

AGENDA

City of Oregon City Parks and Recreation Advisory Committee Meeting

Monday, September 15, 2008

**Pioneer Community Center
615 5th Street, Oregon City, OR 97045**

**Regular Meeting
7:00 P.M.**

1. Call to order
2. Approval of minutes – July 28, 2008 regular meeting
3. Citizen comments on issues and items not on the agenda
4. General business:
 - a. Applicant appointment status for vacant position
 - b. Parks property search
 1. High School/Glen Oak property
 2. Follow-up on Maple Lane/Thayer Road area property
 - c. Carnegie spray park improvements
 - d. Tree removal and re-planting plan at Carnegie Park
 - e. Other general business
5. PRAC member reports
6. Director's report:
 - a. Projects update
 1. Jon Storm Park/Willamette Trail
 2. Debris Boom
 3. Sportcraft boat ramp improvements
 4. Parker Knoll Development (Wesley Lynn Park)
 - b. Recreation Services update
 1. Pool maintenance shutdown & building painting
 - c. Parks maintenance update
 - d. Other
7. Next meeting date – October 27
8. Adjournment

Meeting Minutes
City of Oregon City
Parks and Recreation Advisory Committee Meeting

Monday, July 28, 2008

Pioneer Community Center
615 5th Street, Oregon City, OR 97045

Attendance

PRAC members: Shawn Dachtler, Ted Schumaker, Karen Andrews, Martha Sumption, Marty Bertsch, Dan Kromer

Excused members: Sarah Eubanks, Steve McAdoo

Staff: Scott Archer, Community Services Director; Larry Potter, Parks & Cemetery Manager

Guests: Bryan Watt, PRAC applicant; Mike Mitchell, resident

Regular Meeting

1. Call to order: Chair Ted Schumaker called the meeting to order at 7:04 PM.
2. Approval of minutes – June 23, 2008 regular meeting: Approved with one correction
3. Citizen comments on issues and items not on the agenda:
 1. Mike Mitchell, a resident in the Walnut Grove subdivision (Maple Lane/Thayer Rd. area), provided an aerial map and site photos for a property approximately 9 acres in size adjacent to his neighborhood on Thayer Rd. The owner of the property recently had a development application denied by the City. Mr. Mitchell understood that the Maple Lane/Holly Lane area was identified for future park acquisition in our recent Parks MP Update. This property is mostly undeveloped and covered by trees. He asked whether the department would consider contacting the property owner to discuss the potential to acquire the property.

PRAC was interested in following up on this idea. Scott Archer will get the property owner's contact information and follow-up with this to find out more details.

4. General business:
 - a. Applicant for vacant PRAC position:

PRAC interviewed applicant Bryan Watt for one remaining vacant position. Bryan resides within the Hillendale Neighborhood Association boundaries. Scott Archer reported that another person submitted an application for the vacancy. However, the person resides in the boundaries of the McLoughlin Neighborhood Association. At the current time PRAC is in excess of its normal maximum representation from this neighborhood area. Because of this, it is recommended that this application not be considered at the current time and be held for future consideration if positions become vacant. The Committee was unanimously

supportive of recommending Bryan Watt's appointment to the vacant PRAC position. Staff will forward PRAC's recommendation to Mayor Norris.

b. PRAC 2008-09 goals:

PRAC reviewed their adopted goals. For ongoing progress review and updating, Ted Schumaker asked members to continue to bring their copies of the goals to each meeting and asked staff to attach the goals electronically to each meeting e-mail notification.

c. Parks property search:

1. Scott Archer provided an update on the High School/Glen Oak Road area park property search. Staff is continuing to negotiate on a property roughly 9 acres in size that a willing seller has offered in this targeted acquisition area.
2. The owner of a property located between Oregon City High School and Clack Community College contacted City Commissioner Mabee to see if the City would be interested in purchasing. In addition to this property, there are a number of other adjacent properties in this area totaling nearly 40 acres. These properties are largely undeveloped. The idea was suggested that we might explore with all of these property owners whether they would be interested in selling to the City. This entire parcel could then be used as a complex for a large regional park, library, and other potential civic uses. To fund this it would likely require passage of a bond. PRAC discussed the idea, and while they were interested in possibly exploring it they recommended it should not stop the city from continuing to pursue the current acquisition in the High School/Glen Oak area. This idea would take considerable time to explore, and the committee feels it should be treated as a separate issue. Additionally, members felt the exploration of this should not create a significant impact to the parks department staff time.

