



*The mission of North County Recreation District is to promote the educational, recreational, social and physical well-being of the entire north Tillamook County community by offering activities for all ages and abilities in an inviting environment.*

## NCRD Special Board Meeting

July 23rd, 2020

NCRD Kitchen/Gallery 6:00 p.m.

### AGENDA

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Consent Agenda**
  - 3.1 Board Meeting Minutes, July 9<sup>th</sup>, 2020
- 4. New Business**
  - 4.1 Resolution 20-06 Bond Election
  - 4.2 Resolution 20-07 Bond Title
- 5. Correspondence**
- 6. Public Comments**
- 7. Board Comments**
- 8. Announcements / Calendar**
  - 8.1 August 6<sup>th</sup>, 2:00 p.m. Bid Opening, PAC Lobby
  - 8.2 August 13<sup>th</sup>, Board Meeting
  - 8.3 August 20<sup>th</sup>, New Signs Installation
  - 8.4 August 26<sup>th</sup> New Flooring Installation
- 9. Adjournment**

Aquatics | Fitness  
Activities for Adults  
Performing Arts Center  
Rex Champ Ball Field  
Youth Center

PO Box 207  
36155 9<sup>th</sup> Street  
Nehalem OR 97131

855.444.6273  
[www.ncrd.org](http://www.ncrd.org)

NCRD is a Special District established under ORS 266

## NCRD BOARD MEETING

July 9, 2020 6:00 pm

The Kitchen at NCRD

The meeting was called to order by Chairman, Jack Bloom at 6:03 pm

Pledge of Allegiance

Attendance:

Board Members: Jack Bloom, Mary Gallagher (by Zoom), Frankie Knight III and Wally Burton. Jennifer Holm had excused absence.

Staff: David Wiegan, Bill Devlin and Barb McCann.

Others: Emily Vollmer from Manzanita Farmer's Market and LeeAnn Jordan/Columbia Bank.

Emily was called upon to present her proposal for NCRD to house the Manzanita Farmer's Market on Rex Champ Field. Jack noted that NCRD exists to support the community. Emily presented her logistical plan to have vendors and customers enjoy the large area of Rex Champ Field for the Friday Night Manzanita Farmers' Market. The hours for the market are 4:00 pm to 7:00. It would be a temporary arrangement at the Field. Some on-line ordering would continue with pick up stations arranged around the perimeter of the area. Vehicle and pedestrian traffic control have been considered, limiting of which would tend to control the number of attenders in order to main social distancing protocol. Emily believes the technical and logistical plans are workable. The outfield would be where the vendors would set up their booths. Damage to the field by vehicle and trailer/tent traffic was considered. It was the consensus of opinion that the field is stable enough to support careful travel. David reported that he has spoken to the owner of the Manzanita Lighthouse (right next door to the field) and he was in favor of sharing some of that parking lot. The plan would be to begin as soon as possible, even as early as July 17. Emily also reported that she has been in contact with the State Farmer's Market Association and they are in full agreement with the plan to open an in-person market.

There was a motion by Wally and second by Frankie to authorize the Manzanita Farmers' Market to proceed with their plan to use Rex Champ Field on every Friday evening 4:00 to 7:00 as their site for the market. The motion passed unanimously.

The Consent Agenda: There was a motion by Frankie and seconded by Wally to accept the Board Meeting Minutes of June 11, the June Executive Director's Report and the Financial Statement for May. The motion passed unanimously.

#### Operations Report and Comments:

Jack asked about the fire protection project. Contracts were signed this week and the 20% down payment was sent. Installation will be scheduled soon.

Jack also asked about the PAC Lobby and ADA Restroom project. The \$75,000 grant has been received from TLT. Additional paperwork is required before actual payment is received. The check for \$25,000 from The Ford Family Foundation has been received. Bid requests have been publicized, a contractor will have a walk through next week and Jim Fanjoy will accompany that walk through. The project is moving ahead. (This item was an agenda item under New Business but was addressed here.)

The website continues to be worked on by Deer Island Studios. An unfinished draft was received but work needs to continue. Jack asked about a "donate" button on the new website. There is not but Friends of NCRD has a donate button on their site.

Many compliments have been received concerning Rex Champ Field. There are currently 6 teams in the Adult Softball League that use the field. They charge a minimal membership fee of each member that goes to NCRD, and recently gave us \$900 to help with maintenance expenses.

David mentioned that PUD has secured new pickup trucks for their service calls. Two ¾ ton extended cab pickups may become available and NCRD will receive the next one that is ready to be retired by PUD.

