

City of Dundee
Parks Advisory Committee Meeting Minutes
June 4, 2014

Call to Order

Jeannette Adlong, Chair, called the meeting to order at 7:03 P.M.

Attendance

Present: Jeannette Adlong, Jesse Dillow (7:09 P.M.), Nick Gilbert, Melody Osborne, and Joyce Stalcup. Staff members: Rob Daykin, City Administrator, Charles Eaton, City Engineer, and Debra Manning, Assistant City Recorder.

Public Attendance

Peter Siderius, Newberg High School Horticulture program, Kent Jacobson, Diane Jacobson, Clem Paslack, and Karen Mrozek.

Approval of Minutes

The motion was made and seconded to approve the Parks Advisory Committee Minutes, April 2, 2014. **The motion** passed unanimously.

Business

Nature Park Concepts Plan

Chair Adlong and City Administrator Daykin met with Don Clements, Chehalem Parks and Recreation District (CPRD), Jim McMaster, CPRD, Peter Siderius, Newberg High School Horticulture, Larry Ouja, Yamhill Soil and Water Conservation District, and Michael Crabtree, Yamhill Soil and Water Conservation District, and the landscape architect from GreenWorks to review the project concept and visit the site of the proposed the nature park to be located on the Wastewater Treatment Plant (WWTP) property. The water currently onsite is a significant natural feature of the area. Suggestions were received to retain as much water as possible in the park. The hope is to make use of the recycled water from the WWTP. Funding could be available through wetland mitigation credits with the Bureau of Land Management. The aim is to have an updated design for the committee to review prior to grant application in April. C.A. Daykin noted concerns that the plan is activity intensive. There are strategies to construct trails which would discourage human activity where you want to limit it. The current plan is a concept plan which will be refined to a final action plan if a grant is received; but there are limited funds available for revisions to the current plan. Daykin cautioned that park grants are for outdoor recreation programs; wording on the application will need to reflect the goals of the State Comprehensive Outdoor Recreation Plan.

Viewmont Greenway Park Project

A Parks Advisory Committee meeting was held last fall with property owners abutting the Viewmont Greenway. City Engineer Eaton summarized changes to the plan considering their input:

- **Lower section:** the water retention area will be seeded. Recycling asphalt from city street work is proposed to produce grindings for path construction. The grindings will be stockpiled in the right-of-way (ROW) between Alpine & Ione streets.
- **Middle section:** the first transition section will have mowable ground covers, the path was moved away from the property lines to provide a heavier planting zone, the benches have been moved to the other side, the course of the path has been changed to the opposite side, the main path crosses the bridge by the vineyard, the secondary path is narrower and less inviting, the bridge is shorter, and the second seating area has been moved closer to the vineyard with denser plantings to isolate it
- **Upper section:** the path has been moved away from the property lines, the path will dip down into the ditch allowing walkers to be lower through that area (during high water events the path will be

under water), the area between the ditch and the property owners will be seeded, and one of the proposed trees was moved further south per a property owner's request.

Kent Jacobson questioned a three foot difference in the property lines running the length of the park. Eaton replied it is a "deed gap". Deed gaps, technically, are retained by the owner of the original subdivision. The first subdivision surveyor platted three feet off of the original plat/city ROW limits and later surveyors used this baseline as the area was developed.

Peter Siderius questioned the desired height for the mowable ground covers; low growing plants versus native mowable flowers. Eaton replied the plantings have to be able to survive mowing by staff. Siderius advised plants can be used which don't require mowing.

Jesse Dillow inquired if it would be a seed mix or plugs. Siderius replied they would supply a two inch larger pot size that was designated in the plan.

