mr. Stuart said there has been public outreach with several community events and over 2,000 community members have engaged in the process to date. He talked about the funding of the project; he said the money for an urban renewal area is taken from a portion of property tax dollars that would go to other taxing districts, like the park and school districts. He explained that at the end of the urban renewal project, the area will generate a greater tax base and contributing districts will end up with more revenue as an outcome.

The board discussed the impact that the loss of revenue could have on the district. The district would lose a substantial portion of the revenue that comes from the annual three percent increase in property taxes and the growth in the tax base; this money would be diverted to the urban renewal project. It was also mentioned that in an earlier project, parks were listed as part of the plan, but were removed prior to completion of the project. The board would like to see a board member as part of the BURA to help ensure that parks are not removed from the project list for this new project. Mr. Livingston said this could be considered if the committee structure is ever changed and recommended that the district have representation on a citizen oversight committee to address these concerns.

2. Recreation Report: Fall Sports Programs – *Greg Brady and Rich Ekman*

Mr. Ekman thanked the board for their service; he said it is an honorable service the board does as volunteers in the community. He said that BPRD is the leader in providing recreational sports in the community. He appreciates the directive from the board to provide recreational opportunities and keep the focus on recreation with clearly defined goals of being all inclusive, affordable, seasonal and local.

Mr. Brady heads up the tackle football program and is a member of USA Football, which offers both online and in person coaches training. Mr. Brady explained that in 2018 the board of directors adopted the High School Consensus Youth Football Position Statement (this document is attached to the minutes) and eliminated 4th grade level tackle football, adopted age appropriate rules and guidelines and made up teams of eight players. In addition, medical professionals are staffed at every tackle football game.

Mr. Eckman said fall sports include: Soccer, grades K-8; flag football, grades 1-8; tackle football, grades 5-6; volleyball grade 6; and tennis grades 6-8. The total participation in all the sport programming has continued to rise in the last five years, particularly in the last year. The rate of growth is exceeding the population growth, indicating that the programs aren't just increasing due to

population growth in Bend. The data shows that 32 percent of elementary and middle school students in Bend played a fall sport and 41 percent of all elementary students participated. He remarked that soccer is the most popular fall sport followed by flag football.

Mr. Eckman finished the presentation with a slide that showed the total impact of fall sports. The information shared is as follows:

- Teams: 279
- Participants: 3,455
- Games: 2,146
- Coaches: 412
- Officials: 106
- Fields: 50

3. ORPA Award Video – *Sasha Sulia (10 min)*

Ms. Sulia introduced the award video that was presented at the ORPA Conference for the Asset Management Award. The video can be seen here https://www.youtube.com/watch?v=65EiXra_8q0.

VISITORS

Russ Donnelley: Mr. Donnelley spoke to the board to encourage their support of the City of Bend Climate Action Plan. Mr. Donnelley said he was member of the working group that developed the climate resolution that city council passed in 2016. He said the plan supports and compliments the mission of the Bend Park and Recreation District and will further opportunities for the district to partner with the city and other agencies.

CONSENT AGENDA

1. Meeting Minutes – 10/01/2019

Director Hovekamp made a correction to the minutes, he noted that the start time of the meeting was incorrect and should read 7:00 pm instead of 5:30 pm.

Director Hovekamp made a motion to approve the consent agenda. Director Sprang seconded. The motion passed unanimously, 5-0.

BUSINESS SESSION

1. Award Design Build Contract for JSFC Indoor Pool Tank Renovation – *Brian Hudspeth and Bronwen Mastro*

Mr. Hudspeth reviewed the process of the design build contract. He explained that this process allows the contractor to be in control of the designer and encourages them to work together on an intricate project. The request for proposal (RFP) was issued in September and one company responded, Pence Construction. Pence Construction is already in contract with the district for work at Larkspur Center. The scoring committee scored the Pence Construction submission for completion and unanimously voted to select them for the project. The next step will be for staff to bring the guaranteed maximum price (GMP) back to the board for approval.

Director Hovekamp made a motion to authorize the executive director to award a design-build contract to Pence Construction for design and construction of the Juniper Swim and Fitness Indoor Pool renovation project with a preconstruction services fee of \$368,612, and to approve an additional 10% preconstruction contingency of \$36,861.20, for a total preconstruction budget not to exceed \$405,473.20. Director Kropf seconded. The motion passed unanimously, 5-0.

2. City of Bend Climate Action Plan – Sasha Sulia and Cassie Lacy, City of Bend (30 min)

Ms. Lacey said she is presenting tonight because the proposed Community Climate Action Plan is complete and she would like to update the board with an overview. She said she would like the board to begin a discussion about being a partner and implementing certain elements of the plan.

