

PARK & RECREATION ADVISORY BOARD AGENDA

Monday, February 10, 2020

6:30 P.M. - City Hall Council Chambers

1. Self-Introductions/Roll Call. Current members of the Park and Recreation Board are: Benjamin Misley (Chair), Mindy Garlington (Vice-Chair), Kelsey Proctor, John Eichsteadt, Bruce Hildreth, William Preble, and Andrew Labonte, City Council liaison is Mayor Tammy Stempel.
2. Approval of January 13, 2019 Minutes.
3. Correspondence
 - Email regarding Park Fees
 - Letter regarding sale of Ridgeway Open Space
 - Email objecting to proposed fee at Meldrum
 - Email asking to not sell Ridgeway Open Space
 - Email objecting to proposed fee at Meldrum
4. Ridgeway Green Space discussion, Mindy
5. Finalize Annual Work Plan for 2020.
6. Business from the audience.
7. Business from staff.
 - Volunteer Orientation and Training materials and journal, hand out at meeting.
 - City Social Media Policy, hand out at meeting.
8. Business from Board.
9. Next Scheduled Meeting is a Work Session with City Council on March 24, 2020.
10. No April Meeting. City offices will be in the process of moving to the new Civic Center.
11. Adjourn.

GLADSTONE PARK & RECREATION BOARD MEETING MINUTES OF JANUARY 13, 2020

Meeting was called to order at 6:32 PM.

PRESENT:

Chair Ben Misley, Mindy Garlington, Bruce Hildreth, Bill Preble, Andrew Labonte

ABSENT:

John Eichsteadt, Kelsey Proctor

STAFF:

Jim Whynot, Public Works Director; Tammy Stempel, Mayor/Liaison

1. Self-Introductions/Roll Call

2. Elect Chair and Vice-Chair:

Mindy Garlington nominated Ben Misley for Chair. Bruce Hildreth seconded the nomination. Ben Misley was elected Chair with a unanimous vote.

Bruce Hildreth nominated Mindy Garlington for Vice-Chair. Chair Misley seconded the nomination. Mindy Garlington was elected Vice-Chair with a unanimous vote.

3. Approval of December 9, 2019 Minutes:

Mindy Garlington made a motion to approve the minutes. Motion was seconded by Chair Misley. Motion passed unanimously.

4. Meldrum Bar Fee Study Review – Eco Northwest:

Mr. Whynot gave some background information regarding the budget and parks. In the past the budget was being subsidized by the street/water/sewer funds. He said that now they are living within their budget. He said the parks fund has not been cut – it has been added to every year; however, some things that were wanted (staff, projects) weren't funded. The parks fund competes with all of the general fund (Library, Police, Fire, Senior Center, and Administration). Chair Misley said they also have other funding: the Good Neighbor Fund (for waterfront projects) and SDC's (for expanding capacity, property acquisition to add parks, completing site plans, adding trails, etc.). He said they need to discuss how to diversify our funding stream to have parks be more sustainable.

Bruce Hildreth said this group felt that the parking fee collection machine was an easy way to go about charging any kind of fee – they just needed to figure out how they were going to do that. Chair Misley went over the options: 1) Trailer parking fee (only for vehicles towing trailers) – that isn't financially feasible based on the study. 2) Parking fee in the boating area – that is financially feasible but people could park elsewhere. 3) General parking fee (they did not make a distinction in the study between Gladstone residents and non-residents). Meldrum/Dahl make up over 71% of the parks geographically and approximately 292,000 vehicles and approximately 26,000 boaters visit them per year. Some of the feedback he heard was that non-residents should help pay for the parks they are using (it was estimated that 80% of park users are non-residents). The feedback from fishermen was that fees should be shared across park users; not just focused on one group. Some kind of pass should be available for frequent users. He doesn't believe the gardeners or youth sports organizations are paying any fees.

Mindy Garlington likes the idea of a pass/sticker for Gladstone residents. She also likes the idea of seasonal/annual passes. She likes option #3. Bruce Hildreth said that option #3 garnishes the largest amount of revenue and it has one of the lowest costs per use.

