

October 27, 2015

GLADSTONE CITY COUNCIL MEETING ADDENDUM

PARKS AND RECREATION BOARD MINUTES

OCTOBER 26, 2015, 7:00 P.M.

CITY HALL CONFERENCE ROOM

1. The meeting was called to order and self introductions were made. Present in the room were: Parks Chair -- Lee Woolridge, Parks members -- Michael Villante, Stephen Dorner, Linda Cosgrove, Jerry Herman and Martha Woolridge. City Council liaison -- Neal Reisner. Also representing the City Council was Steve Johnson. Planning Commission members -- Tami Stempel and Les Poole. Mayor Dominicke Jacobellis. Supervisor of Public Works, Scott Tabor. Representing the Port of Portland were Lise Glancy and Kelly Madalinski. Also present in the room were Mary Anne Moore and Wayne Winterbottom.
2. The Parks minutes from 6-1-15 were approved.
3. The resignation letter from Greg Bender was accepted.
4. Draft Resolution for Improvement Agreement with Port of Portland for Restoration of Dahl Beach and Bulkhead Site and Portion of Parking Lot Removal in Meldrum Bar area on October 27, 2015 City Council Agenda for Discussion .

Lise Glancy and Kelly Madalinski presented the proposal which was discussed and included the following.

PARKS AND RECREATION BOARD MINUTES

OCTOBER 28, 2015, 7:00 P.M.

CITY HALL CONFERENCE ROOM

1. The meeting was called to order and self-introductions

were made. Present in the room were: Parks Chair - Les Woodridge, Parks members - Michael Williams, Steffen Dwyer, Linda Longrove, Jerry Hornum and Alandra Woodridge. City Council liaison - West Reiser. Also representing the City Council was Steve Johnson. Planning Commission members - Tomi Stimuel and Les Poole. Mayor Tomioka's assistant supervisor of Public Works, Scott Taylor, representing the Port of Portland were Lisa Gancy and Kelly Malinski. Also present in the room were Mary Anne Moore and Wayne Winklerbottom.

2. The Parks minutes from 9-1-15 were approved.

3. The resignation letter from Greg Bender was accepted.

4. Draft Resolution for improvement Agreement with Port of Portland for Restoration of Dahl Beach and Bulfinch Fire and portion of parking lot removal in Melburn Barrons on October 27, 2015 City Council Agenda for discussion.

Also Gancy and Kelly Malinski presented the proposal which was discussed and included the following:

Restoration of native vegetation.

Soft landscaping the river shore line.

Removal of the deteriorating bulk head.

Removal of parking spots, but preserving 8-10 spots.

Marking some parking spots as handicap.

Co-ordinate with storm water run off plan.

Retain pedestrian river access for fishing.

There will be no path to the shore line.

Environmental studies will be made available including water hydraulics. If additional studies are needed, they will be ordered.

The river channels will not be dredged.

The banks will not be reinforced either with trees secured with cables or with bric-a-brac.

The steepest portion of the bank will be graded from the top to the water line.

Bicycle paths in the area will be preserved.

It is not certain how much footage of the park will be lost.

Permits will be applied for in January 2016 and work will be done July through October of 2016.

The project will be coordinated with the City.

The project will be guaranteed for 5 years.

Restoration of native vegetation.

Soil sampling the river shore line.

Removal of the deteriorating bulk head.

Removal of parking spots but preserving 8-10 spots.

Adding some parking spots as needed.

Coordinate with storm water run off plan.

Rejoin pedestrian over access for fishing.

There will be no drop to the shore line.

Environmental studies will be made available including

water studies. If additional studies are needed they will be

ordered.

The new channels will not be dredged.

The banks will not be reinforced either with trees secured

with cables or with pile-bank.

The steepest portion of the bank will be graded from the

top to the water line.

Bicycle contra in the area will be preserved.

If it not certain how much footage of the bank will be lost.

Permits will be applied for in January 2010 and work will

be done by through October of 2010.

The project will be coordinated with the City.

The project will be guaranteed for 5 years.

DRAFT

The Parks Board approved the above plan and has now referred it back to the Council.

6. Park Rules are back from the legal consultation and Neal will place them on line to enable the Parks Board members to review them prior to the next meeting.

7. The Parks Board approved the request for a Parks Master Plan for the City. There will be additional conversation at the next meeting. This has been referred back to Council.

8. Future Parks Board Meetings will be on the first Monday of the month at 7:00 P.M.

9. The meeting was adjourned and the next meeting was scheduled for Monday, December 7, 2015 at 7:00 P.M. Linda to type the minutes from this evening. Tami to reserve the meeting room.

See attachments pages 4 thru 34.

The Parks Board approved the above plan and has now returned it back to the Council.

6. Park rules are back from the legal consultation and will place them online to enable the Parks Board members to review them prior to the next meeting.

7. The Parks Board approved the request for a Parks Master Plan for the City. There will be additional conversation at the next meeting. This has been referred back to Council.

8. Future Parks Board Meetings will be on the first Monday of the month at 7:00 P.M.

9. The meeting was adjourned and the next meeting was scheduled for Monday, December 7, 2018 at 7:00 P.M. (Jordan type the minutes from this evening. Tom to reserve the meeting room.)

See attachments pages 4 thru 54.

PARK & RECREATION BOARD

AGENDA

October 26, 2015

7:00 P.M. - City Hall Conference Room

1. Self Introductions. Current members of the Park and Recreation Board are: Lee Wooldridge (Chair), Linda Cosgrove, Martha Wooldridge, Michael Villanti and Stephen Dorner. City Council liaisons are Neal Reisner and Steve Johnson. Planning Commission Les Poole. *Jerry Herman*
2. Approval of June 1, 2015 Minutes
3. Resignation Letter from Greg Bender
4. Draft Resolution for Intergovernmental Agreement with Port of Portland for Restoration of Dahl Beach & Bulkhead Sites and Portion of Parking Lot Removal in Meldrum Bar on October 27, 2015 City Council Agenda for Discussion
5. Request for Qualifications – Parks Master Plan
6. Status of Park Rules – Park rules have been forwarded to City Attorney for Review Prior to Adoption by City Council (no attachments)
7. Discussion of Possible Meeting Night Change (no attachments)
8. Other

Adjourn

PARKS AND RECREATION BOARD MEETING

JUNE 1, 2015, 7:00 P.M.

CONFERENCE ROOM, GLADSTONE CITY HALL

1. The meeting was called to order by Jerry Herman and self introductions were made. Members present were Jerry Herman, Michael Villanti, Steve Dorner and Linda Cosgrove. Also present in the room were Neal Reisner representing the City Council, Linda Neal representing the Planning Commission and Scott Tabor, Supervisor of Public Works.
2. The minutes from 2-23-15 were read and approved.
3. The proposed rules for Gladstone City Parks were abridged after lengthy discussion. They were then given to Scott for consultation with Sean in Code Enforcement. They will be presented to the City Council for final approval prior to the June 23rd meeting. The City Council is requested to review, and approve the rules before the end of June to enable sign construction and posting in our City Parks prior to summer.
4. Letter from the Parks Board to Peter Boyce regarding bank and channel erosion at the Junction of the Clackamas and Willamette Rivers. Approved by the Parks Board for presentation at the June 9th City Council meeting. See attachments.
5. Discussion of the April 25, 2015 "Annual Clean" Up for down town Gladstone which was organized by Jerry Herman. Present were Rotary Shredding, Prescription Drug Drop Off and three

Information Booths. About 75 people volunteered and were involved in flower bed clean up, planting of donated plants, as well as the spreading of bark mulch. A ""Thank You" letter from the Parks Board will be copied onto City letter head and Linda will address and send them.

6. Movies in the Park. The City may receive a grant from Comcast for the presentation of summer movies at Max Patterson Park. Volunteers to assist with this are Steve, Jerry, Neal and Michael. Further information and discussion to follow.
7. Attached are newspaper articles regarding automatic gates at Oak Grove Boat Ramp and Willamette Park.
8. Discussion of the Parks Master Plan to take place on June 9, 2015, City Council Meeting. It is hoped that grants for our City Parks may be applied for following the passage of this Master Plan.
9. Next meeting of the Parks Board is tentatively scheduled for July 27th at 7:00 P.M. Linda to type this evening minutes. Peter to reserve the meeting room.

The above minutes have not been approved by the Parks Board.

minutes approved 10-26-15

6

Tami Bannick

From: Greg Bender <ccgregb@gmail.com>
Sent: Wednesday, July 22, 2015 5:25 PM
To: Tami Bannick
Subject: Park Board Resignation

Hi Tami,

Please let this email serve as my resignation from the Gladstone Parks and Recreation Board.

As you already know Linda and I have sold our house in Gladstone and purchased a house in Woodburn so I must resign my position since I am no longer a resident of Gladstone.

I would like to express what a pleasure it has been to serve the community that I grew up in on various committees and boards and I will truly miss all of the great people that I have met and worked with in association with the community.

I would also like to thank you for all of your hard work through the years in helping the community reach many of it's goals.

Please forward this email to the necessary parties and thanks again to you and all associated for the help in building a wonderful family friendly community.

Best Regards,
Greg Bender

**City of Gladstone and Port of Portland
Proposed Schedule for Dahl Beach Parking Area and Bulkhead Mitigation Project
June 9, 2015**

Milestone(s)	Date
Preliminary Meeting with Regulatory Agency (Port of Portland/US Environmental Protection Agency) <ul style="list-style-type: none"> • Receive initial feedback and preliminary approval from agencies to move forward on the modified project proposal 	<ul style="list-style-type: none"> • June 4, 2015 meeting
City of Gladstone Council Meeting <ul style="list-style-type: none"> • Briefing on project proposal and, pending approval, initiate discussions with the City and Port of Portland on an agreement 	<ul style="list-style-type: none"> • June 9, 2015 meeting
Monthly Coordination and Planning Meetings with City of Gladstone	<ul style="list-style-type: none"> • July 2015 – July 2016
Specific Concept Project Proposal to City of Gladstone Officials <ul style="list-style-type: none"> • Receive feedback on specific concept proposal 	<ul style="list-style-type: none"> • July 2015: meeting and potential site-walk
Finalize Intergovernmental Agreement and Terms with Port of Portland	<ul style="list-style-type: none"> • September 2015
Submit Mitigation Project Work Plan to Regulatory Agencies for Approval	<ul style="list-style-type: none"> • September 2015
Design Refinements and Construction Planning with City of Gladstone	<ul style="list-style-type: none"> • October 2015 – January 2016
Permitting, Planning, and Finalizing Design	<ul style="list-style-type: none"> • January – June 2016
Construction and Vegetation Planting	<ul style="list-style-type: none"> • June – November 2016
Monitoring, Maintenance, and Management Activities Conducted by Port of Portland	<ul style="list-style-type: none"> • 2017-2021

Dahl Beach Parking Area and Bulkhead Mitigation Proposal

The Port of Portland (Port) proposes restoration of two areas near Dahl Beach Mitigation to offset unavoidable impacts to Waters of the United States (WOTUS) at the Port's Terminal 4 (T4) facility. This proposal represents a modification to the initial mitigation proposal presented on December 1, 2014 to address concerns by several City of Gladstone constituents. The revised mitigation project includes two components: the restoration of the majority of the parking area originally proposed as mitigation, and the restoration of a failed bulkhead constructed of sheet pile and riprap nearby. Both areas are owned by the City of Gladstone and are managed as park lands.

The Dahl Beach parking area restoration would include removing approximately 0.26 acres of existing concrete and riprap at the confluence of the Clackamas and Willamette Rivers, below the Ordinary High Water Mark (OHWM), and restoring the site through grading and native vegetation establishment (Figure 1). This parking area is the same area presented in the original mitigation proposal. The site is currently a parking lot used seasonally for fishing access; the site is frequently submerged by high flows from the Willamette and Clackamas rivers during winter months (Figure 2). The restoration actions would include removing the concrete parking area and associated riprap armoring and recycling or repurposing the material outside of WOTUS; typical shoreline contours would be restored, and native trees and shrubs would be established.