d. Singer Creek sewer line project proposal update:

Scott Archer provided an update regarding the previously discussed Singer Creek Park proposed sewer line issue. Since the last discussion of this, the Engineering Division continued to work with the property owners who made the proposal. The next required step to keep the proposal going forward would have to be the formation of a Local Improvement District. The property owners making the proposal were unable to receive the amount of support from the other impacted property owners to form the L.I.D., therefore the proposal has been deferred indefinitely.

e. Pool tour follow-up:

The City Commission and PRAC held a joint work session on July 8 to tour the Oregon City Pool. The summary of the staff presentation and discussion at the tour was as follows-

1. *Swim team starting blocks removal issue was reviewed*
2. *Tour of pool and major facility issues (based on 2006 Facility Evaluation)*
 - *Oregon City Pool over 40 years old. Has served community well and continues to do so, however reaching end of life expectancy and is in need of major renovations. Significant deferred maintenance items.*
 - *We have done some minor improvements over past couple of years to begin to work toward this, however, major investment will be needed above these smaller fixes over the next few years.*

- *Recently adopted Parks & Rec. Master Plan Update posed question to the community – would you support a new aquatic facility or prefer to keep existing facility at current location and make appropriate investments to do so. Strong feedback indicates the community supports the latter.*
- *2006 Facility Evaluation supports keeping current location/facility and making improvements/renovations to meet the needs of the community and extend the life span of the pool. Report indicates major deferred maintenance backlog and recommends a number of upgrades and improvements. The total of these range in cost from just under **\$1.2 million** for structural / mechanical / maintenance related items, to **\$2.84 million** when include the recommendations to expand the facility, convert the wading pool to spraypark, and upgrade the community use area and add space. (All of above estimates in 2006 dollars)*
- *The above recommended improvements would add an estimated 30 years of life expectancy for the facility.*
- *In comparison, the estimated cost for a completely new aquatic facility is upwards of **\$9 million**. (Also 2006 dollars)*

f. Hazard trees removal at Jon Storm Park/Willamette River Trail project:

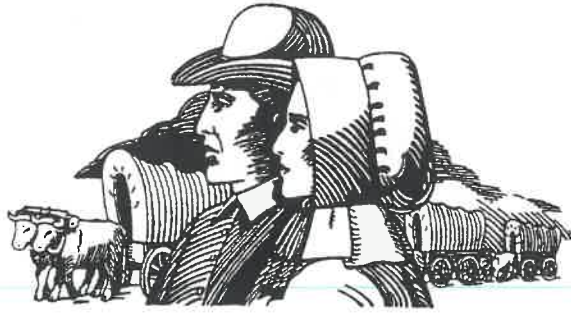
Scott Archer reported that a concern surfaced during the project development regarding the health and potential public hazard of the cottonwood trees immediately adjacent to the proposed trail alignment. We hired an arborist to evaluate each of the trees in terms of health and potential public hazard. Up to 28 of the trees were listed by the arborist as trees that should be removed due to decay, dead or dying tops, leaning and weak crotch (likely to fall over in a wind storm). We feel that this should be addressed due to the public safety hazard in the area and concerns with the potential liability of a tree or limb falling and injuring pedestrians. There are many healthy trees in this area which pose no hazards that we are planning to leave in tact. The trees being removed are not healthy trees, nor are they being taken out simply because they are in the way. We have aligned our trail specifically to avoid conflicts with trees, and in fact the healthy trees enhance the location of our trail for shade and environmental purposes. It would be prudent for the city to remove the trees for safety reasons, as we would in other parks. In our communication regarding this issue with the Planning Department it was discovered that we do not need land use approval or tree mitigation. However it was suggested that PRAC should review this issue for a public process review.

PRAC unanimously approved a motion to support the staff recommendation for removal of the hazard trees in the project area.

g. Other general business:

1. Larry Potter provided an update on the proposed Parents of Murdered Children memorial at Mountain View Cemetery (this project was previously presented to PRAC). Though the group did not receive the grant funding it applied for, they have raised the necessary funding and in-kind services needed to move forward on the volunteer project. The department is working on a license agreement similar to the one developed with Oregon City Youth Sports for constructing the snack shack at Chapin Park. This license agreement will be presented to the City Commission for approval to allow the group to move forward in constructing the project.

