



**PARK & RECREATION ADVISORY BOARD AGENDA**  
**Monday, October 12, 2020**  
**6:30 P.M. – VIRTUALLY VIA ZOOM**

Per the Governor's Executive Order 20-16, regarding compliance with Oregon's public meeting laws, the City of Gladstone is abiding by social distancing requirements during the coronavirus pandemic. This public hearing will be conducted virtually using the ZOOM platform:

Join Zoom Meeting

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Meeting ID: 989 5122 6716

Passcode: 854141

One tap mobile

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Members of the Parks and Recreation Advisory Board, staff, and the public have access to this call.

If members of the public would like to comment on an agenda item, please email your comments to [whynot@ci.gladstone.or.us](mailto:whynot@ci.gladstone.or.us) prior to 12:00 p.m. (noon) on October 12<sup>th</sup>, 2020.

The Parks & Recreation Board will also have Business from The Audience at the end of the meeting. To speak during this time, please email [whynot@ci.gladstone.or.us](mailto:whynot@ci.gladstone.or.us) prior to 12:00 p.m. (noon) on October 12, 2020 with your topic of discussion.

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 August 10, 2020 Minutes
3. Approval of September 28, 2020 Special Meeting Minutes
4. Meldrum Bar Park Parking Fee Discussion, see attached questions from staff
5. Business from staff
6. Business from Board
7. Business from the audience
8. Next Scheduled Meeting is a Joint Meeting with City Council on November 9, 2020
9. Adjourn.

## GLADSTONE PARKS & RECREATION BOARD MEETING MINUTES OF August 10, 2020

Meeting was called to order at 6:30 PM (Via Zoom)

### **PRESENT:**

Mindy Garlington, Kelsey Proctor, Bruce Hildreth, Bill Preble, Andrew Labonte, John Eichsteadt

### **ABSENT:**

Chair Ben Misley

### **STAFF:**

Jim Whynot, Public Works Director; Tammy Stempel, Mayor/Council Liaison; John Schmerber, Police Chief

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#### **1. Self-Introductions/Roll Call**

#### **2. Approval of July 13, 2020 Minutes:**

*Bruce Hildreth made a motion to approve the minutes. Motion was seconded by John Eichsteadt. Mindy Garlington took a roll call vote: Bruce Hildreth – yes. Bill Preble – yes. John Eichsteadt – yes. Andrew Labonte – yes. Mindy Garlington – yes. Motion passed unanimously.*

#### **3. Park Rules Update:**

Chief Schmerber said he was asked to review the rules when he started in May of 2019. He said he didn't really change the language but got rid of some redundancies (it's already in the GMC so we don't need it in two different places). He was looking at the penalty aspect of it. They were all misdemeanors, which means the offender could be put in jail, and he doesn't feel comfortable with that. He worked with the City attorney and they agreed to changing the penalties to a civil penalty of fines; a Class A infraction. That means the judge has authority to fine someone from \$1 all the way up to \$760 – it depends on the repetitiveness, how often the person has come before the judge, etc. An officer can choose to issue a citation for a violation and at the same time issue an exclusion, so if the person chooses not to leave then they can be arrested under ORS for trespass. They recommended taking the noise violation out because it is already covered in the ordinance, as is the abuse of threatening language, gestures because that is already in an ORS so they would rely on those. He met with Bill Osburn as well and went over his issues.

Chief Schmerber said the only difference is they kept the smoking violation as a Class C infraction. He feels the best thing for the City is moving to civil remedies backed up by exclusions if needed falling under Oregon law.

Mindy Garlington wanted to confirm that this deals only with the park rules directly – that is correct.

*John Eichsteadt made a motion to forward the changes to the Park Rules as proposed by Chief Schmerber to City Council. Motion was seconded by Kelsey Proctor. Mindy Garlington took a roll call vote: Kelsey Proctor – yes. Bruce Hildreth – yes. Bill Preble – yes. John Eichsteadt – yes. Andrew Labonte – yes. Mindy Garlington – yes. Motion passed unanimously.*

#### **4. Nature Park Site Plan Update:**

Mr. Whynot introduced Jean Akers, landscape architect. She is working with Steve Duh from CPRP Conservation Technix on the Nature Park site plan. Ms. Akers said the master plan is moving along. She conducted a site visit on July 21<sup>st</sup> and she has been reviewing the background

documentation/information. They have compiled a lot of the base mapping that shows existing conditions on the site (vegetation, slopes, soil types, trails, etc.). She has had discussions regarding the background, process, maintenance, volunteers, etc. They are in the information gathering stage now before coming up with scenarios/approaches for how this site could be developed which she hopes to be able to share with the Parks Board next month. She asked for feedback from the Board. Mindy Garlington said she is part of FOGNP and has worked as a volunteer for years. She is interested in getting some running water, having a usable restroom, and making the park as ADA accessible as possible. She feels it's important to make sure that everyone is able to use the park. Bruce Hildreth agreed. He said they have a large community of honored citizens across the street (Somerset Assisted Living) so he would like the park to be more inviting to them. He said they need to have access to water for plantings. He said they want to try to keep the natural setting of the back part of the acreage.