Chair Adlong questioned the availability of the plants. Siderius confirmed they can handle the amount of plants needed. They supplied 6,000 plants for the boulevard plantings in the City of Newberg. The horticulture program is self-supporting with a goal to provide a public service. They will enlist Newberg High and Dundee Elementary School students to complete the plantings in one day. The high school students will teach the elementary students how to plant prior to the planting date. Eaton confirmed we will be able to purchase more and larger plants from them for our budget. Siderius confirmed they can supply a bigger pot at lower cost through the program compared to wholesalers; this can also be used as in-kind donation. The plant list in the packet includes native derivatives which are drought tolerant, low maintenance plants. There are many more plant options available. He asked the committee to determine what they want and the square footage; then the program can supply the plants. C.A. Daykin recommended the horticultural program determine the plantings. Adlong questioned the lead time to provision of plants. Siderius stated notice of the plants needed for the project within the next couple of weeks would allow provision of plants for a fall planting.

The City Engineer asked to address two things at this meeting: 1) approval of the revisions to be ready to finalize the grading on the revisions and 2) if there are plants to be added to or removed from the list. Joyce Stalcup inquired if there would be trellises for the honeysuckle vines. Siderius noted honeysuckle will bush out and twine into neighboring shrubs. Eaton added the honeysuckles will soften the supporting walls. Adlong asked what trees are needed. Eaton confirmed five vine maples, four two-inch caliper specimen trees, one larger specimen tree, and one evergreen. Siderius can supply all the plantings. He has 1.5 inch aspens. Eaton expressed concern to have two inch or bigger caliper to prevent breakage from children.

C.A. Daykin questioned what type of plantings the committee would prefer in the lower section with the nature play area. The original discussion focused on native field grasses requiring mowing a couple times a year. Eaton confirmed hydro seeded is currently planned for the lower section. Daykin noted there are seed mix options available. Adlong noted that irrigation improvements were not included in the project's budget. Daykin added there is city water available. The City Engineer informed a fifty foot wide lawn would require a few, golf course type, irrigation heads on timers. The area under discussion is almost an acre less the path. The seed mixtures can include wildflowers, fescues, seeded lawns and water quality seed mixes. Adlong expressed concern regarding weeds and long term maintenance.

Joyce Stalcup asked if the project could be completed in phases. Daykin advised that would require an extension on the grant's two-year time limit to complete the project by November 2015. He advised that it appears better to have a completed grant project when asking for funding for a new project. The City Engineer cautioned that phasing the project will create erosion problems.

Melody Osborne suggested seeding part of the area where the children will play in a clover and wildflower mix. Adlong questioned the additional maintenance load for public works. Daykin advised that the City is anticipating additional future projects with the hiring of seasonal student workers to help with landscaping and staff is reviewing the purchase of a smaller riding mower for this type of applications. Dillow suggested use of a summer dormant lawn mix which would grow back in the fall. Eaton advised that temporary irrigation was anticipated with the grant project. A water line is readily available. Nick Gilbert asked how much moisture is retained in the soil; with the consideration this is the water retention basin. Siderius replied the summer is drought situation; a mix will go dormant and come back in the fall. Some types of clover will also go dormant in the summer. Eaton replied the clover is a mowable ground cover; which is competitive and will try to overrun weeds. The majority consensus favored a mixture including a selection of clover types.

Engineer Eaton relayed that the Transportation Enhancement (TE) project is not proceeding in a timely manner to provide the crushed concrete for the paths. The timeline for availability of crushed concrete would be next spring. A path could be cut during the greenway project with the intention to spread the path material later. Siderius suggested that two feet abutting the pathway could be planted after the path was completed. He noted fall planting is better for the plants. Eaton advised that we can buy rock from the quarries at an additional estimated cost of \$3,000.

Grading the site will take approximately a month. The site will be stripped and the invasive species will be sterilized prior to planting and the return of top soils. Matt Novak and Bryan Stewart were recommended as contacts for help with removal of the invasive species. Engineer Eaton stated the intent is to provide a gap between grading and planting to follow up on eradication of the invasive species. The contractor will strip the vegetation in August; some of it might be reusable. Adlong recommended notification to the neighbors on the schedule for the eradication of the invasive species. Siderius advised pre-emergent herbicides are usually in a granular form, spread out over the area; which forms a barrier and kills sprouts. Density seeding/plantings fill in gaps and prevent weed growth. The project would go to bid in July with construction starting in August. The piping can be completed prior to the grading work. Project information/updates can be posted on the City's website.

