# City of Dundee
# Parks Advisory Committee Meeting Minutes
# December 5, 2018

## Call to Order
Jeannette Adlong, Chair, called the meeting to order at 7:05 P.M.

## Staff Attendance
Present: Jeannette Adlong, Jill Bilka, Jesse Dillow and David Dixon. Absent: Nick Gilbert and Christopher Fanger. Staff members: Rob Daykin, City Administrator; Casey Creighton, Chehalem Parks & Recreation District (CPRD); and Melissa Lemen, Administrative Assistant.

## Public Attendance
Tom Schaad & Michelle Cannon, 610 SW Alder; John Peterson & Zachary Goff, 10623 NE Fox Farm Road; and Lynne Taccogna & Bob Donough, 920 SW 7th Street.

## Approval of Minutes
**The motion** was made and seconded to approve the Parks Advisory Committee Meeting Minutes for September 5, 2018. **The motion** passed unanimously.

## Business

### Sander Estate Property – Community Survey

City Administrator Daykin discussed that there was fairly good representation and a lot of very good information received in the results of the survey. He provided those in attendance with additional supplemental summary information with regard to the survey results; the information was reviewed in detail. C. Adlong discussed that with regard to the responders to the survey, she calculated that approximately 70% of respondents indicated that they live north of Highway 99W with 21% of respondents indicating residency on the river side of the highway; 7% of respondents were noted to be from the rural area of Dundee outside of the City limits, and 2% live in the City of Newberg. She also noted that about 6% of the respondents live in the immediate surrounding area of Sander Park area. C. Adlong explained that in addition to gathering information about Sander Park, the goal of the survey was also to gain knowledge about how the parks in Dundee are used and what facilities would be desired in the future. She discussed that in the next 5-10 years there will be a lot of developing that will be happening in the Riverside area. She explained that park development will likely occur in that area and that there will be opportunities in the future to address what facilities may be needed or desired.

C. Adlong reviewed the results of the survey in detail. Newberg facilities that are frequently used by Dundee residents were discussed in detail. It was noted that the Newberg Aquatic Center is used quite heavily by Dundee residents; almost 9% of the respondents to the survey use the facility at least one time per week. C. Adlong discussed her belief that just because an item is reflecting a low survey result doesn't mean that it's not important for a community to have. Jill Bilka pointed out that some may not have the ability to drive into Newberg; some things might be higher on the list if they were more convenient and local in Dundee.

C. Adlong discussed that by far the most used facility in Dundee was indicated to be Billick Park, with 44% of respondents using the park once a week. Harvey Creek Trail and Viewmont Park were nearly tied for second and third most used facilities in Dundee. The fourth and fifth most used facilities were noted to be Fortune and Falcon Crest Parks. Additional discussion ensued and the Dundee Community Center was noted to be the least used facility.

C. Adlong discussed that the Willamette River Park and the Bike/Pedestrian Trail to Newberg seemed to be the most popularly supported ideas for development in Dundee. Bilka pointed out that though a daycare/preschool and senior center were least supported, they are both demographic specific and wouldn't serve everyone in the community. Additional conversation ensued regarding the specific results. C. Adlong voiced that she is sensitive to Jan Sander's request not to have any kind of water activity at the property, though noted that a splash pad/water fountain received strong support. Discussion ensued regarding the popularity of water features in nearby communities, including the splash pad in Newberg. Bilka pointed out the importance of being mindful of what ideas are least supported as well. It was also noted that many individual comments were received from respondents on the survey as well; these were reviewed.

C. Adlong discussed that the reason why a library wasn't listed as an option on the survey was because the Committee felt that a library facility wouldn't likely be something that CPRD would be able to fund, though in retrospect it was noted that it should probably have been included. She reviewed that there were several comments received about the desire for a library. Casey Creighton, CPRD, discussed that it is his belief that a library could be a potential option, though he is unsure of what complexities may be involved with that option, especially with regard to funding.