Bill Preble asked how it would be enforced. Mr. Whynot said that is addressed in the study. The cost for enforcement is a fraction of what the revenue would be.

Andrew Labonte asked if there was the potential for food carts in the park and giving a waiver for customers. He asked if people would be parking on River Road or nearby streets instead of paying the fees.

Bill Preble asked what the feedback was from the sports teams – it would effect the visiting teams. Chair Misley said there wasn't feedback regarding visiting teams. They don't pay to use the fields however. Mr. Whynot said it has been built into the Master Fee Schedule but they haven't been charging them – however, they are going to start charging this year and they estimate that it will bring in approximately \$2,000/year. The group went over the Master Fee Schedule. There was discussion regarding option #3 with a concession to allow free passes for Gladstone residents. Mr. Whynot said their biggest issue is not having staff to do the projects.

Chair Misley made a motion to move forward with option #3 with free access given to Gladstone residents to provide annual or seasonal passes, whichever is appropriate, and that all funds raised go directly into the Parks budget and be restricted for Parks use. Motion was seconded by Bruce Hildreth. Motion passed (4 in favor -1 abstained {Andrew Labonte}).

5. Annual Work Plan Scoring for 2019 and Plan for 2020:

Chair Misley said the completion of the boat dock replacement at Meldrum Bar Park gets a score of 5.

There are three parts to the 2020 Plan:

1. Continue to facilitate and implement parks improvement projects or short term projects (the dredging grant is a carry-over, exploring the park host possibilities is a carry-over, and community partnering on events that maintain citizen involvement is also a carry-over).
2. Chair Misley proposes to include the completion of Highway 99 trail crossing from Dahl Beach to Charles Ames Park (They could use SDC funds and/or WES funds on this. It may be contingent upon doing a Meldrum Bar site plan.) Mayor Stempel said the trail crossing is included in Metro's Regional Trails Plan and in the County's Active Transportation Plan so there may be ways they can get funding to help support a site plan.
3. Identify sustainable revenue sources and plan a structured implementation to begin collecting revenue (research/implement park user fees and shelter fees/reservations (Max Patterson Park) as well as understanding the fee structure for youth sports teams and cost recovery model).
4. Selling the western portion of the Ridgeway tracks property to fund Parks Improvement Projects – that would require moving through City Council as well as a vote of the citizens.
5. Creating systems that will lay the foundation for future recreation programs (Chair Misley proposed adding completing the site plan for Meldrum Bar Park to guide park redevelopment and ties to Dahl Beach – this is an eligible project for SDC's. Also a carry-over of researching recreation programming that could be linked to the transient

lodging tax.) In regard to the proposed work plan Chair Misley wanted to note the difference between last year and this year as far as creating a searchable database of community volunteers and creating a marketing strategy and outreach plan to community and partners. He feels the funding piece is a big priority as well as the site plans.

Chair Misley asked how everyone felt about the draft – everyone was supportive.

6. Business from the Audience:

Jeff Rosette gave some history on Meldrum Bar Park. Jack Parker was the original owner and donated the land and stipulated that access fees could never be charged. Mr. Rosette has an issue with the City charging user fees and feels there are other ways to raise money.

Bill Osburn said in regard to the greenspace on Ridgeway there are less and less of them every day and he thinks we start down the wrong road when we start looking at that. He said there will be a lot costs involved if this is approved (vote, legal fees, real estate agents, etc.) so he hopes everything will be looked at to determine if there will be a profit.

He said in regard to Parks Rules that he had filed a complaint because the rules themselves or the penalties weren't constitutional-compliant. He and Chief Schmerber were looking at forming a committee to go over the rules – he would like to include two members of the Parks Board. He will send an email out to the Board.

They will be doing a SOLVE cleanup on Earth Day (April 22nd), possibly one in March, and the ones in June, July, August and September should all be on the third Saturday of the month. His goal is to get some cleanups done in some of the other parks, such as Meldrum, Dahl, and the Olson wetlands.