Staff's recommendation is to move ahead with the project. Without crushing the concrete, there will be a savings to the TE project which can be used for undergrounding conduit. The concrete will be stored at the WWTP for other future projects. Siderius shared that Chehalem Parks and Recreation District could be interested in recycling any unwanted concrete/asphalt for their trails.

Diane Jacobson questioned if Ione and Laurel streets are the only access points for the park. Engineer Eaton confirmed they are. C.A. Daykin relayed discussions regarding potential future connections to the Black Family Vineyard and to the Harvey Creek Trail.

The site will be graded and paved when the contractor is done. Then it can be planted and staff will install the amenities. Dillow inquired how the soil amendments would be handled. Eaton replied the soil would be amended for the plantings; followed by a top dressing. The abutting neighbors support the design. Stalcup inquired if the entire fifty-three feet of the ROW is in the design. The City Engineer has been working within the fifty foot ROW; plantings will grow over into the three-foot deed gap.

Kent Jacobson noted they have plantings in that three-foot area. They would like to be advised before those plantings are removed. Eaton replied those plantings are noted in the design to remain intact; including the chestnut tree. He suggested notice to the abutting property owners that the bids will be opened on a specific date and items in ROW will need to be removed by that date if they want to keep them. He shared that once the contract is signed, the property becomes the contractor's responsibility.

Adlong expressed concern for deer resistant plantings. Siderius advised not to worry about deer resistant plants. The deer act as pruners which encourages fuller plant growth. He suggested native wild and Alpine strawberries for groundcovers under the plantings and the use of huckleberries and red-flowering currants.

Siderius shared that the kids take great pride in their work and he recommended encouraging the homeowners to come out and meet the kids. Eaton supported the great variety of plants spread over the length of the park. The Committee supported Peter Siderius moving forward with plantings for the project. Siderius advised he has hired twelve students to work on plant propagation. He will also have students working on the plantings for their senior project. Bryan Stewart, Siderius and some Master Gardeners will lay out the plants, per the project design, and the kids will do the planting.

Osborne questioned the restroom facility situation during the plantings. Eaton replied the contractor's Porta potties will be retained for the length of the project. Stalcup asked if the fountain will be installed. Eaton noted the piping will be in place and a tap can be hooked up. Siderius suggested the use of bottled water for the volunteers.

Chair Adlong reviewed the next steps: committee members can email any concerns or wants on the plant list to City Engineer Eaton. Siderius will move forward with a design and preparation for supplying the plants. City Engineer Eaton will move forward with the bid process for the grading and contouring. Adlong expressed concern to keep the neighbors updated. Daykin supported the suggestion to place a link on the website for project updates and updates in the city newsletter.

Nature Park Concepts Plan Cont.

C.A. Daykin suggested coming to a consensus on how the property should be used to bring back a recommendation to the Council. Staff will research the strategies that the City of Forest Grove and Cornelius took in addressing their wetlands including formal path locations, bike/pedestrian paths, water flows, and limiting human access to areas. The City Engineer encouraged the committee to identify paths and fill the areas or dewater the paths to keep out wetland plantings before it becomes designated as a wetland. Daykin suggested a site visit for the next meeting. Eaton suggested banking wetlands for credits which developers can buy. Daykin replied due to the size of the site and the accompanying DEQ requirements it was decided not to pursue that option. Chair Adlong wants more water than on the original concept plan; including deeper ponds and the wetlands. Eaton questioned how well the lagoons will hold water after the liners are removed. Daykin noted the lagoons are being decommissioned and will be planted. Part of lagoon 1 will be maintained as a pond to be filled by natural rainwater. It is unknown how much leakage there will be; but it is expected the pond will retain water during the winter months.

The next Parks Advisory Committee meeting will be on Wednesday July 2nd at the Wastewater Treatment plant. The meeting was adjourned at 8:56 P.M.



Jeanette Adlong, Chair

Attest:



Debra L. Manning, CMC
Assistant City Recorder