5. PRAC member reports: None
6. Director's report: Scott Archer provided updates/reports on the following -
 - a. Parks & Recreation Master Plan Update – final copies of the report were distributed to members
 - b. Projects updates
 1. Jon Storm Park/Willamette Trail
 2. Debris Boom
 3. Sportcraft boat ramp improvements
 4. Parker Knoll Development (Wesley Lynn Park)
 - c. Recreation Services update
 - d. Parks maintenance update
7. No August meeting will be held. Next meeting date is scheduled for September 22, though staff may be at the ORPA conference this date. Scott will contact PRAC for potential reschedule of the September meeting.
8. Adjournment: The meeting was adjourned at 9:10 PM.



OREGON CITY PARKS & RECREATION
Activity Report
Program: Pioneer

Month of August 2008

New information / highlights:

4 regular trips provided this month, plus 1 weekend trip: 3 for Pioneer center + 2 trips for Rose Linn care center.

4 dine outs (Note no more weekly dine outs for Oregon City, due to center opening Mondays for meals. 2 dine outs for West Linn, 2 for Rose Linn care center)

Donations: \$1361.04 for the pioneer donation fund, and \$1196 for meals on wheels. Spent \$0 from general donation fund, \$99 from MOW fund.

Supplied pet food to 39 pets for the Animeals program for low income / home bound pets 2 times this month.

Building rentals included Church – every Sunday, Wednesday evenings, Tuesday evenings. In addition, there were 7 rentals in the ballroom, 5 rentals in the basement

Weekend trip to the Opera received rave reviews. Several seniors requesting additional over night trips.

Pioneer center vendor sales total: \$784.50 Split the bucks \$862.75

Route sponsors have raised \$675.00

Up Coming Events/ Dates of note:

4 Pioneer trip planned next month: Oktoberfest, Seaside, Local farm, Wine tasting in Hood River
Rose Linn care center – 2 local trips.

Dine outs for West Linn to various locations

Wreath sales to begin in October

Selling entertainment books to help with the MOW program

Spirits of Oregon City October 25th –Pioneer center providing buses and drivers, actors and some supplies. Pioneer center to be reimbursed by the spirits group.

Concerns and Challenges:

Building maintenance completed as time allows.

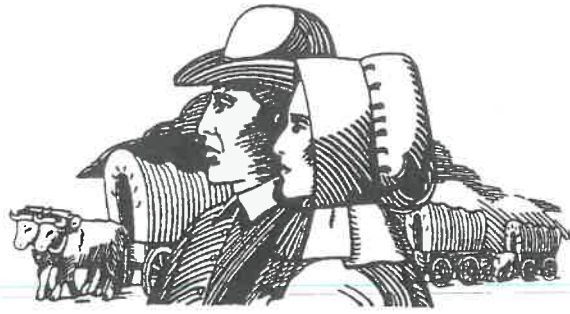
Disabled/confused seniors needing additional assistance by staff

Staffing issues a challenge when a staff member is out due to illness or vacation-trained a new sub for building attendant

Building maintenance:

Hood in kitchen may need to be replaced-bids in progress-ongoing

Carpet cleaning scheduled. Building smells bad.



OREGON CITY PARKS & RECREATION
Activity Report
Program: Pioneer community center

Month of: August 2008

| Category | Number of Participants |
|-------------------------|------------------------|
| Home delivered meals | 2009 |
| Congregate Meals | 662 |
| Transportation | 1028 |
| Outreach services | 672 |
| Trips | 129 |
| Recreation | 1289 |
| Classes | 580 |
| Meetings | 603 |
| In house services | 131 |
| Community use (rentals) | 1350 |

OREGON CITY PARKS
Monthly Report

| | TOTAL USE | RECEIPTS |
|--------------------|-----------|----------|
| AUGUST 2008 | | |

FACILITY USAGE

| | | |
|-------------------|----|--|
| BUENA VISTA HOUSE | 50 | |
|-------------------|----|--|

PARK SHELTERS

| | |
|-----------------------|------|
| Atkinson | 0 |
| Canemah | 1 |
| Chapin | 9 |
| Clackamette General | 14 |
| Clackamette Horseshoe | 11 |
| Hillendale | 17 |
| Rivercrest General | 16** |
| Rivercrest Spraypark | 26 |

| | |
|---------------------------|----|
| SHELTER RESERVATION TOTAL | 94 |
|---------------------------|----|

| | |
|------------|-----|
| BALLFIELDS | 243 |
|------------|-----|

| | |
|----------------------------------|-------------------|
| PARK RESERVATION RECEIPTS | \$3,893.00 |
|----------------------------------|-------------------|

