

City of Dundee
Parks Advisory Committee Minutes
April 3, 2013

Call to Order

Jeanette Adlong, Chair, called the meeting to order at 7:01 P.M.

Council and Staff Attendance

Jeanette Adlong, Kimberly Felton, Nick Gilbert, Melody Osborne, and Joyce Stalcup. Excused Absence: Jesse Dillow. Staff members: Rob Daykin, City Administrator, Charles Eaton, City Engineer, and Debbie Manning, Assistant City Recorder.

Public Attendance

Bill Killen, Kent Jacobson, Diane Jacobson, Ann Manzari, Dave Manzari, Ray Peralta, Bill Roberts, and Jim McMaster, CPRD.

Approval of Minutes

The motion was made and seconded to approve the Parks Advisory Committee Minutes for March 6, 2013.

The motion passed unanimously.

Business

Viewmont Greenway Trail - OPRD Grant Application

Approximately ten years ago the City designated the unimproved portion of the Viewmont right-of-way (ROW) as a greenway. The Dundee Parks and Open Space Plan included the greenway and is part of the Dundee Comprehensive Plan. In 2012 the city was unsuccessful with an application for a Local Government grant with the Oregon Parks and Recreation Department (OPRD). OPRD advised a larger share of funding would be available for the 2013 cycle. The application is for development of a trail from Ione Street to Laurel Street and to correct erosion issues associated with the drainage ditch and storm events. Limited park improvements will include benches and nature play items such as rocks and logs for climbing on. If the grant is received; the city will review specific concerns, including landscaping, with the abutting property owners.

Chair Adlong informed that the greenway developed from people walking through the area. There is a fifty foot ROW between the city and the proposed approved vineyard subdivision development. The greenway is envisioned as a "walk to" park in lieu of a "drive to" park.

City Engineer Eaton handed out an updated concept plan; which denotes the abutting houses. The improvements at Ione Street have been relocated to the north away from the corner residence. Page 1 of the handouts shows an entrance off of Ione Court into a parking area. Page 2 uses the Ione Street ROW to enter the ADA parking space; this concept is an estimated \$12,000 less expensive.

Nick Gilbert questioned if Ione Street would be continued through the vineyard development. Daykin advised there will not be any road connections into the vineyard development. The park will not have parking facilities other than one ADA space; which was included to make the grant application more competitive. Gilbert inquired if access to the adjacent property was affected. Eaton replied no, their driveway is off of Ione Street.

On page 2 the asphalt (ADA accessible) path meanders through a large swale to contain storm water. On page 3 the asphalt path has been reduced in size and moved to the north. The grade of the path requires conversion to an aggregate base. The area incorporates nature play. An existing private garden (defined on the handout by a box) will need to be removed. Page 4 transitions to lawn substitutes in a natural mini park with the primary

a box) will need to be removed. Page 4 transitions to lawn substitutes in a natural mini park with the primary gravel path widened to six feet and transitioning to four feet at the split. This area will have the greatest number of plantings; with taller plants in the swale. On page 5 the greenway transitions with lawn substitutes to Laurel Street. The contours of this section prevent moving the ditch to the north side. It would have to be rebuilt to be repositioned. Staff is working on a storm water quality permit; which is required due to the size of the park. The emergency vehicle turnaround will use the road connection to the abutting house.

Ray Peralta inquired if the ditch is within the boundary. Eaton replied the ditch is identified by the line with the long and two short dashes. Plantings will be addressed on both sides of the ditch to help keep out invasive species.

Kent Jacobson asked if the ditch will be leveled to grade. Eaton noted that is the intent; the current ditch is too deep. Jacobson asked for a specification of width and depth for the upper end of the ditch. Eaton replied there would not be any grading work in the ditch; just plantings, removal of the extra height of the ditch and construction of the gravel path.

Peralta inquired the width of the ROW. Eaton advised fifty feet. Chair Adlong stated the length of the greenway is 1,560 feet to Laurel Street for the grant application. The portion from Laurel Street to Dogwood Drive will be completed by the city outside of the grant process. Peralta asked if the city has constructed similar trails. Daykin advised this is the first project for Dundee; although City Engineer Eaton has completed other projects. Staff intends to apply, in the future, for a street grant to extend the pedestrian way from the Dogwood Drive sidewalk improvement to the corner of Viewmont Drive. This will allow connectivity to the Harvey Creek Trail.

Bill Killen expressed concern to address the gopher population prior to improvements. Kimberly Felton concurred.

Dave Manzari questioned how many cars will be able to park at the lower end. Daykin relayed the intent is for the linear park to be a local neighbor facility, which people walk to. Discussion followed on the usage of the trail head at the top of Viewmont Drive; which hasn't had parking issues. Manzari's property is not fenced on the greenway. They want to retain the open feeling and the view of the vineyard. He expressed concerns that people will cut across his property from Plum Street. Manzari inquired if a hedgerow could be planted to prevent intrusion. Daykin supported the use of landscaping to address the issue. Property owners will be contacted to determine if they want landscape/screening. Eaton stated privacy and views could probably be accommodated by use of dwarf varieties of shrubbery.

