



## **Grabhorn Park Ad Hoc Committee Meeting Minutes**

**July 1, 2021 6:00 pm – 7:00 pm**

**Attendees:** Cara Heinze, Kim Holmes, Michael Leipzig, Paul Fidrych, Mary Hindal, Andrew LaFrenz, Joel Haugen, Isaac Butman, Jim Lykins, Rocky Schwalge, Brian Hoag, Nicole Ferreira, Monica Ahlers, Kevin Chavez, Brian Lesowske

**Absent:** JJ Duehren, Bryan Hammond, Ivy Freimuth

### **1. Call to Order**

The meeting was called to order at 6.00 by Chair Cara Heinze.

#### **1.1. Review Agenda**

Paul made a motion to approve the Agenda. Rocky seconded. The motion passed unanimously.

#### **1.2. Prior Meeting Minutes**

Kim made a motion to approve the June 17, 2021 meeting minutes. Paul seconded. The motion passed unanimously.

#### **1.3. Public Comment Acknowledgement – See Agenda Item 2.1 Shoemaker Letter**

### **2. Old Business**

**2.1. Shoemaker Letter** – Cara asked if the Committee wanted to talk about the letter received from the Shoemakers. Jim responded that their concern about the old trees along the property line is valid and made a point that the group should consider them for inclusion in their recommendation. Cara replied that Huell mentioned to her that the trees are not on the Grabhorn property and stated that the Committee Recommendation should include the importance of the trees to the property.

Paul stated that during the May Council meeting a statement was made that utilities would need to be extended from Captain Roger Kucera Way to EJ Smith Road regardless of the proposed road being in place or not, and asked if the utilities are needed when the properties on the EJ Smith Road side of the property are not developing, and the property owners indicate in the letter that they will not be developing.

Huell replied that the utilities are needed based on the current sewer collections Master Plan, and that he would get a link to the Committee for the Plan.

#### **2.2. City Staff Updates**

**2.2.1. Fish Friendly Culverts** – Huell gave an update about the City meeting with Oregon Department of Fish and Wildlife (ODFW) to talk about the Fish Friendly Culvert Issue. He stated that it was a brief meeting, and the City send out a response to the Committee summarizing the discussion. As a recap, fish culverts are a mitigation technique, and their appropriateness depends on the proposal being made to the Department of State Lands and the ODFW. It was indicated that fish culverts are more expensive than regular culverts.



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Paul asked if the cost on the conceptual plan was accurate. Huell replied that that answer would have to come from an engineer at the 30% or 90% design level where more information would be available. Huell stated that regards to the wetlands and dog parks interacting with each other, that ODFW did not have specific comments on that issue, but was hesitant about that type of usage.

Cara stated these things should be considered as the Committee begins deliberations later tonight.

Paul asked about the wetness of the land on the Grabhorn property, and stated he is concerned about flattening the land on the property as the lands were mentioned as being wet by the property owners in the letter and are partially wetlands.

Kim followed up asking if digging down is the only way to level that area. Paul followed up by asking if there is some sort of initial study that could be done to examine this issue. Huell stated he would pass along these concerns to the City.

Jim stated that the Veterans ball fields do get wet in the winter.

Andrew stated that the wetlands designation is more about soil types and drainage rather than how wet the land gets, and state that flood zones are different than wetlands.

Cara asked if Rocky or Brian wanted to speak about the fields. Brian stated that very wet fields would be an issue, and that any field should be playable in the spring.

Cara stated that part of the recommendation should be phasing for the amenities and the committee can start small and build up from there as a way to mitigate for learning more about the wet lands and other issues that are present on the property. Rocky stated that there is a house on the property that is likely at the lowest point and close to the creek and its being lived in, so it's not likely that they are being flooded.

## **2.2.2.Pool Data Discussion**

Isaac commented that the cost estimates given on the Pool Cost Survey were based on staff research into pool costs for pools in similarly sized cities. Initial drafts of the survey did get in to the specific details of pool cost differences between indoor and outdoor pools, but that a decision was made to use more general information, so the City used an average cost for the operation and maintenance of pools, rather than trying to calculate and convey the specific costs. The average was built from the pool operating costs in the spreadsheets given to the committee and the public, as well as professional pool feasibility reports listed in the email sent to the committee. Operating costs in these data sources range from around \$63,000 to \$1.3 million a year.

Isaac stated that survey construction is difficult, and that no survey is perfect, but that staff was directed by Council to use those numbers on the survey at the March 15, 2021 Council Meeting after working through the survey at February 2021 and earlier March 2021 Council Meetings.



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Huell stated that it is extremely difficult to estimate costs exactly without knowing what kind of facility, what size facility, with what types of amenities are going to be installed. Huell mentioned that Council wanted the survey data to help inform them about where the public stands on the pool question.