CLACKAMETTE RV PARK

| | | |
|-------------|--|-------------|
| RV RECEIPTS | | \$10,867.00 |
|-------------|--|-------------|

| | | |
|-----------------|-----|--|
| OCCUPANCY RATE* | 54% | |
|-----------------|-----|--|

| | | |
|--------------------------|--|----------|
| RV DUMP STATION RECEIPTS | | \$658.10 |
|--------------------------|--|----------|

| | |
|--------------------------------------|--------------------|
| TOTAL CLACKAMETTE RV RECEIPTS | \$11,525.10 |
|--------------------------------------|--------------------|

CEMETERY STATISTICS

| | |
|-----------|----|
| FULL BODY | 7 |
| CREMAINS | 10 |

| | |
|---------------------------------|--------------------|
| TOTAL REVENUE - CEMETERY | \$36,880.41 |
|---------------------------------|--------------------|

Prepared by: Betty Joe Armstrong
September 11, 2008


* Use Receipts divided by 20,100 to get occupancy rate.

*This count does not include summer camp. Including camp, count is 32.

COMMISSION REPORT: CITY OF OREGON CITY

TO THE HONORABLE MAYOR AND COMMISSIONERS

320 Warner Milne Road, Oregon City, Oregon---503.657.0891

| | | |
|--|---|--|
|  INCORPORATED 1844 | Agenda Item No. | Topic: Approval of Purchase and Sale Agreement with Historic Properties, LLC for 9.0142 acres of land for park & open space purposes |
| | Agenda Type: ACTION | |
| | Meeting Date: September 17, 2008 | Attachments: X Yes <input type="checkbox"/> No |
| Prepared By: Scott Archer | Reviewed By: Scott Archer | Approved By: |

RECOMMENDATION:

Staff recommends approval of the purchase and sale agreement in the amount of \$1,990,000 with Historic Properties, LLC for 9.0142 acres of land for park and open space purposes.

REASON FOR RECOMMENDATION:

The seller initially offered the property to the City at a purchase price of \$2,206,647. A City appraisal report performed by PGP Valuation, Inc. in July valued the property at \$1,825,000. The appraisal report did not incorporate the various costs incurred by the seller involved in this multi-parcel transaction, nor did it reflect the actual price being paid by the seller for the property. Additionally, the City is saving money since there are no real estate agent fees being paid for this purchase. The final purchase price takes all of these factors into account, and reflects what staff believes is a fair value for the property.

BACKGROUND:

The High school/Glen Oak Road area has long been recognized as the City's highest need and priority for parkland acquisition. The Parks and Recreation Advisory Committee has supported and advocated for this area acquisition as one of its top priorities for the past several years. The documented need for a park in this area dates back to the 1999 Parks & Recreation Master Plan, and has been reaffirmed in our recently adopted 2008 Master Plan Update as the highest priority for acquisition. Additionally, this is the number one priority for expending our Metro Natural Areas Bond Measure Local Share funds.

There is limited remaining undeveloped property available in this targeted area. This particular property is ideally located in this identified area, and has excellent road access and pedestrian connection points to the surrounding neighborhoods, Oregon City High School, and Clackamas Community College. The configuration and topography of the property are well suited for a future park development. When developed, it will provide a much-needed park for the immediate neighborhood residents as well as the entire community.

There are two existing residences on different portions of the property. Both houses will be able to be rented out by the city for income until such time we develop the property or need to use the buildings for other purposes. Future continuation of Meyers Road development will occur along the northern edge of property, approximately centered on the property line to share the impact with the adjacent property owner. The agreement ensures shared costs of the road development equally between the city and the current/future

developer of the bordering property.