The bulkhead area restoration would include removing the existing failed bulkhead, including all riprap and sheet piles, and restoring approximately 0.26 acres of the Willamette River shoreline (Figure 1). The bulkhead spans low to high flow elevations, and causes localized erosion and degraded habitat conditions. The artificial structures would be removed and the river bank recontoured and native trees and shrubs would be established. Wood structures would be incorporated into the restoration to stabilize the shoreline and provide habitat improvements.

Benefits of Mitigation

The Dahl Beach Mitigation areas would provide the following benefits to offset impacts at T4:

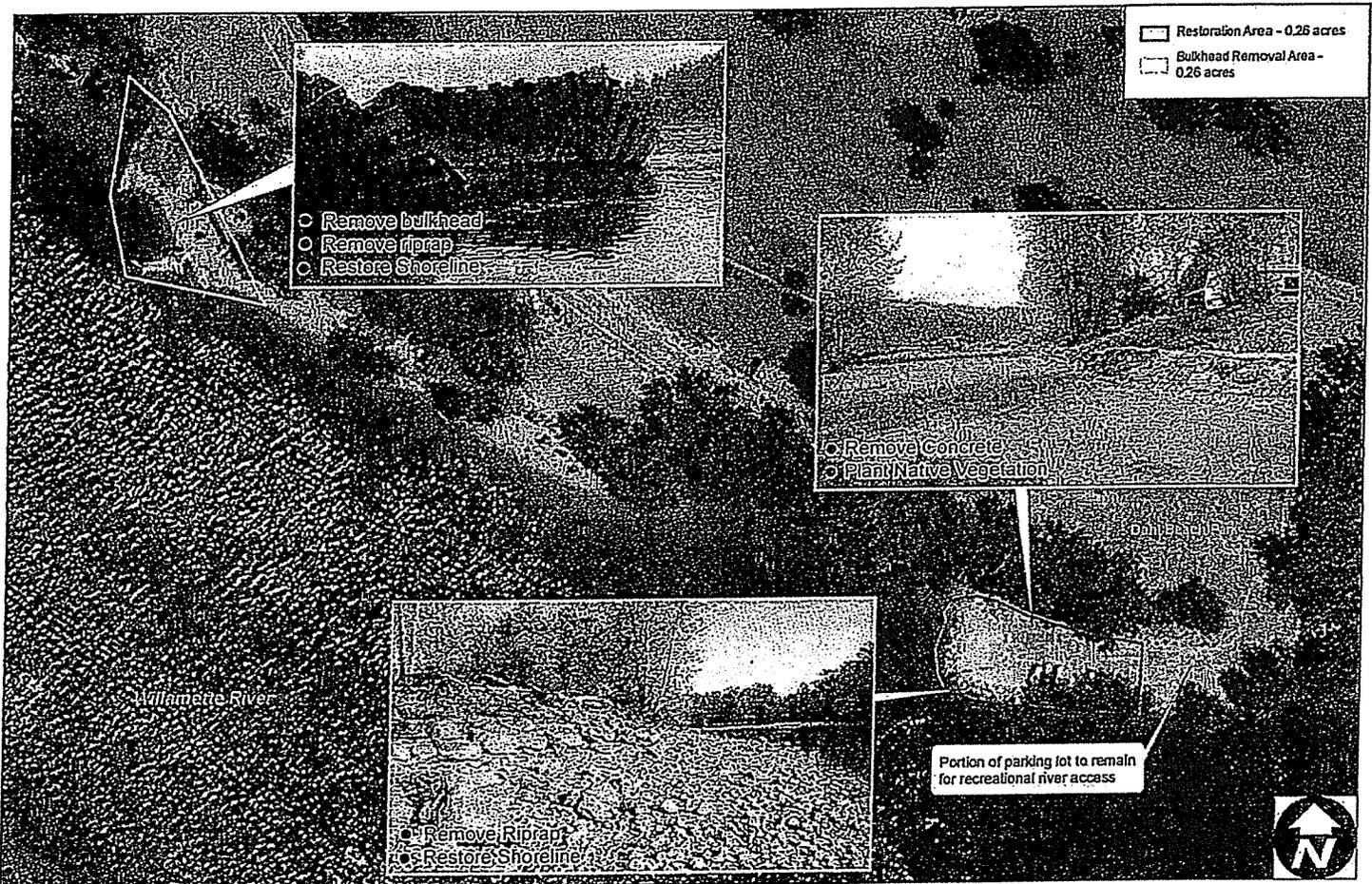
- Mitigation would be provided in the tidally influenced Lower Willamette River, near the confluence of the Clackamas and Willamette Rivers, an important location for aquatic organisms, including Endangered Species Act (ESA)-listed salmonids.
- The restoration site would include restoring approximately 0.52 acres of hardened bank and surrounding shoreline.
- The restoration would occur at approximately 17 feet NAVD 88, overlapping with elevations of the impact site and the area will all be below the OHWM.
- The project complements nearby restoration efforts including the Rinearson Natural Area natural resource damage assessment (NRDA) restoration project, and the Dahl Beach off-channel habitat improvement projects funded by the Oregon Watershed Enhancement Board.

Project Feasibility

The mitigation approach is traditional restoration, focused on removing hardened shoreline, revegetating with native species, and incorporating wood structures. The revised project proposal addresses the concerns raised by the City of Gladstone regarding the original mitigation proposal.

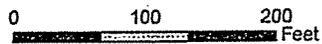
Schedule

The project schedule is dependent primarily on regulatory approvals, but the Port will work expeditiously to complete design and regulatory approvals for site construction to likely occur in summer 2016.



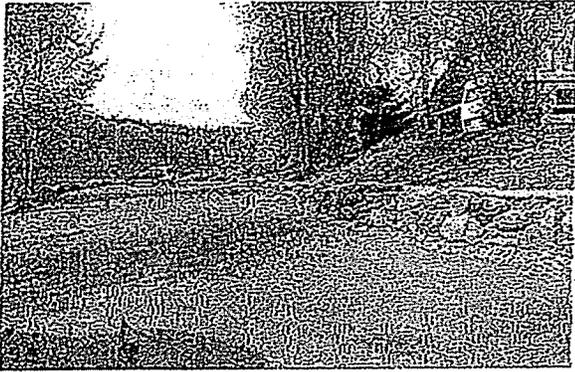
Date: 5/27/2015
 Scale: 1 Inch = 100 feet
 Data Source: ESRI, 2015

Figure 1. Project Design Concept



Dahl Beach Park Mitigation Site

Z:\GIS\09_DahlBeach\Mapfiles\DahlBeach_DesignConcept2.mxd



Existing parking lot to be removed; slopes to be recontoured and revegetated.



Parking lot under winter high water (the ducks are over the lot), at less than a 2 year flow (24 feet NAVD 88).



Existing riprap and failing bulkhead to be restored to typical shoreline conditions.

Figure 2. Site Photos

City of Gladstone Council Meeting, June 9, 2015

City of Gladstone Councilor Report

Report Date: October 21, 2015
Meeting Date: October 26, 2015
To: Gladstone Parks and Recreation Board (Parks Board)
From: Councilor Neal Reisner

AGENDA ITEM

Parks Master Plan Request For Qualifications (RFQ)

History/Background

Earlier this year the City Council decided the Gladstone's Parks Master Plan needed to be updated, which was last written sometime in the 1980's. City Council has asked the Parks Board to be involved in the creation of the new Master Plan and being they are not experts in the field, authorized the hiring of a consultant to create the Master Plan.

Proposal

To review the attached proposed Request For Qualifications (RFQ), make changes (if needed), and then make a recommendation to the City Council. REQ is a requirement by the State when selecting a consultant.

Options

The Parks Board may choose to not make a recommendation, or may choose to make a recommendation accepting the RFQ with changes, or recommend accepting the RFQ without any changings.

Cost Impact

\$50,000 is in the current budget for the Master Plan, which should be ample funding.

Recommended Action

I recommend the Parks Board make a recommendation to accept the RFQ with changes as the Parks Board deem necessary.



GLADSTONE
Home of the Pow Wow Tree

**Request for Qualifications
City of Gladstone Park Master Plan
Gladstone, Oregon**

Sponsoring Jurisdiction: The City of Gladstone, Oregon
Project Name: The City of Gladstone Park Master Plan
Project Number: 2015-0601-PK
Project Date: October 2015 – February 2016
Qualifications Due: August 1, 2015 no later than 4:00pm PDT
Qualifications Submitted To: City Staff, 525 Portland Avenue, Gladstone, OR 97027
(See RFQ for details)
Project Description: Develop a Parks and Recreation Comprehensive Master Plan. This plan will be developed to help the city assess and prioritize necessary and proposed projects for city recreational assets including all city parks.

Applicant qualifications will be evaluated based on response to the Request for Qualifications (RFQ), and a live interview to be conducted after submission of the statement of qualifications. Qualifications criteria are more fully set forth in the RFQ document.

Public notice is hereby given that the City of Gladstone has issued the above mentioned RFQ. The complete RFQ, including all submittal requirements, can be found on the City of Gladstone's website at www.ci.gladstone.or.us. Please call (503)656-5225 if unable to access the RFQ documents online.

City Staff
525 Portland Avenue
Gladstone, OR 97027

Project Description and Preliminary Scope of Work

The City of Gladstone, Oregon is soliciting qualifications from consulting firms for assistance in the following:

Project Description

Assist the City of Gladstone in creating a Parks and Recreation Comprehensive Master Plan. This plan will be developed to help the city assess and prioritize necessary and proposed projects for city recreational assets including all city parks.

Completion Date

The required completion dates are set according to the "Tasks" listed below. The city may award extensions for tasks upon written request from the selected firm. Such extensions must be by resolution from the Gladstone City Council. Such extensions will not be unreasonably withheld.

Preliminary Scope of Work

The following is a preliminary scope of work that may be modified during contract negotiations with the selected consultant. The preliminary scope of work is intended to outline and describe the range of tasks anticipated for the project but is not intended to be complete.

It is anticipated that planning and design will be completed within three phases as described below. Public involvement will be an element of each phase.

- PHASE 1 – Inventory and Site Assessment, Development of a Park Design Program
- PHASE 2 – Schematic Design and Implementation Program for Meldrum Bar Park
- PHASE 3 – Schematic Design and Implementation Program for Remaining City Parks

Future phases will be contingent upon securing necessary funding, and would include Design Development, Construction Documents, Construction Monitoring and Observation.

The selected consultant shall initially complete the Phase 1, 2 and 3 scope of work. The City of Gladstone reserves the right to award additional work for future phases to the same firm, or another firm, as necessary to complete the project.

Public Involvement

This project will involve significant public involvement, with participation by the City Council – appointed Park Advisory Board, identified stakeholders, and interested citizens. Tasks will include:

- Develop and implement a public involvement process that encourages the participation of all interested parties.
- Attend periodic meetings of the City Council and Park & Recreation Board to gather input and provide project updates.
- Attend and facilitate three to four public workshops to keep community members informed and to solicit input from the public during the planning process.
- Provide graphic and written information as required to support the public outreach efforts of the city.

Department and City Reviews

- Prepare written and graphic materials and assist with presenting the project at 4-5 reviews by Parks and City Department staff.
- Present project or provide updates at 3-4 meetings of the Parks & Recreation Board.
- Present project or provide updates at 2-3 City Council meetings.

Permitting and Environmental Review

- Identify permitting/regulatory requirements and deadlines.
- Complete NEPA checklist for the schematic design.

