

City of Dundee
Parks Advisory Committee Meeting Minutes
October 8, 2014

Call to Order

Jeanette Adlong, Chair, called the meeting to order at 7:00 P.M.

Staff Attendance

Present: Jeanette Adlong, Jesse Dillow, Joyce Stalcup, and Teresa McIntosh. Absent: Nick Gilbert, Kristen Judy, and Melody Osborne. Staff members: Rob Daykin, City Administrator, Charles Eaton, City Engineer.

Public Attendance

Bart Rierson, Chehalem Parks and Recreation District (CPRD) Board.

Approval of Minutes

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

Business

Viewmont Greenway

City Engineer Eaton reviewed the Viewmont Greenway project: a linear park with a trail running from Laurel Street to Ione Street. It is designed as mini-pocket parks with the vegetation changing as you traverse the length of the park. **Phase 2** (the lower section) will be ADA accessible and have nature play elements, a small picnic area, and handicapped parking/access to the park. The nature play area will be located on the vineyard side of the path, over the storm drain piping and farther away from the residences. Moving up the path, the area is contoured as a drainage forebay for a major storm event. The path is higher than the ditch and will act as a berm forcing water into the ditch. The lower section will be mainly hydro-seeded mow able ground covers. Eaton advised that fall is not a good time to plant the ground covers; when the rain could wash the seeds away. The grindings from the local road work have been stockpiled at the end of Ione Street to be recycled for the asphalt pathway. The pathway will be eight-foot wide and twelve-inches thick. Maintenance vehicles can use the pathway to access the greenway. It will have a slightly porous, rough surface which will allow water permeation. **Phase 1** (the upper section) switches to a six-foot wide soft surface path of crushed rock which is not ADA accessible. This is where the work will start now on grading, placement of the path and the plantings. In this part of the greenway the path splits with the storm ditch moving closer to the houses to allow placement of the primary path on the vineyard side away from the homes. The footbridge will be installed in Phase 2. **Phase 3**, the top section, from Laurel Street to Dogwood Drive is not part of the grant improvements. The plan for this phase is for public works staff to place drainage piping and a soft surface path transitioning to Dogwood Drive. Daykin relayed that the Dogwood Drive project would resurface and widen the drive with a planned delineation for a bike path which walkers could make use of. The City Council awarded the bid for Phase 1 which includes grading to prepare for planting, positioning the upper path, and spreading the mulching materials. The project was phased due to the lateness of the season and the need to get the plants from Newberg Horticulture in the ground.

Joyce Stalcup inquired if the planting was to be completed by high school students. C.A. Daykin advised the Pete Siderius, Newberg High Horticulture, will coordinate the plantings, a one-day event using students and adult volunteers. Chair Adlong inquired if there was any need to cover the plantings with any other soil amendments after they are in the ground. Daykin replied no; it appears the project will be a dense planting without the need for additional mulch materials.

Engineer Eaton advised that most of the plantings are in Phase 1. Siderius will return in the spring with additional trees which aren't ready to be planted at this time. Adlong asked about irrigation. Daykin noted temporary irrigation maybe installed from the city waterline. Eaton stated that the plan includes irrigation for the lower section ground covers and a drinking fountain. Bryan Stewart recommended running permanent drip lines to be available for use as needed.

C.A. Daykin inquired the timeline for Phase 2 to go to bid. Eaton suggested starting with the concrete work and going to bid after March 31st. He relayed information from the Vineyard Manager at the Four Graces Winery that the new owner has guaranteed the vineyard will remain a vineyard in perpetuity.

Bart Rierson, CPRD Board, asked what it would take to connect the Viewmont Greenway with the Harvey Creek Trail. Daykin responded the current connection is a narrow, low traffic, paved road. Options would be a sidewalk or a path which would have to go on the county side where the ditch is currently addressing storm water run-off. A sidewalk on the city side could also help provide ways to direct storm water flow. Stalcup suggested signage to the Harvey Creek Trail. Eaton stated the newly completed hammerhead at the end of Laurel Street, for emergency vehicle turn around, which will allow access through the greenway.

C.A. Daykin stated the expectation was to expend \$112,400 in cash and in-kind volunteer match for a total estimated budget of \$149,500 per the grant application. Splitting the project into two phases adds an additional cash requirement of \$23,500. Part of the increase is there was a smaller estimate on the cost for plants which came in higher with the volume of plantings being placed and the cost of double mobilization using two contractors. Phase 1 budget has opportunities for savings:

- line 5 finish roadbed and slopes estimated for three days of work which the contractor expects to complete in two days using GPS guided equipment
- the cost for gravel was estimated for the entire trail therefore the yardage will be less for this phase
- excavation was estimated for the entire trail; the yardage should come in less for this phase

The gravel path, item 35, came in higher than estimated, but it is a key component to the project helping define the planting areas and providing a base for the volunteer foot traffic. The budget for the plants was estimated at \$6,000; the actual is \$12,000. Expenditures for Phase 1 will total \$72,000 which includes the cost for the design and engineering work. An additional cost of \$5,000 was incurred, due to time constraints, to allow the contractor to install the piping. The pipes lay close to the surface and are susceptible to crushing from heavy equipment and need to be installed after the contractor has completed the grading. The contractor expects to complete his portion of the project in five to seven days. Eaton noted there would be 1600 cubic yards of material (160 dump trucks) being transferred from this site to the Wastewater Treatment facility for use in shaping the wetlands of the proposed nature park.

