



**Hood River Valley Parks and Recreation
District Regular Board Meeting
Wednesday, December 20, 2017 6:00 pm
Hood River Aquatic Center
Minutes**

6:00 Regular District Board Meeting

Mahurin Called the Regular Meeting to Order at 6:08pm.

In Attendance: Board Members, Glenna Mahurin, Art Carroll, Nan Noteboom, Mike McCarthy, Anna Cavaleri; Staff, District Director Mark Hickok, Assistant Director Marcie Wily; Contract Accountant Monica Morris; Parks District Attorney, Ruben Cleveland; Members from the public, Mari Borucki, Len Borucki, Polly Wood, Heather Staten, Jeff Hunter, Dale Hill, Rich Truax, Bonnie New, Steve Hawley, Brian Shortt, Jeff Blackman

Comments from the General Public (3 minutes per person, per subject, Maximum 30 minutes public comment taken)

The following people made comment on the Barrett Park agenda item.

Mari Borucki stated that the trail along the Barrett property should be preserved and maintained but the rest of the property sold.

Len Borucki questioned whether Barrett had the appropriate topography for a ballfield, that it wasn't level. He said that he thought the trail was an asset and should be kept.

Polly Wood read a letter, stating that she felt the Barrett Property should be sold, the trail retained, and the funds redirected to purchase the Westside Property.

Heather Staten began by speaking about the uses allowable on high value farmland and that the County Board of Commissioners amended their land use laws for farm land to prohibit public parks on High value farm land. She said that she thought it was unlikely that County Board of Commissioners would approve Barrett Park as part of the upcoming Multi-Jurisdictional Master Plan, and she suggested that the Parks District get Barrett Park on the BOC agenda. She also recommended looking at selling the property, and she also recommended looking into purchasing the Westside Property.

Jeff Hunter thanked the board on the time they have spent. He asked the board to visit goals and priorities as the 2012-2022 Master plan as the guiding property, and he asked board members to sell Barrett and allow it to be returned to be High Value Farm Use. He asked the board to consider purchasing a more suitable property for the community.

Dale Hill stated he thought the Barrett Property was poorly situated and an underused facility. He urged the board to consider selling the property.

Rich Truax requested that the board consider selling Barrett and to use those funds to purchase the Fairview property.

Bonnie New stated that there needs to be a plan for a park in the Westside, specifically the Fairview property, and she stated that thought the Parks District should sell the Barrett Property.

Steve Hauley encouraged the board to move forward with a sense of urgency and a cohesive vision and to sell Barrett and purchase land closer to the city.

Brian Shortt introduced himself and said he was a Port Commissioner and long-time resident. He considers Barrett part of the Green Infrastructure for the community and its ultimate connectivity and closeness to the high school and community college. He proposed that Barrett Park could do more for the community by being a recreation and technology park, working in cooperation with the high school, community college, as well as the agriculture community, already with easy trail access, and tying those connections down to Lot 1

at the Port. He encouraged the Parks District to work cooperatively with other agencies to figure out a positive solution.

Jeff Blackman, owner of the Fairview property, said that he would entertain questions, if anyone had any, and that he would be willing to talk about a variety of possibilities, including different pricing options.

Anna Cavaleri wanted the minutes to reflect that additional emails had been sent on the topic of Barrett Park, many of them in favor of selling the property.

Report -- Barrett Park Strategy Discussion *This agenda item was moved to top of the agenda so that members of the public didn't have to stay for the whole meeting.*

Hickok gave a presentation on the history the property. Multiple surveys indicated that ballfields and large community park were a high priority for the community. The Parks District worked with the county to determine what land would be appropriate for land for ball field, and only seven properties fit the criteria and they were all zoned EFU.

One of the board's reasoning for purchase of the land was location. The property was 600 feet by trail to the high school, bordered the Indian Creek, and was situated nicely between the Hood River and Odell, both towns the Parks District serves. It was also a good value, roughly \$20,000 per acre. At the time it had a lot of support, including a letter of support from the County Board of Commissioners.

In 2006 there was proposal for standard ball fields and the trail was denied by county planning, as only passive recreational uses (open field space) was allowed.

In 2009, the Indian Creek Trail extension on the Barrett Property was approved.

In 2012, the Parks District redesigned the proposal for the trail to fit the allowable uses. The planning commission supported the park, but the Board of Commissioners overturned the approval due to an appeal.

The Parks District made an appeal the Land Use Board of Appeals (LUBA) in 2013. While LUBA found errors in the reversal, they upheld the decision and sent it back to the Board of Commissioners for correction.