Daphne Shearer said, "I like animals and I feel a responsibility to protect the environment and animal habitat. Animals need a habitat more than you need money from selling it. The blackberry bushes provide cover and food for a variety of animals and humans. If you sell the property and built people houses where will the animals live? Many animals are already forced into human settlements. Please don't take away their home. Once I saw a coyote that looked like it was forced from its home and into our neighborhood."

Linda Shearer said they are talking about the Ridgeway area. She was shocked that the Board would get to the point where they would recommend selling it because greenspace is so important for our community and for the environment. She asked where the money from the sale would go. She wants to know what the zoning is going to be proposed for the property. She wants to know what the environmental impact is and if there has been a study conducted on that. She said the sale of this property would effect the property owners that live nearby – the worth and salability of their homes.

Mayor Stempel said the money would go toward the Parks Master Plan. She said throughout the process there has been community outreach over and over. It is zoned residential, R-7.2 (single family). They can only build on a lot if it is buildable – most of it is not.

Marna Barnes said she is beyond disappointed and outraged over the selling of a greenspace in our city. She cited a quote from Walter Cronkite: "Success is more permanent when you achieve it without destroying your mission and principles". The mission of the Parks Board is to maintain our parks and to maintain our greenspaces and to maintain our open spaces. She said it is clear in

the Master Plan that we are not willing to give up our greenspaces. She said nowhere in the Master Plan did anyone in the community recommend selling our greenspaces. Page 25 states that the open space and natural areas, the potential acquisition of open space is typically evaluated for its significant merits beyond outdoor recreation value. Page 54 said trees are effective in improving air quality and act as a natural air conditioner and that trees assist with storm water control and erosion. Page 55 says observing nature is clearly measured as the fastest growing type of nature-based recreational activity. She said they see owls, pheasants, squirrels, raccoons, possums, and birds. Page 57 says relaxing, hanging out, escaping heat and noise is at 44.9% on the scale whereas the general play at neighborhood parks and playgrounds is down at 39.2%. Page 58 – priorities – nature and wildlife viewing: 3.2, the top 1/3 percent. Page 59 – preserve open space and environment: 4.4 out of 5 on the scale. Page 64 it says nobody at the open house commented that the City should sell the Ridgeway tract. She said she is sorry that Mindy Garlington feels that this is an eyesore – Mindy replied that she was referring to the garbage. Ms. Barnes feels that instead of making the problem better this will make it worse and not only with the parks but on a systemic level across multiple issues with the City, including the storm water.

She said part of FOGNAP's mission statement is: our citizens agree that nature and open space are important to our city. We treasure our parks, trails, and open spaces and are working to preserve them for the citizens of the future.

Harvey Barnes lives near the greenspace and he is astonished at the Board's action. He can't believe they would give up a valuable greenspace for a few bucks. He said they are going to create another asset that the City has to maintain. He said currently it costs almost nothing to maintain. He feels that the dream of getting any real money out of the property is a fairytale. He feels that the best use for the property is exactly what it is now – it provides habitat for countless numbers of birds. He doesn't feel that the Board is representing the true interests of this community. He said they passed on their recommendation to the City Council without one word of input from the citizens. He feels they will destroy a valuable piece of property in this city if they move forward. They intend on taking their arguments to the City Council.

Jim Buzan lives in the Ridgeway neighborhood. He commended Mr. Whynot for living within the budget. He was surprised about the recommendation to the City Council regarding the greenspace because he hadn't heard of that possibility until it came to his attention recently. He would like to see the environmental impact statement, statement of the purpose, and the neighborhood impact statement. He has seen every little space/building lot available filled in around his lot and there is virtually nothing left in the neighborhood except for the greenspace. He is upset by this action because it does not seem to represent appropriate use of the territory. He sees the sole purpose of taking this action as a money grab. He would like to help find other sources of revenue. The Mayor asked him to point out his property on the map and showed him a piece of property that the City sold to the surrounding neighbors so it is now privately owned. Mr. Buzan said that may be a creative solution and he is very willing to engage in that conversation.

