

City of Dundee
Parks Advisory Committee Meeting Minutes
February 4, 2015

Call to Order

Jeanette Adlong, Chair, called the meeting to order at 7:04 P.M.

Staff Attendance

Present: Jeanette Adlong, Jesse Dillow, Nick Gilbert, Kristin Judy, Teresa McIntosh, Melody Osborne, and Joyce Stalcup. Staff members: Rob Daykin, City Administrator, Charles Eaton, City Engineer, and Debbie Manning, Assistant City Recorder.

Public Attendance

Bart Rierson, CPRD Board Liaison, Jim McMaster, CPRD, Bryan Stewart, CPRD, Rob Felton, Pete Siderius, Newberg High Horticulture Program, and Bob Negele.

Approval of Minutes

The motion was made and seconded to approve the Parks Advisory Committee Minutes for October 8, 2014. **The motion** passed unanimously.

Business

Viewmont Greenway Park Project

City Engineer Eaton distributed two sets of drawings. The first set summarizes accomplishments in Phase 1. He reviewed the plantings yet to be completed: hydro-seeding, trees, and plants around the rock wall and pipes. Last fall there were issues when water jumped the channels and caused water to encroach on private property and flow under Rob Felton's residence at 260 NW Plum Street. Temporary erosion control measures were placed in an effort to address the flooding. Additional rock for the trail has been stockpiled at the top of Laurel Street. The rock for the trail was not laid due the late start on the project and inclement weather.

Bryan Stewart, CPRD, informed the Committee that the soil amendments and drainage are working well and there has been no plant loss. Eaton shared that Stewart and volunteers will help place rock (3" or less) in the channel creating a river bed appearance. Fifty pound boulders will used to act as a dike for erosion.

Bob Negele, 260 NW Laurel Street, inquired if he would still be able to access his driveway from the gravel portion of Viewmont Drive and how the path would be advanced from Laurel Street to the paved portion of Viewmont Drive. Eaton replied that section of Viewmont Drive is outside of the park boundary and the gravel will remain. Daykin relayed the intent to replace the ditch in that section with a pipe system from Dogwood Drive to Laurel Street with a gravel path on the ditch side. This portion of the project is a low priority at this time. Eaton relayed there is a street grant to improve pedestrian access on Dogwood Drive up to Viewmont Drive.

Chair Adlong asked for confirmation that Phase 2 includes the bridge. Daykin confirmed. Engineer Eaton advised there were significant design challenges with the Phase 2 design. He reviewed page three of the first set of drawings noting the asphalt path has been moved closer to the vineyard and the grading has been changed to ensure that the water remains away from the residential area. The

nature play areas have been reduced. Eaton reviewed the flat areas on the second set of drawings; areas where nature play items could be installed. The contours in the middle area are too steep and will only support the ADA assessable path. The drainage pipe in this area has been lengthened, to accommodate the grades, by an estimated 50 to 100 feet from the original plan. The ADA assessable parking stall and its access, at the bottom of the greenway, have been moved away from the residence and a two foot retaining wall has been added to accommodate the grade. The proposed retaining walls have been eliminated from the intake area. There will be an equal amount of cut and fill in the Phase 2 grading. The area will be hydro seeded with a Flora mix, a grass substitute, and there will be some plantings at the transition. Bids for the grading work will go out in April/May with the start of construction in late May/June. The intent is for Public Works staff to install the piping prior to the grade work.

Rob Felton, Dundee resident, questioned the flora mix. Stewart advised it is a mix of fescues and yarrow which is drought tolerant and self-seeds. It can be walked on and mowed; although mowing isn't necessary as the mix doesn't get very tall. Daykin stated the intent is for staff to be able to mow it. Jesse Dillow asked if the upper area by Laurel Street would be hydro-seeded with the same mix. Staff confirmed it would.

Adlong asked what nature play features would fit the proposed areas. Eaton responded any of the same features talked about previously: stones or stumps for jumping, balance beams or mounds for rolling. The easiest place to install mounds would be at the bottom as there is not a lot of distance to for children to roll until a path is intersected in the other areas.

C.A. Daykin addressed the budget with a handout. Phase 1 came in close to what was budgeted. There was a slightly higher engineering cost with more work upfront; but there will be less engineering costs as the project moves forward. The Phase 2 estimates have been updated and they are \$23,258 over the allocated resources. Some of the difference could be made up from funds in the Park Fund and the Storm Water CIP Fund. The bridge cost is unknown; it could be less as its length has been shortened. The bridge is a kit. Dillow questioned if staff had followed through on the proposal from the last meeting to have a volunteer engineer the bridge. Daykin offered the option of the City engineer completing the engineering for the bridge with city crews building the bridge. Eaton pointed out the manufacturer assumes responsibility for liability with a manufactured bridge; whereas the city would assume liability with the other options. His schedule is currently full with the TE project. Daykin stated there will be some line items that are estimated too high; a better estimate will be available after the grading bid.

The City Engineer offered an option to the two specialized inlets (\$2,500 each) in the lower basin of making them open ended pipes with riprap. He did express concern that pedestrians could step off the pipe and experience a long (twenty-four) inch step down; whereas the specialized inlets are flush with no drop offs.