Bill Preble would like to see something about safe access – getting a crosswalk so that residents of Somerset can get across the street safely.

John Eichsteadt said that lack of adequate parking has been an issue when they have events at the park. He would like to see any additional parking space included in the plan. He also suggested a plan for mitigation of invasive species because that property is being consumed by Himalayan blackberries.

Andrew Labonte thinks the traffic safety aspect is crucial.

Mayor Stempel said that parking is an issue, they need to get water in there as soon as possible, as well as electrical outlets for events, and a crosswalk to Somerset and the new low income senior housing development that's going to be across the street.

Kelsey Proctor echoed the need for at least one paved parking space, one dedicated handicapped parking space, and a crosswalk. She said this park is getting more popular during the COVID situation. She suggested more sites like the bird watching booth, fairy houses, circuit training, etc. Mindy Garlington feels they need to treat this site plan as a Christmas list – ask for a lot and hope for a little. It's important that everything is written down so when funding opportunities come up they can go out and ask. Bruce Hildreth would like to see a children's area for play (timber, rocks, rope net, etc.) similar to West Moreland Park. Kelsey Proctor agreed.

Ms. Akers said they will be putting out an introduction to the whole piece in the September newsletter and inviting people to be involved. They will be putting out a survey in October to get as much input as possible. She will be conducting a few more interviews so they get a broad range of feedback. They will be doing surveys/interviews virtually due to COVID. She anticipates the master plan being completed by the end of the year.

**5. Business from Staff:**

Mr. Whynot said the Public Works Department is being consumed with garbage, sanitation, graffiti, hazard trees, etc. Park usage is up a lot. Some of the things they are focusing on in the next few months are closing out the dredging project, Nature Park site plan, moving forward on the Meldrum Bar parking fees (City Attorney is researching deed restrictions on 22 lots now), reviewing the fee structure for youth sports/cost recovery program, and working with Rotator on an entrance sign to Meldrum Bar Park that has the new City brand on it. COVID is effecting employee attendance due to isolation requirements.

6. **Business from the Audience:**

None.

7. **Business from the Board:**

Kelsey Proctor said she loves the new City logo/branding and she thinks if they can update signs to incorporate it that it will be wonderful.

Andrew Labonte said that a speed reduction on Oatfield and Webster would help improve traffic safety. He would like to see support for that from the Board and the City. He said they need to make parks accessible for everybody and that's something that isn't happening now. He said the "sharp curve" sign was recently knocked down near the Nature Park – he asked if they could get that replaced. Mr. Whynot said there are curve signs on both ends of those corners, but they are looking at updating them. There was discussion regarding speeding vehicles in that area and the need for a reduced speed limit.

John Eichsteadt said that Milwaukie reduced the speed limit to 30 mph on Linwood, north of Harmony Road. He said someone has left miscellaneous clothing/garbage near Kerns Market – they cleaned it up with the help of the City. They just received notice that there is additional garbage in the park and they have cleaned that up as well.

Bill Preble thanked Mr. Whynot for providing garbage bags to use at the Pickleball court. He would like to contact someone at City Hall regarding putting up a camera on the backside of the restrooms at the Pickleball court – they haven't been able to get in touch with anyone. Mayor Stempel will contact Robert Hale.