Felton clarified the intent for the park is to keep people moving along the path with the nature play areas to involve children. The greenway will not be a hang out spot. She has a fence along the front of their yard with a gate; which discourages public access. Felton questioned if the path and the nature play area could be switched to move the path away from the homes. Eaton replied they can be switched; subject to the path complying with the 5% ADA requirements as it climbs the hill.

Manzari inquired if the drainage fore bay would connect to the Black Family vineyard retention pond. Daykin confirmed there is no connection; other than the natural flow off the land. Manzari expressed concern for the proposed Black Family retention basin if the property is developed. The Black Family is responsible to maintain the current run off with construction improvements. Eaton shared the fore bay is a depression designed to accommodate sediment from a catastrophic event.

Killen questioned the chances of the City receiving the grant. Daykin noted it is competitive; but there is more funding for this cycle. The grant process is point based subject to elements included; the nature play area was added to enhance point accrual.

The pre-manufactured bridge comes in different styles and is made by a company in Tualatin; an updated estimate has not been received. Examples of drought tolerant grass substitutes include Irish moss, clover, creeping thyme, veronica, Corsican mint, Manzus Repans, etc. Stalcup questioned the height of the buffalo grass. Eaton responded four to six inches. Adlong suggested yarrow. Eaton suggested blending the sections. Adlong questioned weed control for the improved site. Eaton replied how close you plant will determine how much maintenance is required for weed control. Killen suggested the homeowners could help with maintenance.

The budget assumes purchases of trees, shrubs, and ground covers from local horticultural groups. The overall project cost increased from \$104,000 last year to \$134,000 this year. City staff can install the nature play elements and the storm pipe. This will be a BOLI prevailing wages project. The City's cash match, estimated at \$37,000, is within budget capacity and will be paid from the Storm Water fund. Eaton added \$35,000 is expected from volunteer help and City employee work.

Bill Roberts inquired the project's timeline. Daykin advised by August 2015 per grant requirements. The application is due in April, a decision by late July, contracts received by late August/early September, and the bulk of the work completed in 2014.

After further discussion on gopher control, Jim McMaster, CPRD, joined the meeting and was asked for input. McMaster shared that CPRD traps them. Felton suggested that abutting property owners would help if they received supplies and instruction. McMaster stressed it is an ongoing task.

The grant application deadline is April 12th by computer submission. Eaton noted most of the project cost is contained in plantings, the bridge, and the retaining walls. He suggested consideration to reposition the bridge downhill to allow a view of it from the park's entrance.

McMaster inquired if staff still wanted a letter of support from Pete Siderius, Newberg High School Horticulture program. Daykin confirmed the need for the letter and the City's intent to purchase plants from the greenhouse program.

Fortune Park Update

McMaster updated the park is completed; subject to determination of placement of the fence between the railroad tracks and the park property (consideration for the blackberry bushes).

Daykin inquired about the cul-de-sac off of Maple Street after installation of a new street light and work by city crews. McMaster stated the area is good. Daykin relayed a complaint of a RV parking close to the entrance off of Locust Street to the park. The RV has been relocated.

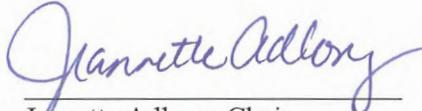
Additional Discussion

C.A. Daykin asked if the committee was interested in input on landscaping for the section between the City Hall parking lot and Dundee Billick Park after removal of the arborvitae. This will allow City Hall to be seen as you approach up Fifth Street. CPRD will assist with the rehab. Adlong suggested smaller plantings with variable heights. McMaster pointed out the hedge provides shade; but the area is too small to support plantings of more than one tree in the corner. He suggested color plantings such as along Highway 99W by Hoover Park. Adlong questioned the maintenance involved for those plantings. McMaster replied once or twice a year. Plantings from the Newberg High School greenhouse are utilized in those plantings. He suggested this would be a great senior project for a Newberg High School student. Stalcup inquired who would remove the arborvitae. Daykin replied City staff. McMaster will check to see if CPRD has extra parking stops available to prevent vehicles from running off the parking lot pavement. Felton suggested bushes like camellia and Japanese maples. Daykin asked if CPRD would submit a plan for review by the

committee. He would like an estimate to include in the 2013/14 fiscal year budget. McMaster estimated under \$1,000 to complete the project.

McMaster relayed that CPRD is adamant on building a trail between Dundee and Newberg. They would like to utilize the Bypass ROW to build the trail. They are trying to get ODOT's contractor to accommodate placement of a trail. ODOT is using ninety acres of CPRD's property on the river to as mitigation for the Bypass. CPRD still plans to place a trail on the river.

The next Parks Advisory Committee meeting will be Wednesday, May 1st. The meeting was adjourned at 8:39 P.M.



Jeanette Adlong, Chair

Attest:



Debra L. Manning, CMC
Assistant City Recorder