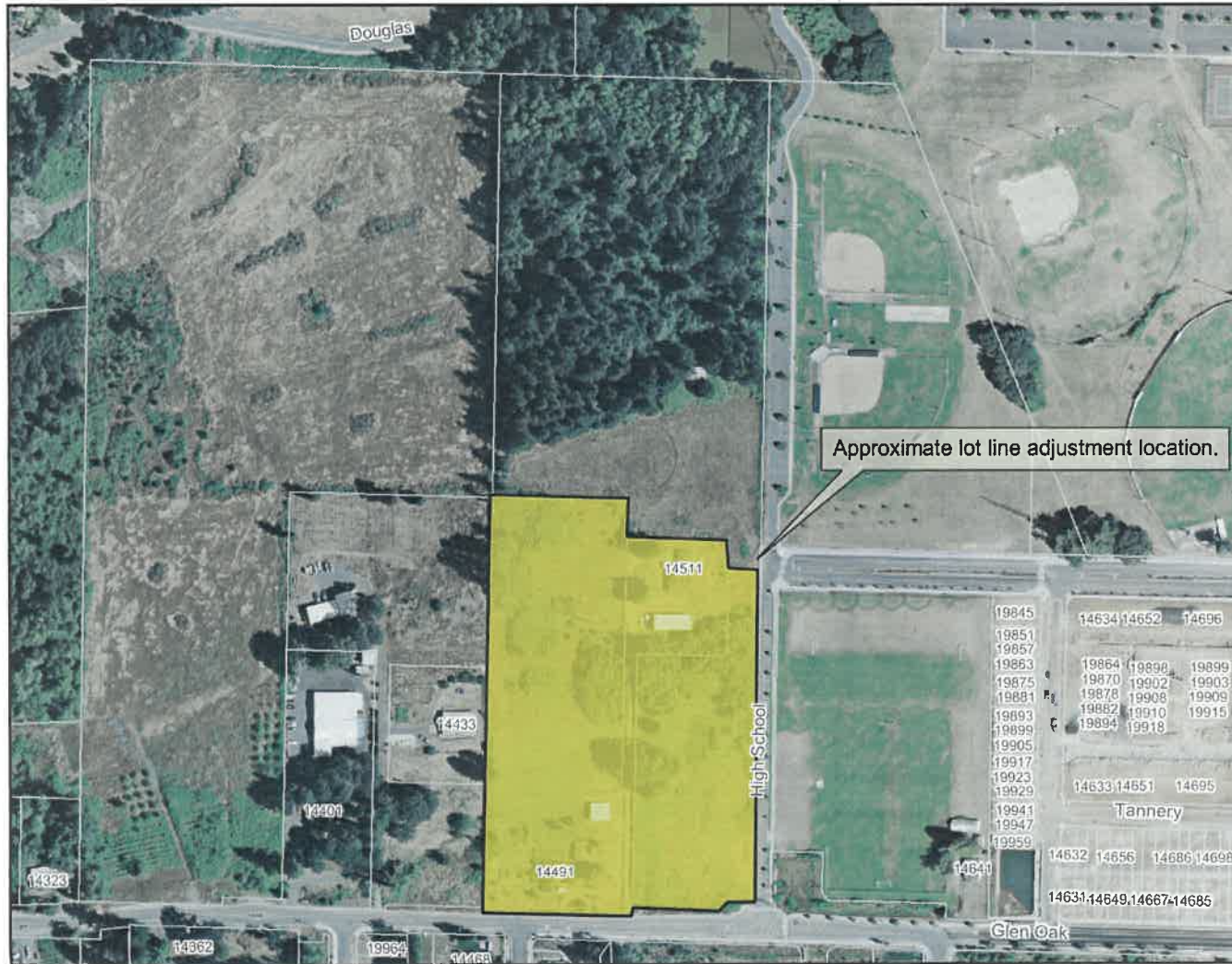
BUDGET IMPACT: FY(s): 2008-09

Funding Source: Metro Natural Areas Bond Measure Local Share funds - \$525,000
Parks SDC's - \$1,465,000

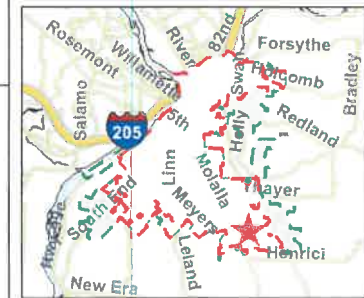
ATTACHMENTS:

Purchase and Sale Agreement
Property map

Glen Oak Rd. Park Property



0 375 750 1125 ft.