Phase 1 Tasks May Include

- a. Participate in a kickoff meeting with the City Council – Parks and Recreation Dept. to review project parameters, gather available materials, identify additional information requirements, review preliminary community involvement strategy, and establish project timetable and products.
- b. Conduct site visit with city staff and Parks and Recreation board members.
- c. Conduct and prepare a site survey identifying and locating natural and man-made features. Include topography, wetlands, streams, vegetation, utilities, structures, and other features as necessary for the purposes of master planning and permitting.
- d. Gather and review relevant background materials relating to the project. These materials are limited as past planning activities for the parks has been sporadic and at times informal. Materials may include: past planning documents, GIS maps, existing surveys, assessor's maps, utility maps, historical plans and documents, and as-builts. Communicate and coordinate with various local, state, and federal permitting authorities necessary for understanding regulatory issues and constraints, particularly related to sensitive (wetland) areas, shoreline access and recreation activities.
- e. Conduct meetings (or phone interviews) with agency representatives from Parks and Recreation Board, Public Works Dept., Planning Commission, Planning Dept., as well as representatives from the regional jurisdictional authorities. City Council members may also be interviewed.
- f. Prepare a graphic summarizing site opportunities and constraints at an appropriate scale, using both existing and prepared maps, surveys, GIS maps and other available information.
- g. Prepare a report that summarizes identified issues and opportunities. In addition to existing uses, it is anticipated that opportunities for new recreation uses will be explored, some at a perfunctory level, some at a more detailed level. These new uses may include some or all of the following: parking, interpretive trails and viewpoints, picnicking/group gathering areas, and community connections to nearby regional trail and neighborhood/business amenities.
- h. Facilitate and conduct a public workshop to ascertain public sentiment towards needs, desires, opportunities and constraints.
- i. Based upon the results of site analysis, technical input, Park and Recreation Board input and public workshops, develop a preliminary Park Design Program detailing proposed park uses, design character and design criteria. Design Program review and approval process to include Public Workshop(s), Parks and Recreation Board, and City Council (for final approval).

Phase 2 and 3 Tasks May Include

- a. Assist the Parks and Recreation Board and city staff in establishing evaluation criteria for schematic alternatives.
- b. Prepare at least two schematic design alternatives based upon the approved Design Program. Prepare conceptual level line-item construction cost estimates for each alternative. Assist staff in preparing operational/maintenance cost models.
- c. Prepare a narrative which summarizes the existing conditions, design alternatives, cost implications and regulatory criteria, and identifies issues which require further study at the next stage of project development.
- d. Meet with the Parks and Recreation Board to review the design alternatives, using the evaluation criteria established earlier.
- e. Meet with the Parks staff team to review the design alternatives.
- f. Conduct a community workshop(s) to solicit input on the schematic design alternatives.
- g. Meet with City, County, State and Federal permitting authorities to review initial schematic design direction.
- h. Meet with the Parks and Recreation Board to review comments from workshop and to solicit direction on draft schematic design.
- i. Provide briefing to the City Council.
- j. Create a draft schematic design based upon the preferred elements from the alternative designs and consistent with the approved Design Program. Update cost estimate and operational models.
- k. Create a draft implementation strategy/phasing program for development of the parks that identify priorities for improvements, responsibilities for improvements and a timeline for implementing improvements.
- l. Identify scope and schedule of permitting process.
- m. Attend meetings with the Parks staff team to review draft schematic design and phasing program.
- n. Conduct a community workshop to solicit input on the draft schematic design and phasing program.
- o. Meet city permitting authorities to review draft schematic design and phasing program.
- p. Meet with the Parks and Recreation Board to present draft schematic design and phasing program for Board's recommendation to the City Council.
- q. Refine the draft schematic design and phasing program incorporating gathered input.
- r. Revise cost estimates.
- s. Meet with the Parks and Recreation Board to review workshop comments.
- t. Make minor revisions to the schematic design following the presentations.
- u. Prepare NEPA Checklist if needed.

15
B

Tentative Schedule

The following schedule contains major milestones and may be modified as a result of consultant proposals and contract negotiations:

- July 15, 2015 (4:00pm PST) - Deadline for Questions
- July 24, 2015 (Noon) - Answers to Questions Released
- August 1, 2015 (4:00pm PST) - RFQ Submittal Deadline
- By August 12, 2015 - City to short-list for interviews
- Week of August 17, 2015 - Consultant Interviews (tentative)
- By August 28, 2015 - Consultant Selection
- October 2015 - Project Start; Survey, Inventory and Site Analysis
- October 2015 - Initial Public Meeting(s)
- October/November 2015 - Complete Public Process for Design Program
- December 2015 - City Council Approval of Design Program
- January/February 2016 - Develop Schematic Design Alternatives
- March 2016 - Public review and comment; Design refinement
- May 2016 - City Council Approval of Schematic Design

Statement of Qualifications Submission Requirements

All submittals must be in conformance with the requirements set forth in this RFQ. Qualifications submitted electronically should be 8-1/2" x 11" format, with a font no smaller than Calibri size 11, and shall not exceed twenty (20) single sided pages. A front cover, back cover, and a maximum two-page cover letter may be submitted in addition to the twenty (20) single sided pages. If a paper copy is submitted, pages should be printed double sided. At a minimum, the following information shall be submitted:

- An organizational chart and biographies for your project team, including all sub-consultants.
- A statement of the percentage of time your proposed key resources will have available to devote to this project.
- Your firm's identification of the critical work elements and how your team would address these issues.
- A discussion of your firm's approach to the project and your plan to produce the required documents.
- A proposed schedule for completing the work, including intermediate project stages leading to a final project and in sufficient detail to allow an assessment of the firm's ability to provide the resources necessary to meet the schedule.
- References from past similar projects. Provide the contact name and number of the owner, or if not available, a contact name and number of the current most knowledgeable person associated with the project. References from past City of Gladstone projects will not be accepted.

Submittals

Qualifications titled "City of Gladstone Park Master Plan RFQ 2015-0601-PK" may be submitted as an email attachment in PDF or MS Work format to: Morishita@ci.gladstone.or.us.

Note that faxed proposals or electronic proposals submitted as compressed files will not be accepted.

OR

One (1) unbound original and four (4) digital storage devices (CD or USB Flash Drive) in PDF or MS Word format mailed or delivered to:

City of Gladstone
Attn: Jolene Morishita, Asst. City Manager
Job #2015-0601-PK
525 Portland Avenue
Gladstone, OR 97027

Contact

For additional information concerning this RFQ, any other aspect of the selection process or the project in general, please contact via email:

Jolene Morishita
Assistant City Administrator
Email: Morishita@ci.gladstone.or.us

All questions must be submitted by email and must be received prior to 4:00 pm PST on July 15, 2015. Answers will be released to all interested parties prior to noon on July 24, 2015.

Absolutely no communication shall occur regarding this RFQ, including requests for information, or speculation between Offeror's or any of the individual members and any City elected official or employee other than those named above. Failure to comply with this provision may result in Offeror's proposal being removed from consideration. Any cost incurred by Offeror in preparation, transmittal, or presentation of any information or material submitted in response to the RFQ shall be borne solely by the Offeror.

Right to Reject Submittals

The City reserves the right to reject any and all submittals at any time with no penalty, or to waive immaterial defects and minor irregularities in any submittal.

Submittal Disposition

All material submitted in response to this RFQ shall become the property of the City upon delivery to the City staff and will not be returned.

Project Contract

The Offeror will be required to use the City of Gladstone Professional Services Agreement [Attachment A] and accept all language contained within. Any Offeror that has significant reservations concerning this agreement should not submit on this request.

17

Consultant Selection Criteria

Consultants will be evaluated on the following items:

- Responsiveness to the requirements of this RFQ.
- Understanding of project scope and project requirements including discussion of firm’s approach to the project.
- Ability to meet the project schedule, within budget.
- Expertise of key personnel –provide a biography, educational background, number of years with this firm/other firms, and three (3) project reference with contact information. Also discuss other responsibilities assigned to key staff and their availability for this project.
- Proposed use of sub-consultants – if sub-consultants are proposed, explain how the work process and communication between the Firm and the sub-consultant will be managed. Discuss the sub-consultants experience and availability for the project.
- Response of reference from past similar projects.
- Is consultant located within the City of Gladstone, employ Gladstone residents or is the proposed sub-consultant located within the City of Gladstone or employ Gladstone residents.

Short List / Final Selection Procedures

After review of the submittals by the Owner’s Selection Committee, the three (3) highest ranked firms will be notified and invited to participate in a short list/final selection phase. It is intended that the final selection phase will include the following steps:

- **Notification:** Written notification of the three top-ranked firms.
- **Presentation/Discussion:** A 1-hour presentation/discussion question and answer period will be scheduled and conducted at the City of Gladstone City Hall. The Offeror will be given 20-minutes for a presentation. The remaining time will be reserved by the City for questions.
- **Final Ranking:** After the presentations and discussions are completed, the Selection Committee will rank the firms interviewed. The qualifications proposal and presentation/discussion will be weighted equally and scored as follows:

Component	RFQ/Presentation Score
Responsiveness to the RFQ	5 Points
Previous experience in similar projects	20 Points
Understanding of project scope and requirements	25 Points
Ability to meet the schedule/budget	10 Points
Expertise of key personnel	20 Points
Response from references/past projects	15 Points
Located within Gladstone or employ Gladstone residents	5 Points
TOTAL	100 Points

- **Negotiation/Scope Development:** The top-ranked firm will be notified in writing and be asked to meet and submit their prospective scope or services, schedule and a fee proposal.

If, after negotiation and consideration, the Owner is unable to reach an acceptable agreement with the top-ranked firm, the Owner will terminate negotiations with the top-ranked firm and, at its sole discretion, may enter into negotiations with the second ranked firm and/or withhold the award for any reason and/or elect not to proceed with any of the proponents and/or re-solicit via a new RFQ.

- Final Selection: Once an agreement is reached with a preferred A/E firm, the Owner's Purchasing Agent will provide a professional Services Agreement for signatures and full execution. A Notice to Proceed will be issued to formally begin work.

LIST OF CURRENT GLADSTONE PARKS

- **Abernethy Lane Trail:** 1.8 acres. In 1988 the City of Gladstone purchased the entire section of abandoned rail road right of way between Glen Echo Avenue and Portland Avenue to allow for widening of Abernethy Lane and for development of a walkway/trail.
- **Cross Park:** 5.58 Acres. Located along the Clackamas River, Cross Park is improved with permanent restrooms, paved walking/bicycle paths, picnic tables, irrigation system, overhead lighting. Depending on water level in the river, this park is used year round by fishermen, picnickers, and for other passive recreation uses. Cross Park is about 50% landscaped, with the steeper banks in natural vegetation. One acre expansion was completed in 2003.
- **Dahl Beach:** 15.33 Acres. Located on the north bank of the Clackamas River at the confluence of the Clackamas and Willamette Rivers, Dahl Beach is used year round by fishermen and has inviting beaches for swimmers and picnickers during the summer months. Potable water is not available; restrooms are of the portable type. Except for the road and parking areas, Dahl Beach is almost entirely in natural vegetation. Access is obtained from Meldrum Bar Park Road. As the result of park property acquisition in 1990, which connected Meldrum Bar with Dahl Park, the public now has more than one mile of continuous river frontage along the Clackamas and Willamette Rivers.
- **Dierickx Field:** 2.27 Acres. Located on Risley Avenue north of W. Gloucester, Dierickx Field is used during the spring and summer for little league and junior baseball/softball and is improved with two baseball fields, permanent restrooms, snack shack, bleachers, baseline fencing and playground equipment.
- **Gladstone Nature Park:** Approximately 10 acres. Located between Oatfield Road and Webster Road, north of Kearns Market. This property is primarily undeveloped and contains a paved walking trail through the park.
- **Glen Echo Wetland:** 2.97 Acres. Located north of Glen Echo Avenue, it is undeveloped and contains the southern most area of Boardman Swamp. This property consists of 1.79 acre wetlands that were dedicated to the city in 1988. In 1993 the city purchased an additional 1.18 acre parcel adjacent to the wetlands for passive recreation.
- **High Rocks Park:** 1.55 Acres. Located on the Clackamas River in the 82nd Drive commercial area, High Rocks Park is used year round by fishermen and during the summer by some picnickers and swimmers. The lower level, which is subject to yearly flooding, is unimproved. **High Rocks Park Lifeguard Program:** An agreement between the City of Gladstone, the City of Oregon City and American Medical Response (AMR) continues the lifeguard program each summer at the High Rocks area beginning on Memorial Day and continuing through Labor Day. This service, which is provided at no cost to either city, is intended to reduce water related accidents along this hazardous stretch of the Clackamas River. Thanks to AMR for their excellent community service!

