

CHEHALEM PARK AND RECREATION DISTRICT  
SPECIAL BOARD MEETING: WORK SESSION

CPRD Administration Office

125 S. Elliott Road

June 6, 2024

**MINUTES**

- I. Matt Smith called the meeting to order 6:00 p.m.
- II. Pledge of Allegiance
- III. Roll Call
  - Board members:
    - Matt Smith, President
    - Jason Fields, Vice President
    - Gayle Bizeau, Secretary/Treasurer
    - Jim McMaster
    - Lisa Rogers
  
  - CPRD Staff:
    - Don Clements, Superintendent
    - Richard Cornwell, IT Specialist (meeting operator)
    - Casey Creighton, Assistant Superintendent
    - Julie Petersen, Special Services Supervisor/Recreation Supervisor
    - Kat Ricker, Public Information Director
    - Russ Sheehan, Parks Staff
    - Bryan Stewart, Basic Services Supervisor/Park and Facilities Supervisor
  
  - Jon Champlin, NV5, consultant contracted for master plan
  
  - Public:
    - Ryann Reinhofer
    - Jon Globig
    - Kena Ramsey
    - Danna Kemp
    - Lauren Pfeiffer
    - Matt Dolphin
    - Brian Bowman
    - Joe Teshera
    - Cricket Dixon
    - Tamra Busch-Johnson
    - Blanche Cole
    - Lauren Pfeiffer
- IV. Public participation
  - a. Jon Globig, resident bordering the park, member of original advisory

committee: security and safety concerns; CPRD has no way of controlling the park users: users are trespassing onto his own property; CPRD needs ways to monitor how many people are using the park, how many are benefitting.

Nothing in the plan addresses how improvements would be funded.

b. Matt Dolphin, resident, VP of Fields Services for Equestrian Trails, member of Chehalem Heritage Trails Advisory Committee: What features have been added to make this park unsuitable for bicycles? Why hasn't the Board passed an amendment formalizing disallowing bicycles and allowing horses?

c. Ryann Reinhofer, resident, equestrian: Announced the formation of a 501(c)3 called Crystal Rilee Park Equestrians, has seed money, proposed working with CPRD for improvements and enhancements; can help enhance law enforcement presence; are applying for grant and would like to help with implementing the masterplan.

d. Blanche Cole, resident, equestrian and breeder: Loves the park and said it is an important asset to this community, nothing else nearby.

e. Tamra Busch-Johnson, resident, equestrian: Wants good signage, color-coding trails for wayfinding in emergency; wants better parking; wants some kind of security such as cameras to know who is there.

f. Lauren Pfeiffer, resident, equestrian: There are so many new riders, and hikers who are amazed by park and happy to see horses, and hikers and horses can share the trails. Equestrians are talking about it now so word has spread quickly.

g. Kena Ramsey, Wilsonville resident, equestrian: Uses park; nothing else nearby; east side is easier on joints of older horses; now people are coming back who used to use east side; wants signage where road crosses west/east sides; recommended guest sign in box.

h. Joe Teshera, resident, asked whether this was intended to be a public park or a commercial venture; Smith answered that it could be both.

- V.** Discussion of proposed masterplan for Bob and Crystal Rilee Park: Jon Champlin, NV5, masterplan lead, presented plan and gave background on the process, public outreach, and feedback. Cost estimate is close to \$2 million, but vision is for 15 to 20 years, not all improvements immediately.

Priorities recommended, in order of importance:

1. Improving safety and security (Prioritize automated, timed gates to regulate people using the park during designated hours of operation)
2. Improving existing facilities, wayfinding signage
3. New improvements such as nature playground, off-leash dog area, vault toilets, picnic tables.

Matt Smith identified things that were missing from the plan, revenue generators; he disapproved of human obstacle course (for lack of popularity) and instead favored horse obstacle course, to be used on a (lucrative) fee

basis. That could fund fences, gates, make part of the trail user-friendly year-round. He wants to see revenue drivers such as a covered arena, horse therapy barn, clinics added to the plan.

Champlin said what they do is shape the site; he went through the items that Smith had mentioned for discussion, and said that focus groups had discussed focusing on the general public at large, more than an equestrian-focused park. He said NV5 could add that if CPRD wanted (identify zones for these features, not design of them).

Lisa Rogers said we have to be careful that we are serving all of the people of the District, who are paying taxes. Smith's wishlist would require feasibility studies for each.

Jason Fields asked Don Clements if people from outside the District use the swimming pool; Clements confirmed this and explained the Out-of-District fee to offset the use. If it's good for the community, then everyone else outside of it come in to use it, too, he said. He advocated separation of horse riders and bike riders and talked about the history of this park and the Board's decision to ban bicycles. Explained System Development Charges for capital development projects.

Fields clarified that any fees for equestrians to use this park would only be for special events and not general use. Jim McMaster cautioned that things change and this could not be known yet. Smith said he would not want to see fees for general trail use.

McMaster pointed out that a proportionately large amount of man hours are being spent on this park. Any agreement with a nonprofit would have to be reviewed through legal counsel, and this is a good start.

Discussion points included how to proceed, how amenities would be funded, prioritizing safety; also outdoor recreation activity and programming, present and potential for future at this park; CPRD budgeting structure and limitations; the need to bring in revenue on top of taxes.

McMaster explained that the nonprofit would work directly with staff, and staff would bring updates to the Board. Reinhofer said the fundraising that had been done so far had been so successful in a couple of weeks that she was optimistic about continued success with fundraising.

Clements cautioned that staffing levels must be considered, whether additional staff would be necessary.

Smith said he is frustrated that we have had this park for ten years and has maintained it but has not done more with what we have, such as hiking trails, viewpoints, outdoor schools, not just horses but that is a huge part of it. He wants good parking, gates, advertising, and it will bring money in to fund the park features, and we need to do more with this park.

Champlin referred to page 35 for ideas for revenue-drivers, and recommended leaving the plan fairly open and fluid, because things change, and park development is dynamic and changing. He said the road crossings are major safety concerns, and he recommended starting conversation with County immediately; Fields asked Clements if he can start on that; Clements directed it to Casey Creighton and Creighton said that he would.

Discussion continued on need for additional portable restrooms, specifically at horse trailer turn-around parking area; using railroad ties to identify parking areas; how to emphasize crossings for safety and visibility; being cognizant of the neighbors' dislike of increase in traffic from park events.

**VI.** Adjourned 7:27 p.m.

Next meeting: Regularly scheduled Board meeting is set for June 27th.

Respectfully Submitted,

Kat Ricker, Public Information Director