Bart Rierson inquired when construction would start. Eaton replied they contractor will start on Friday.

Chair Adlong questioned the blackberry removal. Eaton noted they have been sprayed, the vegetation will be stripped during the construction process. The ditch will be a four-foot flat-bottomed ditch.

Phase 2 of the budget will expend \$63,495 in cash including engineering fees. This would leave the project an estimated \$20,000 short. Consideration can be given to remove items from the project or to use volunteers to complete improvements such as the placement of the top dressing. Eaton noted most of the cost in Phase 2 is in lines 7 Check dams and 8 Boulders-dry stack retaining wall. Dry stack retaining walls are natural stone that is stacked into retaining walls for the following locations: the headwall where the ditch goes into the pipe, each side of the footbridge to retain the dirt for the footbridge supports, the handicapped parking area where the ground level is two-feet lower than the vineyard, and a wall supporting the pathway. Daykin noted there is a less expense option; keystone or cottage walls (self-stacking walls) which volunteers can install. Most of the walls in the project are in the two to four feet height. A change to this type of wall could save an estimated \$5,000 plus installation labor costs. Adlong inquired if plantings could eventually hide the wall. Dillow noted

the ADA wall, next to the asphalt, would not be hidden by plantings. Eaton shared a mixture of materials could be used, completing the wall under the bridge with keystone; while the walls channeling the water into the piping and supporting the path could be done as a dry stack walls. Adlong supported leaving the fifth wall as dry stack wall and the rest of the walls as keystone walls.

Line 18 Nature play: the area is smaller than originally proposed due to the land contouring. The grant funding requires placement of some nature play items; but the volume of items could be reduced and/or local, more inexpensive items, such as donated logs, could be a less expensive option. Daykin relayed that CPRD has offered several large rocks that could be incorporated into the nature play. Eaton inquired the committee's direction for the nature play area. The majority consensus was to try and scale it back.

C.A. Daykin shared that he anticipates the cash budget of the project coming in higher than anticipated. This can be accommodated in the City's budget with a return to the City Council for approval. There will be a better cost estimate once Phase 1 is completed. Students from the Alternative High School are available, on Wednesdays, to assist with city projects on nine different weeks from noon to 2:20 P.M. A couple of projects for their consideration could be to have them address the top layer of the path and identifying and adding signage for the native plants in the greenway. Eaton suggested the handicapped picnic table could be added later or possibly a donation could be identified.

Chair Adlong questioned the bollards. Eaton replied they are removable bollards, on either end of the park, to keep private vehicles out of the park and still allow maintenance access by city crews. Boulders could be a natural option for bollards on the Laurel Street end of the park.

Jesse Dillow offered that there might be a galvanized picnic table frame, in need of refurbishing, which George Fox University might donate. He suggested consideration to have a local contractor construct the footbridge. Eaton noted the proposed footbridge is a pre-engineered and certified, pre-manufactured wood bridge. A handmade footbridge would require engineering and a certification. Rierson suggested retired Engineer Brian Doyle as a possible option. Daykin advised that Doyle helped design and certify the bridge over Harvey Creek.

Chair Adlong questioned the cost of the trash receptacles. The City Engineer relayed they are expensive. He noted they have smaller openings to keep people from disposing of their household trash and also to keep the rainwater out. He recommended installing the same trash enclosure for the park as the city will use for the Transportation Enhancement improvements at Ten and Ninth streets along Highway 99W.

Engineer Eaton supports looking for additional in-kind services. Phase 2 improvements should start in the spring of 2015. The Transportation Enhancement improvements along Highway 99W from Third to Twelfth streets are expected to start in March of 2015. ODOT will complete both ends; then grind the asphalt off of the roadbed and resurface it. Eaton will bring back some photos of retaining wall options for further committee consideration. Staff will contact Brian Doyle to determine interest in participation with the footbridge project.

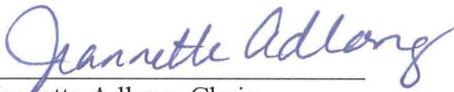
Answer to question from July 2nd Parks Advisory meeting

C.A. Daykin referred to a question received at the July 2nd Parks Advisory meeting; if the liner in the lagoons could be preserved and if it had any value at this point. The engineer replied no. A redesign of the wetlands for water treatment requires the liner be removed to allow the water to percolate through the soils. It was noted that the soils at the site have a tendency to retain water. Adlong advised there is a rough plan for contouring the fill which is being brought in from the greenway and the Bypass projects.

Daykin stated options for the trail from the bottom of Third Street to Dogwood Drive are still on the Engineer's agenda. City crews are maintaining the right-of-way.

Bart Rierson informed the committee he is the liaison between CPRD and the Dundee City Council. The Chehalem Creek clean-up, part of the Great Willamette clean-up, involved twenty-seven people who cleaned up a dumpster load of garbage. He relayed his support for a waterfront trail along the Willamette River. There are basically two land owners, Baker Rock and Columbia Empire Farms, from Roger's Landing, Newberg to the Paddle Launch. CPRD owns property on both sides of Chehalem Creek. One of CPRD's goals is trail connectivity.

The next Parks Advisory Committee meeting will be on Wednesday November 5th. The meeting was adjourned at 8:50 P.M.



Jeanette Adlong, Chair

Attest:



Debra L. Manning, MMC
Assistant City Recorder