28

- Max Patterson Memorial City Park, 450 E. Exeter:** 1.84 Acres. Adjacent to the John Wetten Elementary School. Patterson Park contains two tennis courts, a large play structure, permanent restrooms, a spray park, picnic shelters, small stage, irrigation system, and drinking fountain. This is the most popular park with city residents and is the site of the city summer recreation programs and the annual Chautauqua Festival. Patterson Park is 100% landscaped. **Picnic & Parties at Max Patterson Park:** Patterson Park has been the site of many picnics and birthday parties. Reservations are not required to reserve covered shelters or picnic tables at the park for a picnic or birthday party – picnic tables and covered shelters are available on a first come, first served basis. When using the park (or any city park), residents are advised that inflatable jumpers, such as bouncy houses, and climb-on play equipment, such as rock climbing walls, are not permitted. **Spray Park at Max Patterson Park:** The spray park at Patterson Park is open the week following dismissal of school for the summer through Labor Day, Monday – Saturday, 12:00-6:00 p.m. and Sundays from 1:00-5:00 p.m. (weather permitting). The interactive spray park feature utilizes a recirculating water system with a filtration unit and chlorine sanitizer. For safe, responsible fun at the spray park, please follow the spray park rules: 1) Parental supervision of children is required; 2) Swim diapers are required for all persons who are not toilet trained; 3) Dogs/animals are not allowed in the feature (dog hair clogs the water recirculatory system and there is potential of introducing fecal matter into the water system); 4) Do not use the spray park if you have had diarrhea in the last two weeks. Here are a few additional tips when using the spray park: 1) For effective sunscreen application, allow the sunscreen to dry before entering the water; 2) Rinsing off in the designated shower area is recommended prior to entering the spray park; 3) Swim socks or shoes are recommended to avoid injury; 4) Drinking and spitting of water from the feature is discouraged. Your health and safety is our priority. **Summer Recreation Program:** A summer recreation program for children begins the week following dismissal of school for the summer through the fourth Friday of August, Monday-Friday, 10:00 a.m. to 4:00 p.m. Daily activities will include limited games, sports, crafts and special events for all ages. Watch the city’s website and newsletter for a complete schedule of events during the summer.
- Meldrum Bar Park:** 85.37 Acres. Located off River Road – Meldrum Bar Park is a regional facility, used year round by fishermen and boaters and receives heavy use during the spring, summer and fall by organized baseball, softball and soccer leagues. The portion of Meldrum Bar Park along the Willamette River is improved with a boat ramp and floating dock, potable water, portable restrooms, and a parking lot for boat trailers. Above the ordinary high water mark is a small picnic area, community gardens and a twelve acre sports field complex with four soccer fields, five softball/baseball fields and permanent restrooms. There is about a mile of paved bicycle/pedestrian paths in Meldrum Bar Park. About 30% of the park is in natural vegetation, including large wetlands. **Picnic & Parties at Meldrum Bar Park:** Reservations are not required to reserve covered shelters or picnic tables at the park for a picnic or birthday party – picnic tables and covered shelters are available on a first come, first served basis. When using the park (or any city park), residents are advised that inflatable jumpers, such as bouncy houses, and climb on play equipment, such as rock climbing walls, are not permitted. **Ball fields at Meldrum Bar Park:** Reservations, fees and certificate of liability insurance are required to reserve any of the soccer or softball/baseball fields at Meldrum Bar Park. **Community Gardens:** Gladstone Community Gardens are located in Meldrum Bar Park along the scenic Willamette River. This land is leased by the City to the Gladstone Community Garden Association, who is responsible for administering garden usage. The gardens are one of the older, and larger, community gardens in the Portland Metro area. The gardens cover nearly 5 acres and comprise 134 separate garden

lots. Gardeners help maintain the area and work with the City of Gladstone to keep it neat and productive. Visit their website, <http://www.gladstonegarden.org>, for additional information.

- **Nick Shannon Park:** 0.6 acres located adjacent to the Oak Lodge Water Reservoir Site on Valley View Road. This property was acquired in 1996, partially with Greenspaces funds, and is developed for neighborhood park use with play equipment and picnic tables. About half the site will remain undeveloped in natural vegetation.
- **Olson Property:** 3.50 Acres. Located at the north end of Risley Avenue, just east of McLoughlin Blvd., this property was deeded to the city in 1983. It is undeveloped and contains a wetland.
- **Ridgegate Tracts:** Two parcels totaling 1.80 acres located on Ridgegate Drive were deeded to the city on the plat of the Ridgegate Subdivision in 1975. Tract 'D' contains a path to Kraxberger Middle School; otherwise the tracts are undeveloped and unimproved. In 1989, the City Council decided not to pursue the sale and residential development of Tract "D".
- **Robin Hood Park:** 0.19 acres. The park contains play equipment, including swings and a slide, a half-court basketball hoop and lawn areas and serves as a neighborhood park in the Sherwood Forest area. (Renamed in 2006 from Tot Lot in Sherwood Forest)
- **Salty Acres Wetlands:** This approximate .44 acre wetlands was deeded to the city in 1991 on the plat of the Salty Acres Subdivision. A small dam and outfall structure were created to help control storm water discharge.
- **Stocker Park:** 0.05 acres located at the easterly end of E. Clarendon Street. Stocker Park serves as a memorial to a former Gladstone resident; it is entirely landscaped.

Dahl Beach Parking Area and Bulkhead Mitigation Proposal

The Port of Portland (Port) proposes restoration of two areas near Dahl Beach Mitigation to offset unavoidable impacts to Waters of the United States (WOTUS) at the Port's Terminal 4 (T4) facility. This proposal represents a modification to the initial mitigation proposal presented on December 1, 2014 to address concerns by several City of Gladstone constituents. The revised mitigation project includes two components: the restoration of the majority of the parking area originally proposed as mitigation, and the restoration of a failed bulkhead constructed of sheet pile and riprap nearby. Both areas are owned by the City of Gladstone and are managed as park lands.

The Dahl Beach parking area restoration would include removing approximately 0.26 acres of existing concrete and riprap at the confluence of the Clackamas and Willamette Rivers, below the Ordinary High Water Mark (OHWM), and restoring the site through grading and native vegetation establishment (Figure 1). This parking area is the same area presented in the original mitigation proposal. The site is currently a parking lot used seasonally for fishing access; the site is frequently submerged by high flows from the Willamette and Clackamas rivers during winter months (Figure 2). The restoration actions would include removing the concrete parking area and associated riprap armoring and recycling or repurposing the material outside of WOTUS; typical shoreline contours would be restored, and native trees and shrubs would be established.

The bulkhead area restoration would include removing the existing failed bulkhead, including all riprap and sheet piles, and restoring approximately 0.26 acres of the Willamette River shoreline (Figure 1). The bulkhead spans low to high flow elevations, and causes localized erosion and degraded habitat conditions. The artificial structures would be removed and the river bank recontoured and native trees and shrubs would be established. Wood structures would be incorporated into the restoration to stabilize the shoreline and provide habitat improvements.

Benefits of Mitigation

The Dahl Beach Mitigation areas would provide the following benefits to offset impacts at T4:

- Mitigation would be provided in the tidally influenced Lower Willamette River, near the confluence of the Clackamas and Willamette Rivers, an important location for aquatic organisms, including Endangered Species Act (ESA)-listed salmonids.
- The restoration site would include restoring approximately 0.52 acres of hardened bank and surrounding shoreline.
- The restoration would occur at approximately 17 feet NAVD 88, overlapping with elevations of the impact site and the area will all be below the OHWM.
- The project complements nearby restoration efforts including the Rinearson Natural Area natural resource damage assessment (NRDA) restoration project, and the Dahl Beach off-channel habitat improvement projects funded by the Oregon Watershed Enhancement Board.

Project Feasibility

The mitigation approach is traditional restoration, focused on removing hardened shoreline, revegetating with native species, and incorporating wood structures. The revised project proposal addresses the concerns raised by the City of Gladstone regarding the original mitigation proposal.

Schedule

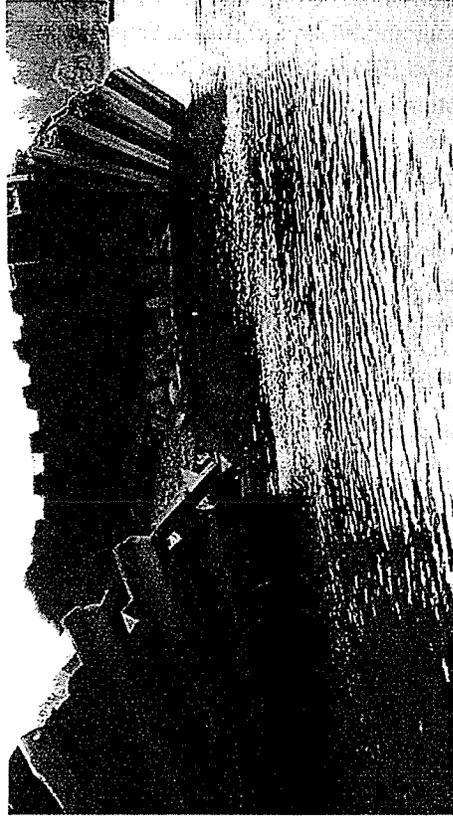
The project schedule is dependent primarily on regulatory approvals, but the Port will work expeditiously to complete design and regulatory approvals for site construction to likely occur in summer 2016.

Contacts

For more information, please contact: Kelly Madalinski, Port of Portland, 503/415.6676, kelly.madalinski@portofportland.com, or John Runyon, Cascade Environmental Group, 503/894-8585 ext. 3, jrunyon@cascadeenv.com



Existing parking lot to be removed; slopes to be recontoured and revegetated.

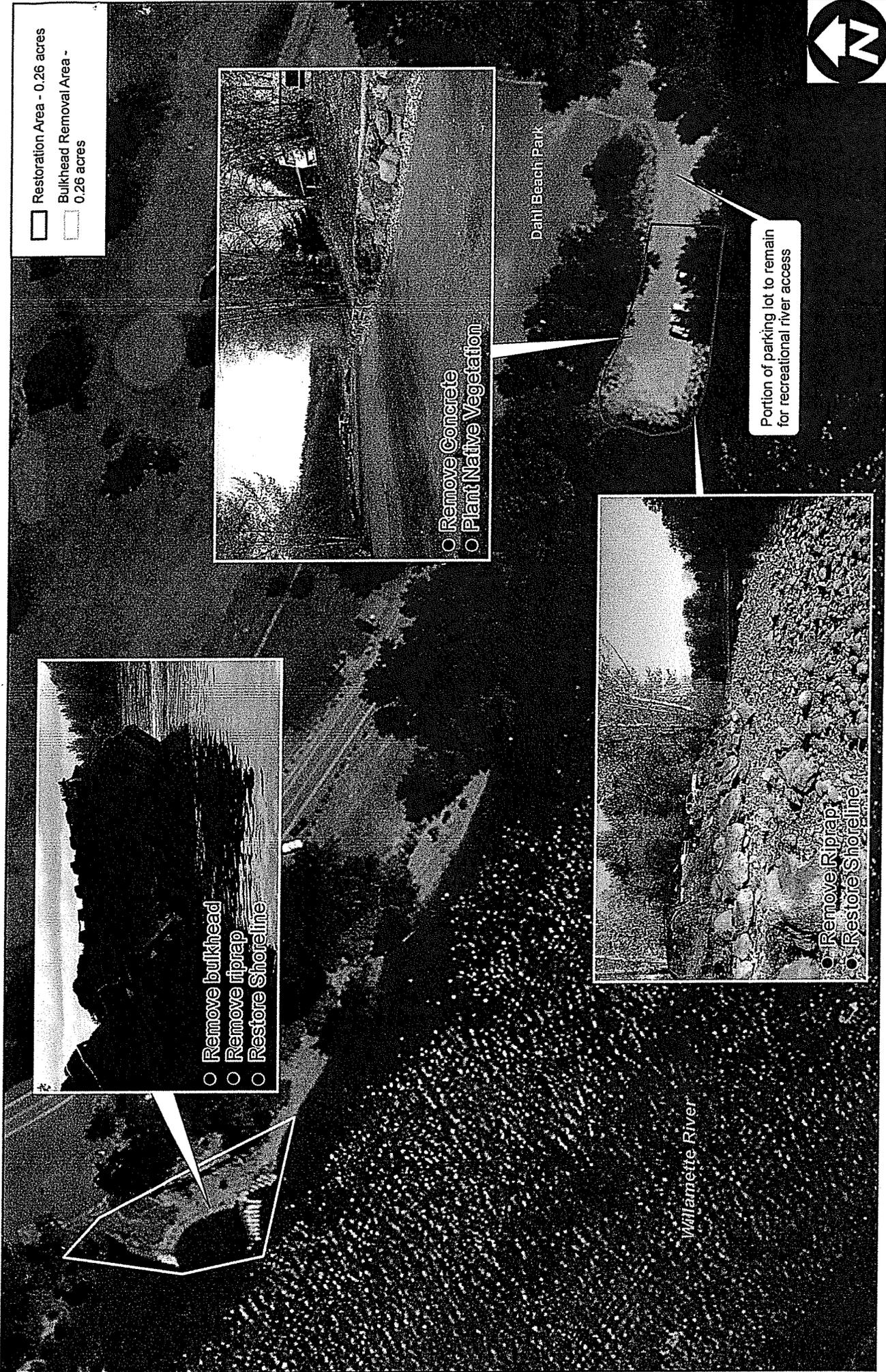


Existing riprap and failing bulkhead to be restored to typical shoreline conditions.