Ms. Lacey shared the climate action goals as:

- 40% reduction in fossil fuel use by 2030
- 70% reduction in fossil fuel use by 2050

The four areas of focus of the plan are:

- Energy Supply
- Energy in Buildings
- Transportation
- Waste and Materials

Ms. Lacey talked about the community partnerships that are needed for the plan. She said that the plan was developed as a collaboration between the city and community. Community partnerships will include other public agencies, the private sector and community organizations. Ms. Lacey shared some of the strategies that in partnership the district could prove to be very impactful. She said the strategies fall into two buckets, serving the community and leading by example:

Serving the Community

- Increase bicycle and pedestrian infrastructure
- Expand waste recovery
- Support waste prevention
- Supporting transition to electric vehicles
- Promoting ride sharing
- Outreach and education for all areas of focus

Leading By Example:

- Low carbon concrete
- Benchmarking buildings
- Deep energy efficiency projects
- Fleet conversion
- Renewable energy

Ms. Lacey ended her presentation stating that the city will work through program and policy details as strategies are implemented with leadership and committees. Progress will be measured and the

plan will be updated in 3-5 years and the city will continue to partner with the community through implementation and future updates to the plan.

Director Méndez commented on his concern about the focus on electric vehicles, he shared that a study of DHL bicycle delivery people shows that they are more efficient than vehicles and happier, healthier and produce less micro-plastic pollution from cars. He stated that he thinks there is more room to go further in the plan and is glad that it will be revisited in five years. He commended the work that has been done and remarked that he has learned a lot from this, but would like to see more.

Director Hovekamp said it is a tremendous first product. He said that in the energy supply there is a courageous and distinct focus on the distributive model instead of just talking about alternative energy and breaking away from the old models in favor of technology that supports hydro, wind and solar. He commended Ms. Lacey and rest of the group for their bold vision.

Director Kropf verified that the home energy score is the only mandatory part of the plan. He asked how the plan will create a sense of accountability with community partners to meet the goals and standards. Ms. Lacey responded that discussions will need to be had with the community partners; she said there was a strong sentiment in the community when the resolution was passed to stick to voluntary regulations and the one mandatory regulation is getting a lot of push back. Ms. Sulia explained some of the measures and tactics that the district has implemented that support the Climate Action Plan and how the district would like to continue to make further changes.

Director Sprang said that a UN report stated that the CO₂ produced by animal farming exceeds that of all transportation. She asked if that was at all touched upon in the Climate Action Plan. Ms. Lacey said that they do have the data that shows how much of the upstream emissions come from meat products versus other products. She said there is no strategy that specially calls out food. Diet choice is about outreach and education to reduce consumption. It is something that could be discussed as part of the implementation of the plan, but it wasn't called out specifically. Diet choice in general is something that cities are starting to talk about.

Director Kropf said that this is a critical plan and he would like to have regular and short check ins at board meetings about things that the district is doing and would like to do to keep this in the forefront of the minds of the board.

Director Kropf made a motion to authorize the executive director to prepare and submit a letter of support to the city council for the climate action plan. Director Sprang seconded. The motion passed unanimously, 5-0.

3. Ground Lease Proposal with North Pacific Juniors Volleyball Club for Sand Courts at Pine Nursery Park – Quinn Keever and Michelle Healy (30 min)

Ms. Keever introduced Jason from North Pacific Juniors (NPJ) beach program. Ms. Keever said that after a decade of use the four sand volleyball courts at the Old Mill are closing. She said the only two other courts are located at two high schools and are closed to the public. NPJ contacted the district through the Community Sponsored Projects program. NPJ is well organized and established with financial backing. Ms. Keever gave further information about the volleyball club; the club is a non-

profit with teams in Bend and Salem. There are 396 athletes in the club and they have worked with the district to provide volleyball programs at the sand courts in the Old Mill.

The proposal includes building six sand courts at Pine Nursery Park. NPJ will be responsible for all development costs, maintenance and would have first right to use the courts. The district will provide a 30-year ground lease, review the design and construction documents and would be allowed to use the courts when not in use by NPJ. Additionally, two of the six courts will be made available to the public at all times, except during tournaments.

Ms. Keever said that NPJ is ready to move forward with construction documents and permitting with the City of Bend, if authorized by the board the district's legal counsel will proceed with preparing the ground lease documents for NPJ.

Director Hovekamp made a motion to authorize the executive director to negotiate and execute a ground lease with North Pacific Juniors Volleyball Club for the development of sand volleyball courts at Pine Nursery Park. Director Sprang seconded. The motion passed unanimously, 5-0.