Bruce Hildreth thanked Mr. Whynot and Steve Graves for their extra efforts pertaining to the garbage at the parks. He asked for an update regarding the Ridgeway property – the encroachment issue/code enforcement and dedication/naming the park. He said there are 4-5 dead trees at Ames Park (probably due to lack of water) and asked what the plan was to hopefully replace them. Mr. Whynot said the trees weren't planted correctly in the first place – the plan is to replace the trees with a native tree and get them through the first couple of years and dig down deep enough to get a root base and get proper dirt in there. Hopefully this will be done this fall. Bruce Hildreth said there is an issue with speeding vehicles in the area of the Nature Park. Chief Schmerber said they spent a lot of time in the area with speeders – they will take another look at that. He said in regard to the Ridgeway property they are doing a lot of researching right now (permits, aerial photos, etc.). They are dealing with Clackamas County because Gladstone doesn't have their own Planning Department and a lot of those workers are working from home and part-time. There is more follow up to be done. Mindy Garlington said it's really important to find out what the intent of the original family was and make sure we take their wishes into consideration because the land was a gift. She thanked Mr. Whynot for handling the trash can issue at the Pickleball court. She asked Chief Schmerber if Meldrum Bar Park gets closed at dusk like it's supposed to – he said it does, but it's not locked, and it's an hour after dusk. Officers drive through it to check and ask people to leave. She asked if they could contact the Fire Department to ask when they are going to have time to finish the updates they talked about on the burning building practice facility. She asked who is responsible for maintenance there (weeds, etc.) – Mr. Whynot said that Public Works has been taking care of the outside but the Fire Department has been taking care of the inside. He will contact the Fire Chief tomorrow and ask what their plan is. Mayor Stempel said they were supposed to do some improvements there (painting, making a façade that made part of it look like a house, etc.). Mindy thanked Mr. Whynot for the photos of the dredging project that were in the Council packet. She asked if they were talking to the head of the soccer association, the head of the softball association, etc. regarding the fees for the fields – Mr. Whynot said they aren't at that point yet.

Staff will have their first meeting next week to discuss it. She asked if he could provide them with a photo of what the new sign at Meldrum Bar Park looks like – he will.

Mayor Stempel said she has been fielding a lot of phone calls and emails about people being in the parks because of the warm weather. She talked to the BMX guys who are trying to make the track safer and clean it up – she told them she would connect them with the Parks Board and they are excited about coming to a meeting. She had a big conversation regarding parking on the beach at Meldrum Bar and people launching their jet skis from the bar instead of using the boat launch. There a lot of kids swimming in the river where people are launching their jet skis, which is very dangerous. She also noticed a lot of people not wearing masks and not practicing social distancing. There is a SOLVE clean-up this Saturday, August 15<sup>th</sup>, from 10:00 to noon at High Rocks. They will stage at the bridge by DMV.

She said loves the Parks Board – their engagement, they are informed and passionate about our parks, and they have moved mountains and the City is so much better for it.

Mr. Whynot said the master plan for Meldrum Bar Park is not going to run parallel to the master plan for the Nature Park – they have to get some other stuff off their plate before they can start another project, but it is on the radar. Part of the conversation would pertain to possible issues of erosion from the BMX/RC tracks. Mindy Garlington asked if there is signage regarding using the track at your own peril – Mr. Whynot said there is not.

Bruce Hildreth said he recalls that the Fire Department had deemed the bar as unsafe to park because the river can rise unexpectedly and cars can get stranded – he thought it was a no parking area. Mayor Stempel said that the Oregon Marine Board has asked that it be closed, as well as the Clackamas River Rescue Consortium. She said they would have an issue with fisher people. Andrew Labonte said he understands that that is one of the few locations that is handicapped accessible for people to fish. Mayor Stempel said there is a specified handicapped fishing place up near Dahl Beach. She has concerns about dripping oil and environmental issues that could go along with all of these vehicles being parked on the beach. The Fire Department didn't want it blocked off because they need access in case of a river rescue situation – they had recommended a gate. Mr. Whynot said with a barrier they would have to consider the seasonal aspect because of flooding/debris. He said this could be included in the conversation about the site plan.

**8. Meeting Adjourned:**

Meeting adjourned at approximately 8:19 P.M.

Next scheduled meeting is September 14<sup>th</sup>, 2020.

**GLADSTONE PARKS & RECREATION ADVISORY BOARD SPECIAL MEETING MINUTES  
OF September 28, 2020**

Meeting was called to order at 6:32 p.m. (Via Zoom)

**PRESENT:**

Mindy Garlington, Ben Misley, Bruce Hildreth, Bill Preble, Andrew Labonte, John Eichsteadt

**ABSENT:**

Kelsey Proctor

**STAFF:**

Jim Whynot, Public Works Director; Tammy Stempel, Mayor/Council Liaison; Kristin Bowen, Public Works Executive Assistant

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**1. Self-Introductions/Roll Call**

**2. Presentation – Nature Park Site Plan Assessment/Analysis and Concepts - Jean Akers, Landscape Architect:**

Jean Akers, landscape architect, is working with Steve Duh from CPRP Conservation Technix on the Nature Park site plan. Ms. Akers presented the Gladstone Nature Park Site Analysis presentation.

Ms. Akers indicated they will be putting out a survey in October to get as much input as possible. She will be conducting a few more interviews so they get a broad range of feedback. They will be doing surveys/interviews virtually due to COVID. She anticipates the master plan being completed by the end of the year.