Parking lot under winter high water (the ducks are over the lot), at less than a 2 year flow (24 feet NAVD 88).

Figure 2. Site Photos



Date: 5/27/2015
 Scale: 1 inch = 100 feet
 Data Source: ESRI, 2015



CASCADE
 ENVIRONMENTAL GROUP

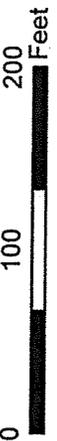


Figure 1. Project Design Concept

Dahl Beach Park Mitigation Site

**City of Gladstone and Port of Portland
Dahl Beach Mitigation Project
October 5, 2015**

Overview of the Mitigation Project:

The Dahl Beach Mitigation Project encompasses two habitat restoration sites in Dahl Beach Park in the City of Gladstone: Bulkhead removal and Dahl Beach parking area. Restoration at these sites is designed to address both City of Gladstone and Port of Portland priorities. Enclosed are figures on the proposed project and the proposed terms for an agreement. Information on the project had previously been provided during the June 9, 2015 City Council meeting and in a written update dated September 8, 2015.

General Benefits:

- Restoring habitat in Dahl Beach Park is important in the context of the metropolitan region because the two sites are located near the confluence of the Clackamas and Willamette Rivers, an area critical to fish and wildlife.
- Implementing habitat restoration at the two sites provides an opportunity for the City to demonstrate environmental stewardship in the Park.
- Improving habitat and native vegetation at the two sites will improve the environment while also enhancing the Park’s safety and reducing long-term maintenance.
- The partnership between the City and Port offers an opportunity to provide resources to address Park infrastructure improvements and remove the bulkhead at no cost to the City. Total construction cost of the project is estimated at \$460,000.

Bulkhead Site Benefits:

- Bulkhead removal will stabilize an area that has steep, unstable slopes; will continue to erode if not fixed; and could over time threaten the top of bank area including the parking area.
- The current steep slopes and metal structures are an attractive nuisance which creates potential liabilities for the City. The project will address the public safety hazard by removing the metal structures and improving the steep, unstable slopes.
- Bulkhead removal is expensive and does not qualify for any typical habitat restoration grant funding sources. The bulkhead removal is estimated to cost \$325,000 of the total estimated construction cost of the project.

Dahl Beach Parking Area Site Benefits:

- Ecological restoration at the site will improve habitat benefits while still providing parking and recreational access. An estimated eight to ten parking spots will be available in the lower parking area.
- Removing a portion of the lower parking area will provide the City with a reduction in impervious surface and stormwater runoff that can help meet the City’s EPA/DEQ storm water management requirements. The stormwater improvements are estimated at a cost of \$15,000.
- Reducing the parking area, which floods annually, will help to minimize City maintenance related to flooding.

Contacts

- Kelly Madalinski, Port of Portland, 503-415-6676, kelly.madalinski@portofportland.com
- Lise Glancy, Port of Portland, 503-415-6519, lise.glancy@portofportland.com

City of Gladstone and Port of Portland
DRAFT Intergovernmental Agreement Terms
Dahl Beach Mitigation Project
October 5, 2015

PORT OF PORTLAND OBLIGATIONS

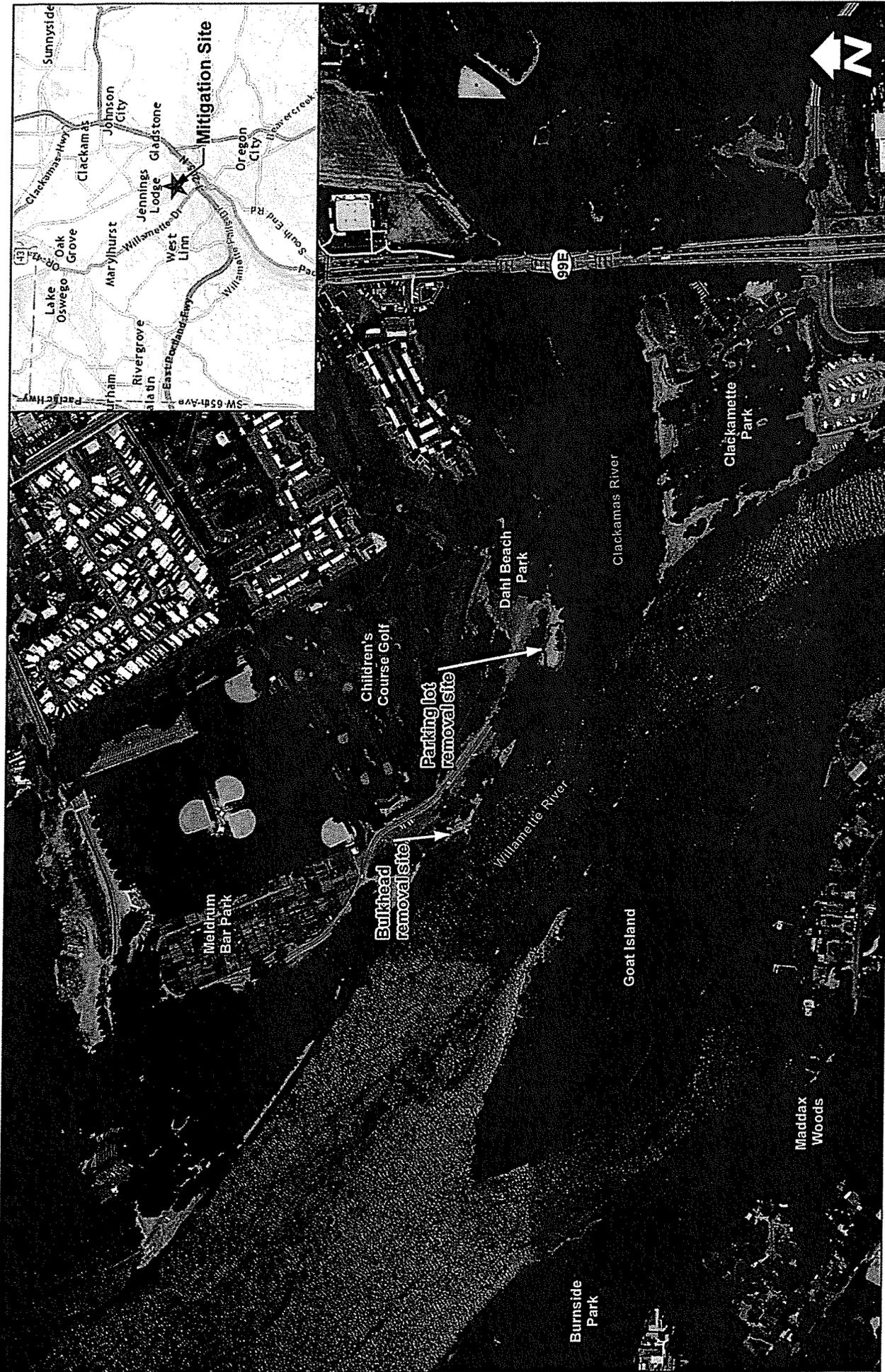
- The Port and its contractors will perform Work at the two sites, according to the Work Plan, including the following elements:
 - Bulkhead removal, regrade, replant;
 - Partial parking lot removal, regrade, replant, storm water improvements; and
 - Perform maintenance, replanting, and other efforts necessary to achieve performance goals set out in the work plan, for a period of at least 5 years.
- \$460,000 is the total estimated construction cost assuming no contingencies, of which \$325,000 is associated with the bulkhead removal and \$15,000 in storm water improvements.
- Payment to City for direct costs associated with the IGA negotiation will not exceed \$15,000.
- The Port will provide payment of \$20,000 to City for right-of-entry to allow the Port and its contractors to perform the Work.
- The Port will obtain all necessary permits and approvals for the Work at the two sites, form of deed restriction, etc.
- Timing of payments will be determined in final agreement.

CITY OF GLADSTONE OBLIGATIONS

- The City will issue right of entry to both mitigation sites.
- The City will provide cooperation and support for the permitting and regulatory requirements associated with the project as required by the regulatory agencies.
- The City will issue a deed restriction specifying that the two restoration sites will be maintained as natural habitat.
- The City will maintain the two sites as a natural area/park, consistent with the deed restrictions.

CONTINGENCIES

- EPA approval is required for the work plan and deed restriction to move forward under the City-Port Agreement.



Date: 9/29/2015

Data Source: ESRI, 2015; OR Dept. of Transportation, 2013.

Scale: 1 inch = 500 feet

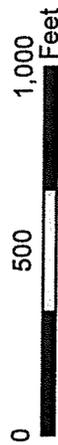
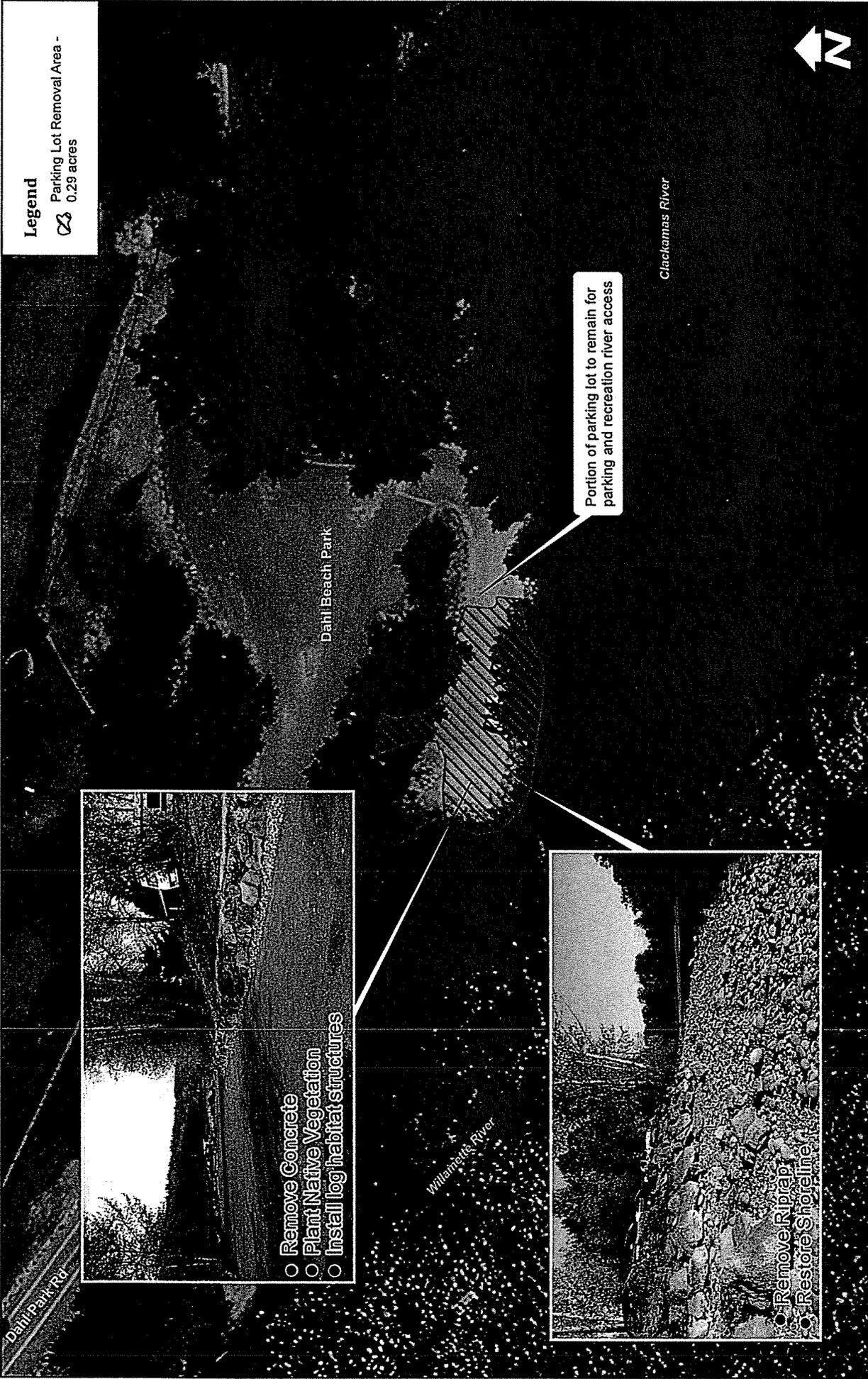


