

MINUTES

1. Call to Order: Paula Beck called the meeting to order at 7:02 pm.

1.1 Roll Call:

Board of Directors (BOD):

Neal Lucht, Board President Chair (NL)
Paula Beck, Board Vice-President Chair (PB)
Marilyn Bloch, Board Secretary (MB)
Claire Ferlan, Board Treasurer (CF)
Teresa Steinbock, Board Member (TS)

Staff:

Melissa Georgesen, Aquatic Director (MG)
Jenniffer Swink, Recording Secretary (JS)

2. Public Comments:

2.1 Pamela Lucht (PL) was in attendance.

3. New Business:

3.1 MB moved to have MAD object to the partition of the MAC and MRSD (Molalla River School District) property at this time until the requirement of the IGA (Intergovernmental Agreement) between the two districts have been met. Therefore we direct our attorney to write a letter to the City of Molalla stating this.

MB read out loud from the IGA, page 1, section 4.2. MB stated this work group has not defined the final boundaries. MB wants a meeting with two people from each BOD to negotiate the boundaries. NL pointed out that 4.2 does not specify BOD, it states working group which could include staff. There have been two meetings. MAD appointed a committee, TS & MB, for the first meeting; then PB & MG for the second meeting. The first meeting with MRSD was with Tony and an architect. TS shared MAD had requested straight lines back for the property lines. MRSD adjusted the property lines. PB saw the changes, because the road on the west side was the original property line along with and indent on the eastside to the fence. TS said there were several options mentioned and cautioned MAD to be careful with pushing the boundaries because MRSD has paid for the land surveyor and fees. NL agrees.

NL declared his conflict of interest and will not be voting on this action item. He further explained he has been open about the conflict of interest from the beginning; he could vote but has chosen not to vote. MG confirmed NL has been very upfront and has represented MAD extremely well.

CF inquire where did MRSD allocate funds from IGA, page 2, section 4.4. The BOD and MG said that is a topic to discuss at another time.

PB agreed with TS and NL. Looking at section 4.2 MAD did have two representatives at both meetings. She just wants to make sure MAC is inviting, not surrounded by fences and concrete. PL suggested MAD ask for landscaping that will soften the look with MRSD's parking lot proposed on the eastside.

MG feels rushed since MAD is a young BOD. MAD has only had one retreat to discuss vision and is now feeling pressure to focus on the next 10 years. MAD has first right of refusal.

NL read out loud IGA, Page 1, section 1, Purpose and stated the expiration is June 30th for this IGA. Portions of the property that are not associated with the pool will not be transferred. He continued and read out loud section 3 noting "on or before April 1, 2019" which has passed. The property to the west has no plans yet. The property to the east has plans for developing. The zoning will stay commercial. There is overlay zoning for schools meaning they lay over existing zoning. NL further explained the zoning issues between the City records and the County records. Some of the property was purchased and other parts were donated to MRSD.

CF proposed to go outside and walk the property. NL pointed out that Google Earth does not line up with property lines.

Westside, the property line includes the road and turn around along with an additional eight feet past the road to the west. PB had hoped the property line would be in line with the turnaround.

Eastside, the first proposal had the property line along the chain link fence. The second proposal was lined up with the last street light in the parking lot and angled to the chain link fence. The third proposal is the parking lot red curb to the end of the neighbor's wood fence.

TS believes MRSD has been quite generous.

PB stated there is a proposal on the table. MB re-read the motion above. NL called for a seconded. No seconded. Motion fell to the floor.

TS moved to accept the Notice of Application with the understanding MAC has the right of first refusal as stated in IGA, page 2, section 4.6. PB seconded.

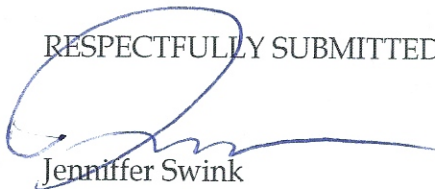
CF asked about the cost of the proposal. NL said there is no MOU (Memorandum of Understanding). MRSD is paying all the plot plan surveyors.

Motion approved by raise of hand. 1 opposed, 1 abstained, 3 approved.

PL asked going forward will MAD pay the taxes. MG explained MAD is exempt from property taxes.

4. Adjournment - TS moved to adjourn the meeting at 7:53p.m. NL seconded.

RESPECTFULLY SUBMITTED:



Jennifer Swink
Recording Secretary



Paula Beck
Board Vice-President