**3. Nature Park Site Plan Discussion:**

Members discussed the option to purchase property that they felt was not being used by the neighboring church, as a different option for the location of the water tank. It was also discussed if the property where the current tanks are could house a new tank, or the property that is near the Oak Lodge tanks possibly being an option for another location.

Several members, including Andrew Labonte, John Eichsteadt and Mindy Garlington also expressed their concerns regarding the fault lines that run down Oatfield and the issues that could raise with the water tank as the water is supposed to be an emergency supply. The tanks being that close to a fault line may cause additional worry and or damage to the tank if there was an earthquake event. Andrew Labonte also brought up that he assumed that could add a substantial cost to the construction of the water tank, given seismic standards would have to be met.

Andrew Labonte inquired about water collection on private property and if water collected on private property was considered as part of the emergency supply. Jim Whynot indicated it was not considered but also was not sure if there was a code against private property water collection.

Mindy Garlington requested the path way not run through the middle of the park as she has concerns for safety. Mayor Stempel disagreed with her request and said that the point of the park trail was to immerse yourself in nature, not traffic. If you walk on the outside of the path, you're walking along traffic vs. inside the woods which is the point of the path way.

John Eichsteadt brought up that several trees are being placed/planted in the area that they are suggesting the placement of the tower and that we will have to relocated them or move them upon construction. He felt that was or could be an issue.

Bruce Hildreth spoke as well but it was much to the same points, but he did mention that when the community put input in on the location the park was in a much different condition, that the community may feel different now with the much improved area of the park. They have spent countless hours improving the parks and the area could be a much better if the water tank didn't have to be placed in the heart of the park. Several members stated similar feelings about the tank being in the "heart" of the park.

By consensus the Park Board agreed they do not want the Water Reservoir site to be located within the Gladstone Nature Park.

**4. Comments from the Audience:**

Nancy Eichsteadt, spoke regarding her support of the plans, and being excited about the plans, but that she also supported looking at other options for the location of the tank. She also wanted to mention the placement of the tree's that are being planted which had been mentioned earlier.

**5. Business from the Board:**

Andrew Labonte brought up speed reduction on Oatfield and Webster Road. Mr. Whynot advised that would be an issue for the Traffic Safety Advisory Board to discuss.

**6. Meeting Adjourned:**

Meeting adjourned at approximately 8:42 p.m.

Next scheduled meeting is October 12<sup>th</sup>, 2020.



## Meldrum Bar Park Parking Fee Questions:

**Table 8. Alternative 3: General Parking Fee Net Revenue Over Time**

Fee	Visitation Loss	Year 1	Year 5	Year 10	Year 15
\$2	10%	\$1,249,788	\$6,344,148	\$12,688,296	\$19,056,246
	20%	\$231,838	\$1,254,398	\$2,508,796	\$3,786,996
	50%	\$227,788	\$1,234,148	\$2,468,296	\$3,726,246
	75%	\$81,788	\$504,148	\$1,008,296	\$1,536,246
\$5	10%	\$1,245,738	\$6,323,898	\$12,647,796	\$18,995,496
	20%	\$1,099,738	\$5,593,898	\$11,187,796	\$16,805,496
	50%	\$661,738	\$3,403,898	\$6,807,796	\$10,235,496
	75%	\$296,738	\$1,578,898	\$3,157,796	\$4,760,496
\$8	10%	\$2,032,788	\$10,259,148	\$20,518,296	\$30,801,246
	20%	\$1,799,188	\$9,091,148	\$18,182,296	\$27,297,246
	50%	\$1,098,388	\$5,587,148	\$11,174,296	\$16,785,246
	75%	\$514,388	\$2,667,148	\$5,334,296	\$8,025,246

Source: ECONorthwest

Note: Values assume 292,000 vehicles per year with no visitation loss.

1. What is the fee structure - \$2, \$5 or \$8 per admission?
2. Is an annual pass available? - \$25, \$38, \$50 annual pass?
  - a. If yes, annual passes will be available for calendar year, no pro-rate?
  - b. One pass per fee correct?
3. Is there a price reduction for Gladstone residents or free?
  - a. What constitutes a Gladstone resident (home owner, renter, business owner)?
  - b. What type of proof needs to be submitted to be considered a resident?
  - c. Boundaries – city limits not zip code, correct?
  - d. If Gladstone residents get a price reduction, can they buy additional annual passes at the reduced rate for members of the extended family?
4. How about park user groups (Community gardens, soccer, baseball, BMX bikes, etc.), will they get a reduction or pay regular fee?
5. Are fees waived for groups with special event permit?
6. Where do residents obtain the pass?
  - a. City Hall/machine/online-fillable form
7. Honor disabled DMV issued placards?