Figure 1. Vicinity Map

Dahl Beach Park Mitigation Site

Z:\GIS\189_DahlBeach\Mapfiles\DahlBeach_City_Fig1_Location.mxd

27



Date: 9/29/2015

Data Source: ESRI, 2015

Scale: 1 inch = 100 feet

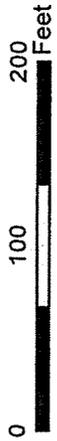


Figure 2. Parking Lot Removal Concept

Dahl Beach Park Mitigation Site

Bulkhead Removal
Area - 0.47 acres



- Grade eroding slope to stabilize bank and parking lot above
- Plant native vegetation

- Remove bulkhead
- Remove riprap
- Restore shoreline

Date: 9/29/2015

Data Source: ESRI, 2015

Scale: 1 inch = 100 feet

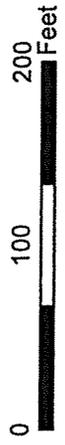
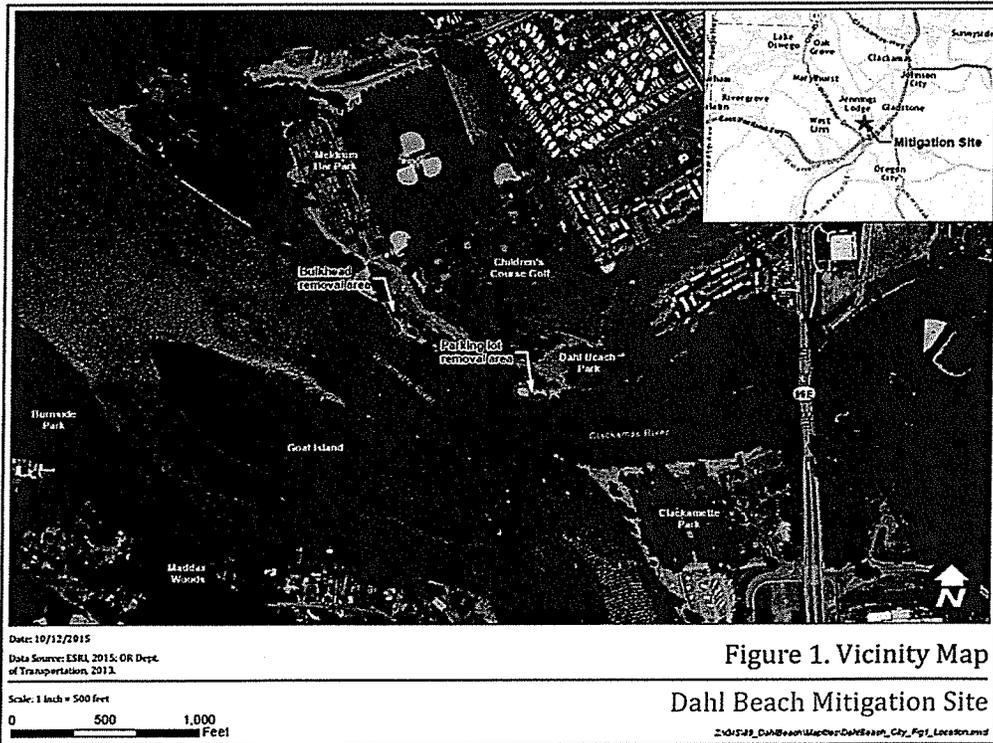
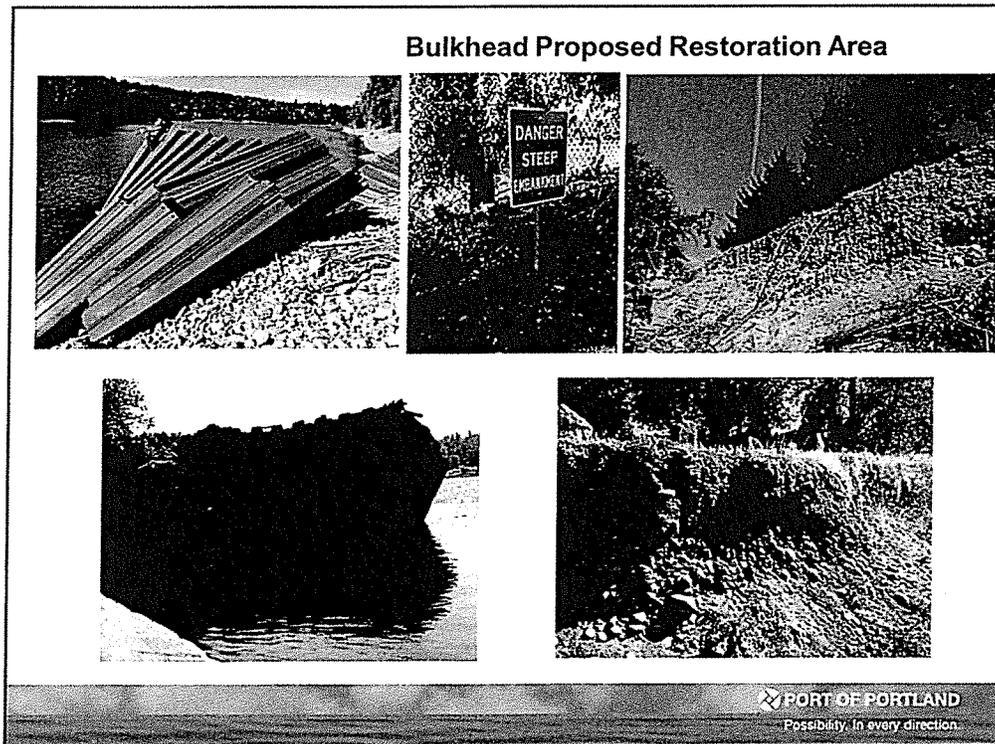
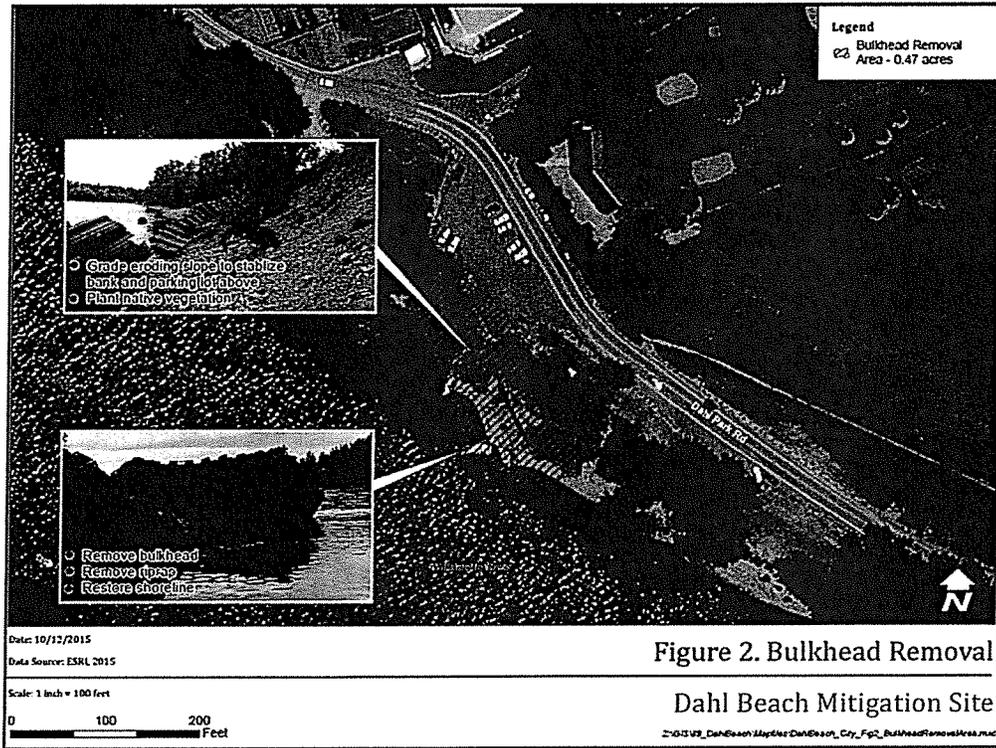


Figure 3. Bulkhead Removal Concept

Dahl Beach Park Mitigation Site 29







Date: 10/12/2015
 Data Source: ESRI 2015

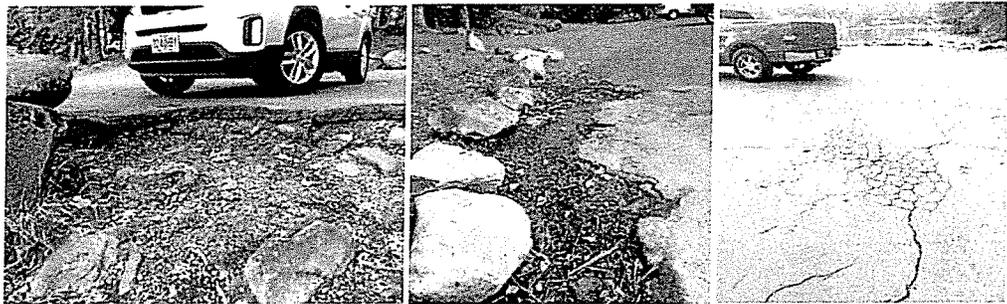
Scale: 1 inch = 100 feet
 0 100 200 Feet

Figure 3. Parking Lot Removal

Dahl Beach Mitigation Site

Z:\GIS-09_Dahl Beach\Mapfiles\Dan\Beach_Co_Fig3_ParkingLotRemovalArea.mxd

Dahl Beach Parking Lot and Proposed Restoration Area



Port of Portland Obligations

- Perform all restoration work
 - Obtain all necessary permits and approvals
 - Conduct all maintenance and monitoring activities until all elements of the project are performing
- Cover all costs (construction total cost estimated at \$460,000 with no contingencies)
- Payment for City direct costs and site use (\$35,000)

City of Gladstone Obligations

- Provide access to the restoration areas
- Assist with permitting requirements
- Maintain areas as natural habitat through a deed restriction

Questions and Answers

Kelly Madalinski, Port of Portland
503/415-6676 – kelly.madalinski@portofportland.com

Lise Glancy, Port of Portland
503/415-6519 – lise.glancy@portofportland.com

PARKS AND RECREATION BOARD MEETING

JUNE 1, 2015, 7:00 P.M.