Michelle Cannon inquired about whether the house could potentially be leased by the City if indeed a library was chosen as the top idea for the house and if CPRD was open to that idea. Creighton was unable to provide an answer to that question at this time. Creighton discussed that in general CPRD property is not leased unless it is done so for agricultural purposes. Creighton discussed that he is stepping into Jim McMaster's position when he retires once the aquatic center is completed. He also explained that he has worked at the golf course as a Superintendent for fourteen years and he has limited knowledge on some aspects of his new position. C.A. Daykin explained that policy decisions of the nature discussed would be addressed by the CPRD Board; there are two board members who presently reside in Dundee (Mike Ragsdale and Peter Siderius). C. Adlong noted that Don Clements, CPRD, was invited to the meeting though he was unable to attend. Jesse Dillow inquired about whether there would be any potential of Dundee joining with the Newberg library to provide citizens with access. C.A. Daykin explained that children in Dundee (up to a certain age), as well as children in other outside areas, are able to use the Newberg Public Library facility without charge; adults are required to pay a reasonable fee to take advantage of the circulating library. Additional discussion ensued with regard to previous attempts and prior interest in forming a new special library district in years past; apparently at that time there was not enough interest in the community for them to bring it to a vote. Discussion ensued and Cannon voiced that she was interested in the idea of a library before the Sander property became available; she feels this could potentially be the perfect location and pointed out that using the house would eliminate the need of building a facility. Detailed discussion ensued regarding local library access as well as thoughts and ideas regarding libraries, and specifically the potential addition of a library/library branch in Dundee were discussed at length. Bilka pointed out that the Newberg Public Library offers robust children's programs that she is unsure if a small library in Dundee would be able to compete with; the

importance of determining what services would be able to be provided by a library in Dundee and whether those services would meet the needs in the community was discussed. Schaad suggested that adding a local tax base and establishing a branch library would offer a more convenient option for Dundee residents. Taccogna discussed the importance of children being able to walk to a library as parents oftentimes are not available to drive them. Dixon discussed that with the increased technology his family spends less time inside of the library while still utilizing it. He discussed what some of the potential benefits would be of having local access to a branch of the Chemeketa Regional Library service in Dundee; Newberg was noted to be one of eighteen libraries associated with that network. The pros and cons of different options were discussed and it was noted that additional research will need to be completed. C. Adlong pointed out that libraries have also become community gathering areas in some locations.

The Committee reviewed additional survey results. C. Adlong discussed the community value of being able to have access to the river; the kayak launch is greatly missed. Creighton discussed that CPRD is working with the County and land owners along the river. C. Adlong voiced that her hope is that river access will be available for Dundee residents at some point in the future. Additional detailed discussion ensued regarding the complexities involved with landowners and properties along the Dundee riverside area. It was suggested that an amphitheater could potentially be a good option in the Riverside area. Creighton discussed that CPRD recently acquired some property on Parrett Mountain, and though they have permission from the County to use it, they are not allowed to have music at the location; it was noted that there are some hurdles to overcome when considering an amphitheater or similar use.

Survey results regarding Sander Estate Park development features were discussed. It was noted that the most supported idea was an all abilities children's playground, followed by a splash pad/water feature. C. Adlong suggested that if a water feature is not appropriate for Sander Park development, there could potentially be other options available for that use in the future Riverside District area. Additional detailed discussion ensued regarding the results.

C.A. Daykin inquired about whether Dundee Elementary school is presently offering open gym time to the public. Bilka suggested that they may be offering some sort of a basketball time though it is not highly publicized or known about; the details are unknown at this time. Additional discussion ensued regarding the benefits of residents having access to indoor gym space, and the fact that there may be some existing facilities that could be purposed to meet some of the needs indicated on the survey. Dillow discussed that the tennis courts are on the school property and if in the future the school is moved up away from the highway this would likely impact them. Dillow discussed that covering some of the local outdoor court areas could be an economical option.

Passive recreational survey results were discussed. The most strongly supported idea was noted to be the perimeter trail option, followed second by a nature play area. C. Adlong pointed out that the nature play area at Viewmont Park is going to be enhanced, though that was also noted to be a fairly limited facility. Additional discussion ensued and C. Adlong pointed out that a good nature play area really needs to be maintained well. Additional passive recreational options were discussed, including a detailed discussion regarding the spaced required and potential complexities associated with an off-leash dog park area. C.A. Daykin pointed out passive recreational options are rarely exclusive; there are typically a combination of options available. Schaad inquired about the insurance costs associated with a rock wall and though Creighton was unsure of those costs, he

pointed out that there is a rock wall in the new pool area at the aquatic center as well as a small wall in the new playground area.

Educational, arts and cultural recreation items most desired for Sander Estate Park were discussed. The most strongly supported concept was an outdoor gathering space followed by a multi-age program facility and a youth center. Additional discussion ensued regarding all of the results. The Sander property was noted to lend itself well to these types of recreation ideas with the presence of the house and barn areas. Many thoughts and ideas were discussed, including a lengthy conversation about what could potentially be included in a maker's space. It was also noted the local community center, the Dundee Women's Club, could potentially offer or provide some similar activities. C.A. Daykin discussed that the membership in the Club is aged and younger membership is not moving in. The facility was noted to have been a part of the community for over 100 years; planned future improvements for the facility were discussed and it was noted that parking is limited.