EXECUTIVE DIRECTOR'S REPORT:

- Executive Director Horton updated the board on the number of scholarships that were awarded this year, stating that there were 181 scholarships that totaled \$9300. This is an increase over the 133 (\$6700) given out last year. The increase is an indicator that the district's outreach efforts are working.
- The Perception Survey is being printed, 5,000 surveys will be mailed out next week. The district is also hiring a firm to do an employee survey. The questions will be brought to the board ahead of time for comments.
- The construction of Larkspur Center is continuing. December should offer a good time for the board to take a tour.
- Rachel Colton has been hired in planning and development. She has taken a part time position, she will work on the strategic plan, river study, grant writing, and help Quinn with other duties.
- The district has been approached about using a facility at Big Sky Park as a homeless shelter during cold nights. Executive Director Horton said this is complicated, the district does not have the zoning or habitable buildings, it violates park rules, and the district cannot provide supervision, meals, or maintain order. In addition, he said the location is difficult because it is a long way from other services. A board director suggested the idea of using canvas tents with heaters to help with the problem. Executive Director Horton said he will check with the homeless coalition about their plans.
- More decisions about Mirror Pond are about to be made. The MOU to address fish passage between the district and the city is in draft form. The MOU will be brought to the board at another meeting to have a more in-depth discussion. There will be a 3rd party process, and COIC has agreed to be the facilitator. The committee will be made up of representatives from several organizations, they will meet in an open forum and there will be a public process that allows for comment. The landowners (PacifiCorp) has indicated that they open to approving fish passage on their property. More information will be gathered to include a general concept, cost estimations, recommendations on how to implement the concept and funding strategy in place. The draft MOU will be on one of the next agendas.

- Executive Director Horton commented to the board that the city does not need the district's approval for the urban renewal district. The city is required to meet with the district and it would be an improvement to have a board member on the committee.

PROJECT REPORT – Attachment in board report

BOARD MEETINGS CALENDAR REVIEW

GOOD OF THE ORDER

Director Méndez said he would like to follow up on an email he sent in regard to safe routes to schools and parks. He is interested in the kind of support the board can offer and the next steps. He said it is important for staff to participate early on in these projects when they impact the district operations. He would like to know if the board would be supportive of staff developing the requirements of a safe routes to schools and parks program and work with the city and school district to explore ways of implementing the program. He referenced a child that was riding his bike after leaving JSFC and was hit by a car at 9th and Penn. He advocated for the district to respond to this type of safety concern and focus less on expanding parking lot space. He stressed his concerns about the safety factors and commented about other road expansions that may impact safe crossings to district facilities. Director Méndez would like to look at more accessible routes, take a new look at the trail plan and be more active on input on transportation projects with safety in mind.

The board engaged in a discussion and Director Schoenborn recommended that a member (or chairman) of the Citywide Transportation Advisory Committee (CTAC) come and speak to the board about the recommendations that have been made by the committee. Recognizing that the committee has done a lot of work on this and the board should be aware of the decisions that have been made. Director Sprang said she would be interested in a committee made up of the three agencies to create a working group that could come up with solutions together for some of these issues. Overall, the board in general showed interest in a working group that could bridge some of the gaps in the discussions with the agencies. Director Hovekamp suggested a message from the board to CTAC that safe routes are a priority for the board. Director Schoenborn suggested that the board address CTAC at a board meeting at the time of the presentation. He said that because Director Méndez is a participant of CTAC, that it is not always clear in the public or press that he is representing CTAC and not the parks board. He further commented that until the board takes a position, board members need to be careful to not represent the board as a whole.

Ms. Healy addressed the board and explained that staff spends a tremendous amount of time trying to track what the city is doing on transportation projects so that the district can engage with the city. Staff attends city meetings and there is a lot of work that is being done. The district has worked with the city to create trails and access in areas around parks and will continue to keep this momentum going. She commented that by adding another set of coordinated meetings, it may dilute the progress that is already being made. She suggested that staff share the information with the board as information from the city is collected.

Executive Director Horton suggested adding this topic to an agenda for a future board meeting, and avoid talking in depth about subjects that aren't on the agenda. He suggested that staff be given direction to prepare for a broader discussion about the priorities of the board in a work session and asked Director Méndez to write a proposal. Director Méndez agreed to write this up and clarify his ideas and send to staff. He commented that he feels that there is some urgency in time to make an impact. The board agreed that it should be an agenda item for December.

Executive Director Horton suggested another approach to ask the city to set up a committee of two board members each from the district, school district and city council to allow for a discussion about the philosophy and policy direction for the three agencies and how the city's bond measure can help support this desire for safe routes to schools and parks. He expressed his lack of optimism for changing the bond measure project list due to lack of time and influence by using the normal process and suggested trying a different approach.

Director Hovekamp thanked the park stewards for the opportunity to participate in a ride along.

ADJOURN 9:49pm



Prepared by,
Sheila Reed

Executive Assistant



Ted Schoenborn, Chair



Nathan Hovekamp, Vice-Chair

Lauren Sprang



Jason Kropf



Ariel Méndez