CONFERENCE ROOM, GLADSTONE CITY HALL

1. The meeting was called to order by Jerry Herman and self introductions were made. Members present were Jerry Herman, Michael Villanti, Steve Dorner and Linda Cosgrove. Also present in the room were Neal Reisner representing the City Council, Linda Neal representing the Planning Commission and Scott Tabor, Supervisor of Public Works.
2. The minutes from 2-23-15 were read and approved.
3. The proposed rules for Gladstone City Parks were abridged after lengthy discussion. They were then given to Scott for consultation with Sean in Code Enforcement. They will be presented to the City Council for final approval prior to the June 23rd meeting. The City Council is requested to review, and approve the rules before the end of June to enable sign construction and posting in our City Parks prior to summer.
4. Letter from the Parks Board to Peter Boyce regarding bank and channel erosion at the Junction of the Clackamas and Willamette Rivers. Approved by the Parks Board for presentation at the June 9th City Council meeting. See attachments.
5. Discussion of the April 25, 2015 "Annual Clean" Up for down town Gladstone which was organized by Jerry Herman. Present were Rotary Shredding, Prescription Drug Drop Off and three

Information Booths. About 75 people volunteered and were involved in flower bed clean up, planting of donated plants, as well as the spreading of bark mulch. A "Thank You" letter from the Parks Board will be copied onto City letter head and Linda will address and send them.

6. Movies in the Park. The City may receive a grant from Comcast for the presentation of summer movies at Max Patterson Park. Volunteers to assist with this are Steve, Jerry, Neal and Michael. Further information and discussion to follow.
7. Attached are newspaper articles regarding automatic gates at Oak Grove Boat Ramp and Willamette Park.
8. Discussion of the Parks Master Plan to take place on June 9, 2015, City Council Meeting. It is hoped that grants for our City Parks may be applied for following the passage of this Master Plan.
9. Next meeting of the Parks Board is tentatively scheduled for July 27th at 7:00 P.M. Linda to type this evening minutes. Peter to reserve the meeting room.

The above minutes have not been approved by the Parks Board.

minutes approved 10-26-15

PARKS AND RECREATION BOARD
GLADSTONE CITY HALL CONFERENCE ROOM

MINUTES

FEBRUARY 23, 1915, 7:00 P.M.

1. The meeting was called to order and self introductions were made. Chair: Lee Woolridge. Members present: Martha Woolridge, Jerry Herman, Jessica Veazey, Linda Cosgrove, Greg Bender, Michael Villanti. City Council liaison: Neal Reisner. City Council member: Steve Johnson, City Manager: Pete Boyce. Mayor: Dominick Jacobellis, Guest: Todd Anslow.
2. Minutes from the October 27, 2014 meeting were reviewed and approved.
3. Park Master Plan: The City Council has requested that prior to approving the new Off Leash Area for Dogs and the BMX Bike Area that a Master Plan for all City Parks be created. It is reported that there is already a Master Plan in existence and Peter will try to locate this plan. The City will be contracting a consulting agency and completion time is estimated to be four months.
4. Easter Eggs Hunt: Martha reported that she did not need any assistance preparing the Easter Eggs and other Prizes. However she will not be in town for this event and Tami Stempel will supervise. Martha also reported that Tami may need assistance and Linda volunteered to assist. Tami will contact her directly.
5. Update: The application for the grant from the Oregon State Parks to enhance handicap access to Max Patterson Park will be resubmitted again this year.

6. Update: The revision of Park Rules which was sent to Legal in October has not yet been returned to the Parks Board. It has been requested for this information be present at the next meeting on April 27, 2015.
7. Update: The revision to Cross Park is near completion. Some hand rails are yet to be installed.
8. Parks Budget: There is \$142,100.00 in revenue from the Lake Oswego/Tigard water partnership which has been directed to City Parks. It was decided to wait until the Parks Master Plan has been completed prior to any decision for disbursement. Of mention was the need of an environmental study of Dahl Beach to enable the construction of a public restroom. Also, the river bank under the 99/McLaughlin Bridge requires a study to enable the construction of a pedestrian/bicycle passage way.
9. Dahl Beach Parking Proposal: Peter has been contacted by the Portland Harbor Superfund Reclamation Group offering funds for the removal of the lower parking lot at Dahl Beach. It would be returned to a natural site with native vegetation. There has been an offer of funds for the initial reclamation, but no sustaining funds for future maintenance. There was concern that this lower parking lot has been used for handicap fishing and that removal of the asphalt may impact the rest of the river bank. As this is a flood zone, any permanent structure would be washed away during high water. Additional information has been requested for the next meeting.
10. Jerry Herrmann has submitted a proposal for improvements to Portland Ave. and Max Patterson Park which includes planting native vegetation in the tree beds along the avenue. An Arborist has been contacted and will prepare the existing trees and the planting spots. Rotary will assist by offering shredding of documents and tree recycling at the High School. It was noted that there was no water source to these planting sites along Portland Ave. The event is planned for April 25, 2015 between 9:00 A.M. and 1:00 P.M. Volunteers will be solicited from the High School, Master Gardeners at Meldrum Bar Park and the general public.

11. Jerry presented the history of the changing river banks and gravel islands at the confluence of the Willamette and Clackamas Rivers. These changes are of concern for both commercial and private river traffic. Jerry is proposing a letter to be submitted to the Gladstone City Council to organize a coalition from Gladstone, Oregon City and West Linn to request a study of the changes in the river channels between these three cities. He will bring this letter to our next Parks meeting for approval.

12. The next meeting to be scheduled for April 27, 2015 at 7:00 P.M. Peter to reserve the meeting room. Linda to type the notes from this meeting.

The above notes were approved by the Parks Board at the June 1, 2015 meeting.

Pete Boyce, City Administrator
City of Gladstone
525 Portland Avenue
Gladstone, OR 97027

March 28, 2015

Mr. Boyce:

The Gladstone Parks and Recreation Board (Board) would like to assist in defining issues that threaten facilities along the lower Clackamas River. It is intended for the Board to work with other affected parties. Topics to be covered include public parks, boat launches, trails, ODOT transportation facilities, and navigation channels serving many river oriented uses. This letter covers the Clackamas River from the former location of the trolley bridge downstream into the Willamette and then continues downstream to the Gladstone City limits.

The issues are as follows:

The tidally-influenced zones of the Willamette River and the lower Clackamas Rivers are now seeing substantial infill by large and small river cobble. The most noticeable and sizeable area is at the mouth of Clackamas Cove, which has been to a great extent raised, blocked and with the amount of tidal influence greatly reduced. As the channel of the Clackamas shifts around the multiple areas of deposition, it is cutting into riverbanks along both sides. This is leading to loss of public facilities and values such as boat launches along with undermining of developable land, especially in Gladstone, with the potential of loss of City income from future development there.

With the river directly damaging present facilities including navigable channels needed for tourism as well as a potential for the continuing loss of valuable developable land, Clackamas County, the Cities of Gladstone, Oregon City, West Linn, and the Tri-City Service District, and along with area property owners, all have an interest in studying best management practices for this area. This study should look at the effects of the river dynamics including long-term potential for deposit and erosion both of which may strongly impact the river in the area.

The two rivers have had a great impact on developed facilities along both rivers. There has been a continuous loss of park lands along the Willamette in Gladstone. Oregon City has lost usability of its boat ramp in its Clackamette Park. There is some concern over erosion at the base of the McLoughlin (Hwy 99E) Bridge and some expense made for studies there. There are erosion issues also on the Clackamas on both sides of the river adjacent to Clackamas Cove.

It is thought by many that now is the time to formally study this situation and to recommend a cooperative effort to identify solutions and to pursue funding for carry out what may be found to resolve these issues. There is a great interest in these river

areas. We are certain that many will be willing to help understand the potential for long-term river use, plus the resiliency of both the river and the human uses along it.

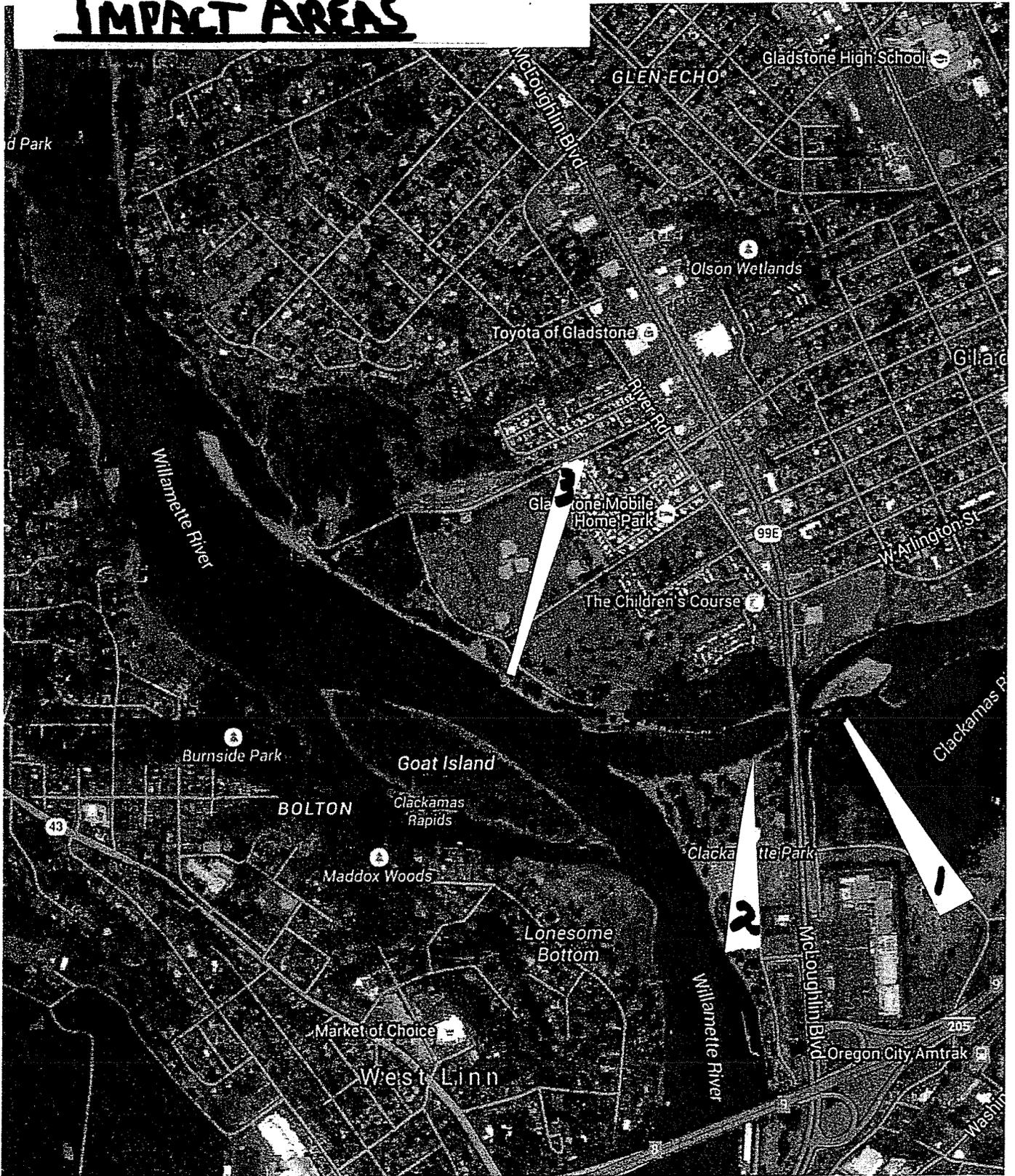
Our plan for the next step is to partnership with Oregon City and Clackamas County for funds to conduct the comprehensive study.

This letter is to help define uses and potentials for the Gladstone City Council as well as other interested parties.