C. Adlong pointed out that all survey respondents seem in favor of preserving the barn, which she voiced that she would also like to see remain intact. She suggested, with regard to the house on the Sander property, to keep it for now and potentially make improvements to it in the future. She discussed her belief that most are in favor of utilizing the existing facilities at this time. Conversation ensued and C.A. Daykin pointed out that in the future there will likely be the addition of three neighborhood parks (with different types of facilities) in the new Riverside District area. It was noted that being mindful of future development could potentially help with the decision making process regarding the Sander Estate Park property.

The most highly supported revenue generation item for development at the future Sander Estate Park were adult education/fitness classes followed second by a coffee shop. C.A. Daykin inquired, with regard to the classes offered at the Cultural Center, whether CPRD coordinates these classes. Creighton discussed that the Cultural Center is responsible for the classes and CPRD maintains the building. C.A. Daykin inquired about whether concessions are offered at any CPRD facility to which Creighton responded are not, though catering is sometimes done. C.A. Daykin discussed that he has seen seasonal concessions offered at other facilities; the concessions are contracted with a portion of the revenue going back to the park facility. There was discussion about a portion of the property (perhaps the barn area) potentially being rented out on occasion as long as that didn't interfere with the overall public use of the property. The scheduling of such use was noted to be the responsibility of CPRD if they so choose that use of the facility. This option was not noted to be heavily supported by the survey results and Creighton discussed his belief that it was also not favored by Jan Sander for a funding mechanism.

Dillow discussed that a well-designed plan could provide for several different areas with a variety of features and amenities. Thoughts and ideas were shared and it was noted that the property is approximately 7 acres in size. Dixon supported the importance of looking to the future with regard to parks that will be included in the Riverside District, and pointed out that not everything will be able to be included in Sander Estate Park. C.A. Daykin discussed that if there is excess property that was paid for with CPRD tax revenue, it is his belief that some of that property could potentially be sold to buy the property really desired at an ideal location and leverage that with other private investments in the Riverside area; the asset could be repurposed for some other purpose or location. C. Adlong pointed out that the Sander property is very valuable and noted that all of these things should be considered.

Creighton confirmed that the hazelnut trees on the Sander property are diseased and will be taken out. He noted that Jan Sander requested that the largest walnut tree remain intact which he indicated CPRD will honor. Bilka pointed out that keeping as many trees as possible on the property would be beneficial to aid in keeping the space green and natural; planting a section of new hazelnut trees to keep some of the heritage of the property would also be nice to include. Creighton discussed that proper care of hazelnut trees include the use of chemicals; the close proximity to the school was noted to be a concern.

C.A. Daykin discussed that the next scheduled Parks Advisory Committee meeting would be January 2, 2019, but due to the New Year's holiday schedule there will be a City Council meeting on that date and thus he and Chair Adlong would be unable to attend. The consensus of the Committee was to meet on January 9, 2018 at 7:00 pm at the Dundee Fire Station (pending availability) to discuss their final thoughts and provide an opportunity for additional public comment/discussion. It was discussed that notification of the meeting will be provided in the monthly utility bills, on the website and social media.

John Peterson, owner of Pollinate Flowers, introduced himself and his husband, Zachary Goff. He discussed that his main interest lies in trees and that he has been considering creating a fundraiser where monies could potentially be matched/raised to buy trees for the property. He also suggested that identification/information plaques could be a nice educational addition and potentially be done as a fundraiser as well. C.A. Daykin suggested that the Viewmont Trail could also benefit from plant/tree plaques of native species, and welcomed their thoughts and ideas about how to get the community more engaged. Peterson informed that they have over 900 species of plants/trees on their property, including 150 native species. Though he noted he is quite busy at this time, he expressed interest in becoming more involved as he is available to do so.

C. Adlong inquired about the square foot of the house located on the Sander property. Though Creighton is unsure of the exact size, he noted that it's approximately 1800 square feet and has a full basement that is not completed. Bilka suggested that it would be helpful to walk through the house though Creighton indicated that someone is presently living there. C. Adlong voiced that she would like to see the inside of the barn. Creighton has a key and available Committee members will meet him at the barn at 1:00 pm on Friday, December 14, 2018.

The meeting was adjourned at 8:50 P.M.

Jeannette Adlong

Jeannette Adlong, Chair

Attest:

Rob Daykin
City Administrator/Recorder