Kristin Bowen said she and her family use the parks for sports. She is asking the Parks Board to reconsider selling the greenspace on Ridgeway. She feels that the impact to the hill will be significant (stormwater mitigation, loss of habitat for wildlife, and the loss of the City's greenspace). She feels this will be a short-term payout for a long-existing problem of not having money to maintain the parks. She feels the City needs to look for a long-term solution.

She doesn't feel that paying property taxes should be considered payment for using the sports fields – she feels that paying a user fee is appropriate and that it is wrong that those fees have not been

collected in the past. She feels the kids should be helping maintain the fields instead of the City employees.

She feels the City should listen to the citizens in regard to selling the greenspace property.

7. Business from Staff:

Mr. Whynot said some future costs that were not planned for are coming up: the pump motor for the well at Meldrum Bar Park needs to be replaced (approximately \$5,000) and PGE is looking at changing out the power poles at Max Patterson Park (unknown cost/time).

The City recently brought on a consultant (Rotator) to work on tourism and how the transient lodging tax revenue is being used – they would like to hear from the Parks Board.

Mayor Stempel said she was approached by a gentleman from the blues culture and he wants to have a blues festival; possibly at Max Patterson Park or Portland Avenue the first year, but then building it up to where it would be a Meldrum Bar event. She is still working on sponsors for the Fourth of July fireworks display starting in 2021 – that is looking very positive.

She met with Christine Lewis, our Metro rep, and she said the restrooms at the Gladstone Nature Park would qualify for the Nature and Neighborhoods grants, which are coming up at the end of February. She wanted to know if anyone was looking into that. No one had.

8. Business from the Board:

Mindy Garlington said she heard what everyone said regarding the Ridgeway property – she understands their passion. She wanted everyone to know that at the last meeting she had said that her vote was that the neighbors bought the property or that the City could gift it to the neighbors and have them maintain the property. She was disheartened that nobody heard her and that no one brought it up.

Bruce Hildreth apologized for his response to Marna Barnes, but only to the extent that he doesn't like to be accused of something that he hasn't done. He has had greenspace behind him taken over and he made the best of it and it turned out to be just fine. He said the Parks Board made a recommendation that will go to the City Council and ultimately to the citizens for a vote. He would love to see the City sell the two pieces that are buildable and gift the rest of it to the neighbors. He is all for keeping it a greenspace.

There was further discussion regarding last month's meeting/recommendation/discussion on this topic. Bill Preble pointed out again that the ultimate decision would be determined by a vote of the citizens – not the Parks Board.

Chair Misley said he appreciates when citizens come to give their input. He said the Parks Board listens and cares what they have to say.

Andrew Labonte asked if the blues festival is a possibility. Mayor Stempel said it is – they are looking to hold it sometime in September. They need to raise approximately \$3,000.

He said he feels there is the potential for food cart pods in some of the parks.

There was further discussion regarding the greenspace area – there are several neighbors who are encroaching on the property (hardscapes/buildings) since it borders their back yards.

Mindy Garlington said the encroachments are not on the list of things that Code Enforcement will be working on.

Andrew Labonte asked if there was a plan to move the RC area. Chair Misley gave some background on the issues involved and said that yes, there are plans to move it to another area of the park in the future.

9. Meeting Adjourned:

Meeting adjourned at 8:44 P.M.

Next scheduled meeting is February 10th, 2020

Tami Bannick

From: Tom Starkey <4fishontom@gmail.com>
Sent: Sunday, February 2, 2020 6:08 PM
To: Tami Bannick
Subject: Re: FW: Form submission from: Contact Us

At this time I will not be available to attend meeting due to health reasons.

I am a disabled veteran from the Vietnam war. I have a "Oregon State parks special access pass". Which gives me complimentary entry to the majority of all parks, boat ramps, trails, ect., state wide, counties, cities and unincorporated areas.

If Gladstone goes thru with approving park fees, I will sincerely watch for Gladstone to show its respect and honor to DAV's by accepting "Oregon State parks special access pass."