Legend

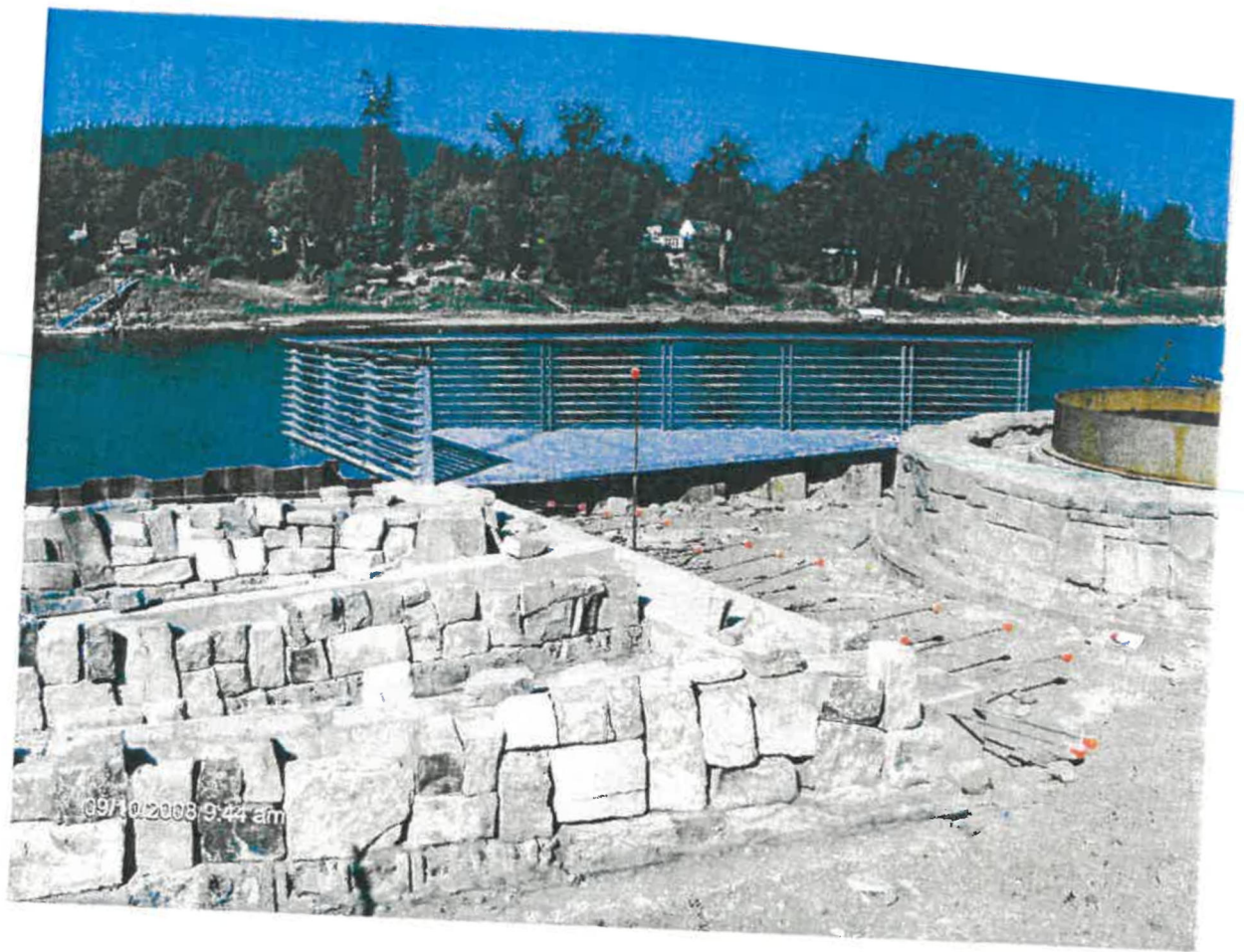
- ▲ City Limits
- ▲ UGB
- Parcels
- Parks
- Aerial Photos 2007
- Buildings
- Highways
- Major Streets
- Other Streets
- Rivers



Scale: 1:3,977

The City of Oregon City makes no representations, express or implied, as to the accuracy, completeness and timeliness of the information displayed. This map is not suitable for legal, engineering, surveying or navigation purposes. Notification of any errors is appreciated.

Notes: Note: Lot line adjustment location is approximate.



Scott Archer

From: Scott Archer
Sent: Friday, August 22, 2008 5:48 PM
To: Dan Kromer (home); Dan Kromer (work); Karen Andrews; Marty Bertsch; Marty Bertsch work; Sarah Eubanks; Shawn Dachtler - home; Steve McAdoo; Ted Schumaker
Cc: Denise Kai; Larry Potter
Subject: September PRAC mtg rescheduled date

Parks and Recreation Advisory Committee:

Having heard back from the majority of you regarding the date change for September, I am confirming that our reschedule date is for the 15th (a week earlier than normal). **We will meet on 9/15, 7 PM at the Pioneer Center.** Please note this on your calendars. I will send out the agenda and materials as a reminder the week prior to the meeting. Thank you for your flexibility in making this work.

Scott Archer
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