David reported that we had a visit from the State Inspector for the elevator. The inspector noted that a dedicated phone line is required in the elevator (the only use for the elevator is to comply with ADA requirements for access to the pool). Otis Elevator was called. The service person responded quickly and got the issue corrected. An exorbitant invoice was received in the amount of \$5,000. The invoice will be challenged. No payment will be made. A settlement will be offered and a different elevator maintenance company will be used in the future.

The Corona Virus Relief Fund payment has been received in the amount of \$52,114. Another phase begins July 13. Application will be made. It is a very complicated process.

#### NEW BUSINESS:

LeeAnn Jordan from Columbia Bank attended in order to secure signatures from all signers on the new Columbia Bank account and to secure signature on the document that allows Bill Devlin authority to log into the accounts at Columbia Bank to view activity. All signatures were secured of those present. Mary will stop by the office to sign and the paperwork will be taken to Jennifer for her signature.

## Bond Decision:

There are 4 choices to consider regarding a bond Issue to advance the completion of the New Pool Project. They are as follows:

1. Do nothing – continue to fund raise and solicit from donors local and far reaching.
2. Enter a bond Issue on the 2020 November ballot in the amount of \$7.2 million which would amount to \$.24 per \$1,000 assessed value property tax.
3. Wait to enter a bond on the 2021 November ballot in the same amount as above.
4. Borrow \$3 million and enter a Bond on the 2020 November ballot in the amount of \$4.2 million which would amount of approximately \$.14 per \$1,000 assessed value property tax.

There was considerable discussion. Option #4 is favored with reservations such as the availability of being able to borrow \$3 million and that it would create a debt which NCRD hasn't had in recent history. David said NCRD's credit is excellent. The loan would be 25 year payback. Frankie noted that this is a good time to borrow as the interest rate is very low but has reservations about committing at this uncertain time. Wally noted that depending on the November elections there may not be a chance of getting a bond passed later. Jack commented that the community wants the pool, and depends on the pool for exercise, recreation and therapy. Our 90 year old pool is not going to last. The community supports the pool (of course there is a percentage of the population that does not). We need a pool that will last another 90 years to serve the community.

A loan would show large donors and local population that NCRD is serious about building a new pool. The loan could be offset in full or part by the Oregon Timber Settlement that will come eventually. It is unknown at this time what amount the settlement will come to NCRD but it should be significant.

Frankie said he was concerned about the timing. We are in an uncertain environment right now and if a November bond Issue is in place a very aggressive campaign needs to be put into place immediately.

Even if a bond Issue is voted down, the added borrowed amount in the fund should attract large donors who expect requestors to have significant investment reflected in the submitted grant applications. Major foundation grants require at least 50% in hand before applying.

Jack commented that NCRD is noted for spending public dollars wisely with the best interest and return to the community.

After much discussion a motion was stated by Mary as follows: Authorize NCRD to borrow \$3,000,000 to be added to the New Pool Fund and embark on getting a bond Issue on the 2020 November ballot in the amount of \$4,200,000 which would be an estimated \$.14 per \$1,000 assessed value property tax. The motion was seconded by Frankie. It passed unanimously.

Election of Officers for the 2020/2021 Fiscal Year:

Wally made a motion to keep the existing officers for the coming year. Frankie seconded the motion. It passed unanimously. The following is the slate of offices for 20/21 Fiscal year:

Chairman: Jack Bloom

Vice Chairman: Mary Gallagher

Secretary: Wally Burton

OLD BUSINESS:

1. Capital Campaign Update by David: Total now is \$2,013,658. The annual \$50,000 transfer is in process.
2. Pickleball Court construction is moving along very nicely. There were many positive comments about the contractor and his efficiency at the project. Bob McEwan Construction is the contractor who is very highly recommended. The invoice for \$34,235 has been reimbursed by the State at 80%.

COMMITTEE REPORT:

1. Report by Wally: Bids for the Lobby and ADA Restrooms are in process.

Public Comment: None.

BOARD: General consensus that the Staff is doing an extremely good job of keeping the building running even with all the requirements and State regulations that have been put into place due to COVID-19. The shutdown was an excellent time to do building projects. New ways of doing classes and attending the building are working out well. Big thank you to the staff for all the extra cleaning and care taken throughout the building.

The next meeting will be August 13, 2020 at 6:00 pm

The meeting was adjourned at 7:28 pm

Respectfully submitted,

Jennie Meyers, Recording Clerk