Gladstone Parks and Recreation Board

Date

IMPACT AREAS



CLACKAMAS RAPIDS

CIRCA 1929

WHAT WE ARE TRYING TO AVOID

99 E

1929

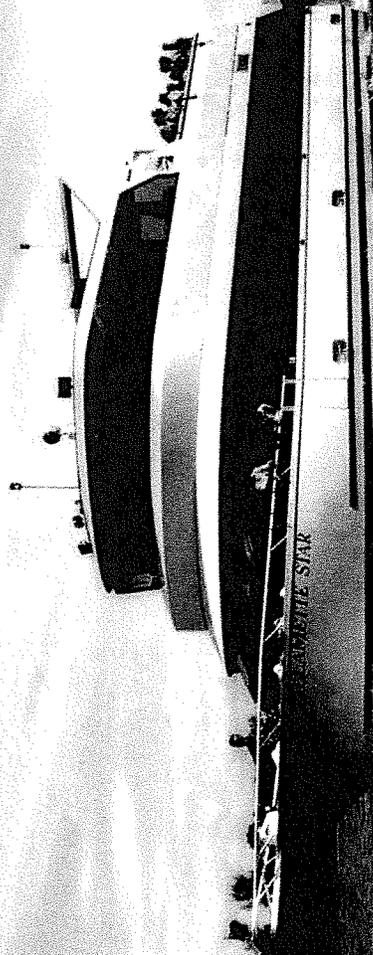
M

POWELL
FIELD



EXPLORE Oregon City

River Cruise & City Tour



Portland
SPIRIT



®

March 25, 2015

County installs automated gate at Willamette boat ramp

By **RAYMOND RENDLEMAN**
The Clackamas Review

Saving the boat ramp leading into the Willamette River at the west end of Oak Grove Boulevard from closure, Clackamas County officials have installed a motorized gate, timed to open one hour before sunrise and close one hour after sunset.

Built years ago by Oak Grove residents without permission from the county, the boat ramp became a place where people often dumped old cars and other junk into the river.

The latest incident occurred March 6, when a fisherman reported that he heard a vehicle go into the water, and divers eventually located the vehicle 27 feet below the surface, where the driver's body was recovered. Last year, six abandoned vehicles were found in the river and county commissioners considered closing the site. But an agreement with the community eventually was reached to keep the ramp open with a timed gate.

The Clackamas County Department of Transportation and Development provided

approximately \$10,500 for the new gate. The North Clackamas Parks & Recreation District installed the gate, will monitor its timing and functionality, and will maintain the natural area in the road right-of-way between the gate and river.

"This is great news for our citizens," said county Commissioner Paul Savas. "I'm pleased that, with the addition of this valuable piece of equipment, we're able to keep the boat launch open and maintain the area for people to enjoy."

Installation of the new gate is part of an agreement reached between the county and community members to keep the boat ramp open to the public for legitimate use and not become a safety hazard or a dumping location. In the agreement, community members now are responsible for the boat ramp itself.

Clackamas County Sheriff's Office deputies will continue to monitor the boat ramp area and cite people for parking violations. Deputies will conduct a dive training once a year at the boat ramp to determine whether any vehicles have been dumped into the river.

Milestones reached in Gladstone pipeline to West Linn

Lake Oswego now pumping water from the Clackamas River

By **RAYMOND RENDLEMAN**
The Clackamas Review

New pumps are now taking water from the Clackamas River in Gladstone to the existing treatment plant in West Linn, the Lake Oswego-Tigard Water Partnership announced last week.

A three-month commissioning period is underway for the new pump station, where crews are almost finished with the architectural stone veneer as part of the entrance gate at the site. Then they can apply a protective coating over the veneer.

This summer, the area will be landscaped after the existing water intake station on the Clackamas River is demolished.

A second milestone was reached this week in Gladstone, with a tunnel-boring machine being installed to create space for a 60-inch pipe casing beneath River Road and Southeast McLoughlin Boulevard, working east to Exeter Street.

Large storage tanks to help separate the dirt and materials removed during microtunneling are set up at the site and along the side of River Road, near Jensen Road. Work hours are 7 a.m. to 6 p.m. Monday through Friday, and 9 a.m. to 6 p.m. Saturdays.

To maintain safety, there is a single-lane closure on River Road at the Jensen Road pathway during the microtunnel work. Two lanes of traffic will be maintained. The Jensen Road pathway also is closed to pedestrians during construction, so officials ask that people use Meldrum Bar Park Road to access the park.

Neighbors can expect to see and hear excavators, a hydraulic crane, trucks, a separation tank for the materials removal, and generators. During construction, there also may be an increase in noise, truck traffic and vibration depending on neighbors' locations.

Pipe installation closures

Crews have nearly completed installing pipe through the ballfield parking lot to the corner of Jensen Road. Once the microtunnel work is complete, the remainder of the pipe on the Jensen Road pathway will be installed. To accommodate equipment and maintain safety during construction, the ballfield parking lot is temporarily closed.

This week, crews will be working on Meldrum Bar Park Road near the river, completing a connection from the new pipe to the existing

See **PUMPING** / Page 10

Pumping: Gladstone's Meldrum Bar Park open throughout construction

■ From page 1

27-inch water pipe. Once this is complete, crews will prepare the ballfield parking lot and portions of Meldrum Bar Park Road for repaving.

Access to the park and boat ramp remains open during regular park hours, but single-lane closures are in place during construction in the park. Neighbors and park users can expect flaggers, excavators, loaders, pipe, steel plates, gravel and dump trucks in the area.

Crews have started moving

equipment to West Exeter Street at Bellevue, and will begin installing pipe to the western end of Exeter next week. Traffic detours and temporary closures will be in place during work hours, usually one block at a time. Equipment and materials will be stored and parked in the right-of-way along Exeter.

For more information, visit the Gladstone construction activities page or "all work underway" map at lotgardwater.org, email lotwater@ci.oswego.or.us or call the hot line at 503-697-6502.

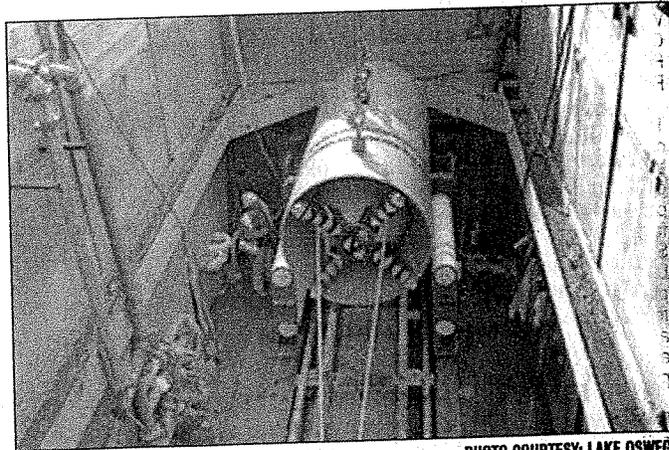


PHOTO COURTESY: LAKE OSWEGO

A tunnel boring machine is being installed in Gladstone.

March 25, 2015

PARKS BOARD MEMBER
ANNUAL CLEAN UP – APRIL 25, 2015
SATURDAY, 8:30 to 1:00P.M.
ALERT TO MEMBERSHIP – 13TH ANNUAL CLEAN UP
VOLUNTEERS NEEDED

Dear Parks Board Members:

At our last Parks Board Meeting we discussed annual cleanup program. Gladstone is the third largest City among small towns for volunteer turn out in the St. of Oregon. There are usually over 40 volunteers. Our project this year is from Max Patterson Park down Portland Ave to the Sr. Center. The High School will be targeted for mulching. All other areas will receive weed removal, scraping of moss and dressing up of tree planters. As the volunteer in charge, (my 13th annual year) I need your help in the following areas.

1. One to two members of the Board to check in all volunteers.
2. Two members of our Board to be team leaders along Portland Ave.
3. Spokesperson with the media.
4. Someone to organize and serve refreshments.

Bring only yourself, work gloves and your water bottle. Tools and equipment will be furnished by "Earth Crusaders."

Please contact Jerry Herrmann at 503-260-3432.

Thank you,

Jerry Herrmann at the Parks Board

PARKS BOARD MEMBERS

ANNUAL CLEAN UP – APRIL 25, 2015

SATURDAY, 8:30 to 1:00P.M.

ALERT TO MEMBERSHIP – 13TH ANNUAL CLEAN UP --- VOLUNTEERS NEEDED

Dear Parks Board Members:

At our last Parks Board Meeting we discussed annual cleanup program. Gladstone is the third largest City among small towns for volunteer turn out in the St. of Oregon. There are usually over 40 volunteers. Our project this year is from Max Patterson Park down Portland Ave to the Sr. Center. The High School will be targeted for mulching. All other areas will receive weed removal, scraping of moss and dressing up of tree planters. As the volunteer in charge, (my 13th annual year) I need your help in the following areas.

1. One to two members of the Board to check in all volunteers.
2. Two members of our Board to be team leaders along Portland Ave.
3. Spokesperson with the media.
4. Someone to organize and serve refreshments.

Bring only yourself, work gloves and your water bottle. Tools and equipment will be furnished by "Earth Crusaders."

Please contact Jerry Herrmann at 503-260-3432.

Thank you,

Jerry Herrmann at the Parks Board

Dear

Thank you for all of your enthusiasm and effort you gave on our "City of Gladstone Clean Up" on April 25, 2015. The comradeship and caring for our community is admirable. About 60 people came to share their support in our city center and the result was impressive.

With sincere gratitude from the Parks Board and the City of Gladstone.

Parks Board Members:

Lee Woolridge

Martha Woolridge

Jerry Herman

Michael Villanti

Greg Bender

Steve Dorn

Clackamas County installs automated gate at Oak Grove Boulevard boat ramp on Willamette River

Created on Thursday, 19 March 2015 12:26 | Written by [Raymond Rendleman](#) |

[Comments](#)

Saving the boat ramp into the Willamette River at the west end of Oak Grove Boulevard from closure, Clackamas County officials have installed a motorized gate, timed to open one hour before sunrise and close one hour after sunset.

Built years ago by Oak Grove residents without permission from the county, the boat ramp became a place where people often dumped old cars and other junk into the river.

The latest incident occurred March 6, when a fisherman reported that he heard a vehicle go into the water, and divers eventually located the vehicle 27 feet below the surface, where the driver's body was recovered. Last year, six abandoned vehicles were found in the river and county commissioners had to consider closing the site, but an agreement was eventually reached with the community to keep the ramp open with a timed gate.



PHOTO COURTESY: CLACKAMAS FIRE - A pickup is towed out of the Willamette River, where a driver died March 6.

The Clackamas County Department of Transportation and Development provided approximately \$10,500 for the new gate. The North Clackamas Parks and Recreation District installed the gate, will monitor its timing and functionality, and will maintain the natural area in the road right-of-way between the gate and river.

"This is great news for our citizens," said County Commissioner Paul Savas. "I'm pleased that, with the addition of this valuable piece of equipment, we're able to keep the boat launch open and maintain the area for people to enjoy."

Installation of the new gate is part of an agreement reached between the county and community members to keep the boat ramp open to the public for legitimate use and not become a safety hazard or a dumping location. In the agreement, community members are now responsible for the boat ramp itself.

Clackamas County Sheriff's Office deputies will continue to monitor the boat ramp area and cite people for parking violations. Deputies will conduct a dive training once a year at the boat ramp to determine if any vehicles have been dumped into the river.

0 Comments

Pamplin Media

Login ▾

Recommend

Share

Sort by Best ▾



Start the discussion

cosgrove.glad@outlook.com

From: "Linda Cosgrove" <cosgrove.glad@outlook.com>
Date: Tuesday, October 27, 2015 3:47 PM
Cc: "Linda Cosgrove" <cosgrove.glad@outlook.com>
Attach: PARKS 10-26-15.docx
Subject: PARKS 10-26-15

Attached is a draft of last night's meetings minutes. Please look it over carefully and let me know if there are any changes.

Thank you, Linda

CONFIDENTIAL

CONFIDENTIAL
CONFIDENTIAL
CONFIDENTIAL
CONFIDENTIAL
CONFIDENTIAL

Attached is a draft of last night's meeting minutes. Please look it over carefully and let me know if there are any changes.

Thank you, Linda