Tom Starkey

On Wed, Jan 22, 2020, 3:27 PM Tami Bannick <bannick@ci.gladstone.or.us> wrote:
Mr. Starkey -

A Meldrum Bar fee study is currently being discussed by our Park & Recreation Advisory Board. Here is a link to the January 13, 2020 meeting (fee study is included in the packet) and audio is available: <https://www.ci.gladstone.or.us/bc-prb/page/park-recreation-advisory-board-meeting-8>. The next Park & Recreation Advisory Board meeting is scheduled for February 10, 2020 if you would like to attend. If you are unable to attend but would like to comment, please submit your comments by February 3, 2020 to be included in the February 10th packet. Thank you.

Tami Bannick
City of Gladstone

-----Original Message-----

From: Gladstone, Oregon via Gladstone, Oregon [mailto:betz@ci.gladstone.or.us]
Sent: Wednesday, January 22, 2020 12:18 PM
To: Contact Form <contactform@ci.gladstone.or.us>
Subject: Form submission from: Contact Us

Submitted on Wednesday, January 22, 2020 - 12:17pm Submitted by anonymous user: 67.189.7.50 Submitted values are:

First Name: Tom
Last Name: Starkey
Email: 4fishontom@gmail.com
Question/Comment: is gladstone planning on charging a fee at meldrum boat ramp

The results of this submission may be viewed at:
<https://www.ci.gladstone.or.us/node/7/submission/628>

January 20, 2020

Jacque Betz
City Administrator
City of Gladstone
525 Portland Ave.
Gladstone, OR. 97027

Dear Ms. Betz

When we purchased our home in 1995, one of the biggest reasons we chose this house was because of the green space that surrounds it. We would like to see it left as is or maybe a path cut through it. This is a safe place for our neighborhood children to play in the "forest". Generations of children have built forts, played hide and seek, and gone on "wild" adventures all surrounded by caring neighbors.

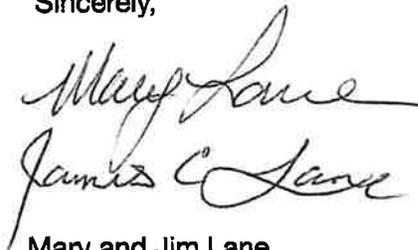
Another issue is the corner where this land sits. Vehicles come up and down this road, sometimes quite fast. If a driveway is placed on this corner, it will be impossible to see if cars are coming in either direction. This could put people in danger while pulling out into traffic.

We were told this property would never be built on because it was a throughway for emergency crews. If this entry is blocked, what is the new plan?

I believe the sale of this community property would lower the value of the homes in this neighborhood. I know I would not want to purchase a home that is back to back houses.

We appreciate being notified of the possible sale of this property. Please continue to keep us informed during the process.

Sincerely,

Handwritten signatures of Mary and Jim Lane in cursive script.

Mary and Jim Lane
7100 Ridgeway Dr
Gladstone, OR 97027

Tami Bannick

From: Jason Hammond <hammondguideservice@gmail.com>
Sent: Tuesday, January 14, 2020 9:57 AM
To: Tami Bannick
Subject: Meldrum Bar Park

I am submitting my objection to the proposed fee to use Meldrum Bar Park. Mr Meldrum donated the land for sport and outdoor community to have a place free of fee.

I believe Mr Meldrum knew long ago if he didn't write it into transferring deed, excuses to make it a fee park would undermine his wishes.

I strongly object for any kind of fee.

--

Thank you,
Jason Hammond
503.810.0909
www.HammondGuideService.com <<http://www.HammondGuideService.com>>

Tami Bannick

From: Jacque Betz
Sent: Tuesday, January 14, 2020 7:46 AM
To: Tami Bannick
Subject: FW: Ridgeway Green Space

FYI-

Jacque

From: Thomas Mersereau
Sent: Monday, January 13, 2020 3:08 PM
To: Jacque Betz <betz@ci.gladstone.or.us>
Cc: Tom Mersereau <trm47@comcast.net>
Subject: Fwd: Ridgeway Green Space

FYI:
Another with an opposite opinion.
Tom

----- Forwarded message -----

From: Kerry Woodke <kerry@kinsmanfoundation.org>
Date: Jan 13, 2020 2:37 PM
Subject: Ridgeway Green Space
To: City Council <citycouncil@ci.gladstone.or.us>
Cc:

As a concerned citizen and resident of Ridgeway Drive the sale of the greenspace directly up from my family's home is not wanted by anyone in our neighborhood. This is a beautiful forested area that is home to a plethora of wildlife and plants. Please do the right thing and keep this area for the wildlife that inhabit it and do not sell it. That would be a very bad decision and would negatively impact all the homeowners in this vicinity.