C.A. Daykin inquired if less mulch material would be needed with Phase 2. Stewart confirmed and recommended using Newgrow Compost from Newberg's wastewater treatment plant. This would allow a large reduction to line item 34 Mulch Material. Daykin shared that line item 40 ADA Access/picnic area-concrete has been increased by \$4,000 from the original budget to accommodate that current high cost of concrete. There could be savings on interpretive signage for some of the

plantings. Pete Siderius, Newberg High Horticulture Program, offered there might be options from the high school with the school print shop and students looking for senior projects.

Line item 19 Nature Play has a place holder of \$5,700. Daykin offered the budget shortfall could possibly be addressed with good pricing, a reduced scope of work and/or moving funds from other parts of the city's budget with the Council's approval. The big unknown is the grading cost. This will return to the Committee to get more direction on nature play elements at a later date. Dillow suggested the use of buried cut logs for jumping or for a balance beam and buried boulders. Jim McMaster, CPRD, has boulders available. Eaton questioned what species of lumber would be better for nature play. McMaster replied that cedar would be perfect. CPRD can donate large white oak, but oak will deteriorate in about ten to fifteen years. It was noted that Tualatin Hills Park District has a lot of nature play and Silver Creek Falls has just added nature play. McMaster shared that they can donate two huge stumps which would probably require a crane to relocate them. The stumps will be removed from Memorial Park in the late spring/early summer. He inquired if a large excavator could access the area for placement of the nature park elements. Eaton advised that the asphalt path will be twelve inches thick; but the question is will the path be wide enough for the excavator's tracks. Dillow inquired if the contractor could place the elements while he is grading. Eaton replied that depends if the contractor has the needed equipment.

Joyce Stalcup asked if we have next year to fund the project. Daykin replied the project will carry over to the next fiscal year; starting July 1st. Eaton noted that the grant expires October 1st; but that date can be extended. Daykin expects the project to be completed prior to that date.

Dillow questioned the dry stack retaining walls. Eaton replied that they have been eliminated, except at the bridge, where they hide the supporting piers for the bridge and along the ADA access area. Boulders with riprap could be an option. McMaster offered to have the boulders delivered for placement by the Public Works staff. Eaton suggested the use of sitting height boulders for benches. McMaster stated the boulders could be viewed behind the Newberg Skate Park.

Staff purchased a used picnic table from George Fox University. It needs to be refinished and longer boards added for the ADA access.

Chair Adlong inquired if the additional plantings to be completed are the ground cover and mature trees. Eaton confirmed and fill in plantings. Stewart added the larger shrubs are to be planted also. He cautioned that some of the plantings might change with the new home owner. Stalcup asked if they wanted more privacy. Easton confirmed. Daykin noted they want to plant arborvitae for screening. Stewart suggested California Lilac; which the neighboring property has. The lilac makes a great hedge, flowers and is native. Eaton noted that their house is an estimated ten feet from the property line. Adlong questioned when the plants will be planted. Stewart estimated September/October.

Siderius suggested placing native shrubs at the pipe inlets/outlets, such as Indian plum, to cut cost. The shrubs would keep people from approaching from the upper side. Eaton stated the original plan was for an open feel and asked the Committee if they want bushes in the meadow area. Adlong questioned the savings. Eaton estimated the inlets at \$5,000. The pipes would need to be blocked to prevent access by children or pets/animals. That decision can be made later.

Felton relayed that he never saw water in the previous ditch until the excavation and the clearing. Water might not be an issue in the future. Adlong stated that when the ditch was first constructed it carried water. Eaton advised that two subdivisions drain to the ditch and from an engineering view there will be water in it at times.

Harvey Creek Trail

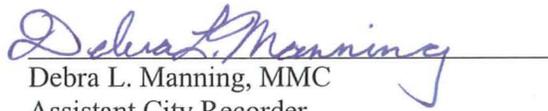
C. A. Daykin advised that a proposal will be brought to the Committee next month to use the Harvey Creek trail as a leg of a route for horse rides in the area. Bart Rierson, CPRD Board liaison, asked for the engineer's report on the impacts to the trail for the Committee to consider.

Mayor Russ, Councilor Crawford and staff had a discussion with representatives from the Trust for Public Lands on the trying of getting them involved in possible land acquisition next to the Harvey Creek Trail property. The property is listed on the market at a very high price. The city owns twenty acres on the downhill side of the cemetery. Immediately to the south of that property are two parcels, for sale by the owner, which comprise another twenty acres. Adlong relayed it has been the city's intent to acquire that property to continue the trail to Worden Hill Road. Daykin shared that The Trust for Public Lands does not normally get involved with small projects; but they have decided to fund an informal appraisal and present it to the property owner to see if it will make a difference. The next stage would be to approach the state for a grant to acquire the property. The Trust tries to facilitate land purchases for environmentally sensitive lands to protect them. Adlong suggested a conservation easement on the property. Daykin replied that had been considered but staff's impression was that the current property owners would not entertain that idea. They are asking an estimated \$400,000 for the acreage; the value could be half that amount. The twenty acres would accommodate a looped path with lesser grades.

The meeting was adjourned at 8:30 P.M.


Jeanette Adlong, Chair

Attest:


Debra L. Manning, MMC
Assistant City Recorder