The Parks District manages the Indian Creek Trail and the Westside Community Trail. It connects from the Barrett Property all the way to town (minus Campbell property) all the way to town. If you take the buffer from the trail (50 feet), there would be 23.53 acres of usable land left.

The barn serves as the District shop and covered space. The house is used for storage. If they did not have this space for storage, the Parks District would have to rent the space.

The city did support spending system development charges for the acquisition of Barrett in 2006 because they felt like people from the city would use the park.

There are some Grant Funding stipulations regarding the park. The park must be used for parks and recreation purposes, and the RC Flyer field and the trail meets these uses for the grant. If the land were to be sold within 25 years of acquiring the grant, the District would need to pay the state back for 50% of the selling price. The grant could also be converted for other land as long as the land is of equal or greater value and equal or greater recreational utility.

Hickok talked about strategic value in planning for parks for generations to come. He used the county comprehensive plan which recommends acquiring land as far in advance of development as possible in

order to reduce acquisition costs and protect suitable sites for the future.

Conversation ensued about the distinction of High value EFU and EFU, and what is allowable on Barrett. Ruben Cleveland, Parks District Attorney, said that High Value Farm Land is more restrictive than regular EFU land. He said that the state allows development on High Value EFU land, and he said that it is not outright prohibited by the County. They allow it if the park or the park or park use is part of an adopted master plan, then it has to go through a Conditional Use Review and Permit. There is an Oregon Administrative Rule stating that local governments are not required to adopt a local master plan in order to approve a land use decision to allow parks or parks uses on agricultural lands. He indicated there are a few avenues that could be explored. McCarthy said that it can still be challenged that it interferes with agriculture in the area, and Cleveland said that would be a criteria in the Conditional Use Permit.

Cavaleri asked about land use laws and allowable field use, whether some of the other suggested uses, such as solar and stem, were allowable.

Mahurin expressed losing credibility with the Oregon Parks and Recreation Department if the land was sold. She stated that the Parks District has received nine grants totally 1.3 million dollars. Discussion ensued about converting the grant money to another property, as well as how the pool enclosure bond and the multi-jurisdictional master plan played into the Barrett Property.

Cavaleri thanked the board for having the discussion, and made a motion to move on with the other agenda items. Carroll seconded. All approved.

Special Recognition

1. Congratulations to the 2017 Hood River Valley High School Girls Water Polo State Champions

This item was moved to the next meeting.

Review Minutes

2. November 15 – Regular Board Meeting Minutes

McCarthy moved to accept the minutes, and Noteboom seconded the motion. All approved.

Consent Agenda

None

Unfinished Business

None

New Business

3. **Review Draft Financial Policy**

The financial policy comes from recommendations from SDAO on smaller districts. Morris reviewed the financial policy with the board members and board members asked questions and made suggestions for edits. McCarthy moved to approve the Financial Management Policy with edits. Cavaleri seconded. All approved.

4. **Review Employee Manual**

Morris and Hickok reviewed the next section of the employee manual. The board decided to take some time, review, and make comments.

5. Financial Report

Morris reviewed the financial report. County SDCs are up. Property taxes were higher than expected, which will help with the beginning balance next year. City SDCs are lower than expected.

6. Directors Report

Hickok gave the Directors Report.

Staffing update: The Aquatics Supervisor position was reposted, and staff interviewed three good candidates. One candidate will come out next week for an interview.

Goal setting will be on the agenda on the next meeting. The board decided to move the meeting on the 24th.

Community education will begin moving their furniture in the coming days, but they won't move in until mid-January.

SDC requests program. The original idea was that we would put something out at the beginning of the year and the various agencies could put in their requests at the same time of the year.

Westside Trail connections. Hickok reviewed the west side trail connections and strategy to make connections between Sherman and 20th above the Safeway.

The contract portion of Golden Eagle is complete, with the exception of a mistake made in the striping of the pickleball courts, which will occur in the spring.

The dog park has been cleared, bids are being put together for fencing, and staff met with Oregon Department of Fish and Wildlife regarding migratory bird nesting.

Bids for the Multi-Jurisdictional Master Plan Request for Proposals (RFP) are due on December 21st at 2:00pm.

7. Aquatic Center Report

Wily gave the Aquatic Center Report, which included topics on swim lessons, the aqua glide challenge course, user group scheduling, repairs to the facility, as well as increase to the admission and rentals due to the rate schedule that took effect in September.

Executive Session

- 8. *Executive Session, if necessary per ORS 192.660 (The District Board will now meet in executive session. All members of the audience are asked to leave the room. No decision may be made in executive session. At the end of the executive session, we will return to open session and welcome the audience back into the room.)*

None

Adjourn

Carroll made the motion to adjourn. McCarthy seconded. All approved.

Approved by

Date

Attest

Date