Sincerely,

Kerry Woodke
Ridgeway Drive resident

Kerry Woodke
THE KINSMAN FOUNDATION
3727 SE Spaulding Ave.
Milwaukie, OR 97267
(P) 503-654-1668
(F) 503-654-1759

Tami Bannick

From: Lavin Neang <lneang@yahoo.com>
Sent: Monday, January 13, 2020 4:12 PM
To: Tami Bannick
Subject: Park recreation board and city council

I'm submitting my objection to the proposed fee to use Meldrum Park. Knowing Mr, Meldrum donated the land for sport and outdoor community to have a place free of fee.

I believe Mr Meldrum knew long ago if he didn't write it into the transferring deed excuses to make it a fee park would undermine Mr. Meldrum wishes.

Lavin Neang,

Longtime Meldrum bar fisherman

[Sent from Yahoo Mail on Android](#)

City of Gladstone Strategic Plan Years 2019-2023



The City of Gladstone is a thriving organization. In effort to prioritize for a future with forecasted financial resources, the City Council and employees prepared a five year strategic plan beginning in 2016 to chart a direction for the City to better serve its citizens. The City and employees met in January of 2017 and 2018 to update the strategic plan, which continues to identify the City's vision, mission, core values, goals, and objectives. This document is utilized by the City in the developments of budgets and to provide guidance on Council policies.

Vision

- Gladstone - a vibrant place for people to live, work and play

Mission

- Continually Improving ~ Quality Customer Service

Core Values

- Safe Community
- Healthy Economy
- Quality Services
- Accountable Leadership
- Citizen Engagement

Goals

- Enhance the Livability in Gladstone
- Address Critical Civic Building Needs
- Ensure a Highly Qualified Workforce
- Maintain the Health and Long Term Vibrancy (Stability) of the City of Gladstone
- Ensure Financial Stewardship and Long Term Municipal Financial Stability

GLADSTONE PARKS AND RECREATION BOARD WORK PLAN OBJECTIVES - 2020

CONTINUE TO FACILITATE AND IMPLEMENT PARKS IMPROVEMENT PROJECTS		Score 1 2 3 4 5	
		2020	2021
1	Complete dredging grant with OSMB		
2	Explore park host possibilities and associated costs at Meldrum Bar Park		
3	Complete Highway 99E trail crossing from Dahl Beach to Charles Ames Park		
4	Community-partner on events that maintain citizen involvement		
Final Score Average			

IDENTIFY SUSTAINABLE REVENUE SOURCES AND PLAN A STRUCTURED IMPLEMENTATION TO BEGIN COLLECTING REVENUE		Score 1 2 3 4 5	
		2020	2021
1	Research and implement park user fees		
2	Understand fee structure for youth sports teams and cost recovery model		
3	Move the following issue to a vote of Gladstone residents: Sell western portion of Ridgegate Tracts property to fund park improvement projects		
Final Score Average			

CREATE SYSTEMS THAT WILL LAY THE FOUNDATION FOR FUTURE RECREATION PROGRAMMING		Score 1 2 3 4 5	
		2020	2021
1	Complete site plan for Meldrum Bar Park to guide park redevelopment and ties to Dahl Beach		
2	Complete site plan for Gladstone Nature Park to inform efficient capital funds spending		
3	Research recreation programming that could be linked to the transient lodging tax		
	Create searchable database of community volunteers		
	Create a marketing strategy and outreach plan to community and partners		
Final Score Average			