Paul stated that he thinks the \$500,000 per year expense could turn peoples' responses in certain directions and mentioned some pools that have lower operating costs.

Joel stated that Council went through several meetings and specifically directed staff to not account for user fees or revenues in their calculations, with the point being that they didn't want to assume that there would be revenue available, and those costs would have to be deferred to the City.

Paul stated he believes the cost estimates are far off and it may affect citizens' responses on the survey.

There was discussion about bonds and bond lengths, clarifying that bonds are in place for 10, 20, or 30 years like a home mortgage, how operating levies have to be renewed every five years, how if operating levy's fail it leaves a large gap in revenues that have to be accounted for, how property tax compression can impact bonds, and how these are each large complicated topics that also impact the conversation but that a short survey gauging the publics feeling on the Scappoose specific pool question may be a difficult place to have those discussions.

Huell stated that the Pool Cost Survey data will be presented to Council July 19, 2021, and the packet should be available 5-7 days prior to the meeting.

### **2.3. Public Forum Progress**

Cara stated that the public forum is coming up on July 10, and she sent out a survey to figure out what the group would like to see, and there were not many responses. Cara stated she sees this as an opportunity to convey to the community what the Committee has been doing, what they found, and to have a dialogue with the citizens, and wants to make sure that Committee members show up to help represent the committee and its work.

Mary stated she wasn't sure what was being asked and wants clarity on whether the community would be asking the Committee questions or vice-versa. Cara responded that the group needs to figure out what it is they want to get from the forum, what information they want to solicit, work from there, and try and fill in more gaps.

Cara stated her initial thoughts about the outline for the forum are to have a picture of the original conceptual plan, posterboards with information about what the Committee has learned during its work, and information about the biggest topics and ideas that have been discussed and the challenges and ideas the Committee has had. Cara would like one member at each posterboard so that they can help answer questions when participants are coming to the boards. Cara asked for the groups feedback.



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Huell stated that the City has some posterboards that can be used, and that the City can print as large as 11" x 17". Joel stated that perhaps the Committee could bring the rolling white board from Chambers so participants can write/draw on them and the City can take pictures for the record.

Kim stated that gathering feedback is important and is concerned that the pool could dominate the discussion, and perhaps during the forum itself, how does the group approach the topic of the pool during the meeting. Cara stated she agrees that the pool issue could dominate the conversation, and depending on what the group decides, if they decide anything about their recommendations, they could say what they are considering for their recommendation.

## **2.4. Park Deliberation**

Paul stated that the group needs to come with something for the community regarding the pool, and if the group feels that the location is not appropriate for the pool or decide that the recommendation is that the pool be a partnership at a different location, than the committee should bring that to the meeting as a response. Michael stated he thinks Paul's suggestion is a good one. Jim stated that the dog park and the road will be large discussion topics as well.

Cara asked if anyone does not like Paul's stated option regarding the pool to be the official recommendation. There were no responses.

Cara stated for the record the responses to the Committee's internal survey of amenities to consider for their recommendation.

Paul stated that the Fire Chief asked for a 20' wide path if the Committee is going to recommend a gated road and stated that this would essentially be a road. Paul stated that even though the Fire Chief stated the need for the emergency access, he wasn't sure how it makes life better for the people of Scappoose given the likely low use of the connection.

Cara stated that this discussion should continue but asked the group how they want to talk about the road at the public forum.

Jim stated that he is concerned that a 20' gated access may have the same impact as the two-lane road. Paul stated that this raises the same issues about the dog park and the culvert and everything else. Kim asked if the City must put in utilities, would this have the same impact the road would have. Huell stated he would ask about this with the City.

Cara stated it sounds like they can share what they know about the options for different roads and the utility connections necessary for redundancy.

Jim stated that when the bridge went in on JP West, utilities were added along with the bridge, and asked if bringing other bridges up to standard and upgrading utilities would be sufficient to create that utility connectivity.

Monica stated she feels like the Committee may need to make a recommendation that a study be performed to determine the need for emergency access in that area of the City. Cara asked if



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this had been done. Huell stated that this has not been done in that area. Monica stated that most cities have city-wide emergency response transportation surveys. Huell stated that one may exist, but he is not sure.

Cara stated the time is 7:00 and would like to extend the meeting. Jim motioned to extend the meeting beyond 7:00. Paul second. The motion passed unanimously.

Cara asked that Kim develop a few bullet points relating to the pool and the road to be displayed at the forum. Cara stated that she would be asking different people to develop some of the information for the forum.

Cara reviewed other parts of the internal Committee survey and wanted to see what amenities could be removed. Cara stated that Tennis Courts were not wanted by the Committee. Paul stated that often Tennis Courts and Pickleball Courts typically overlap, and if Pickleball was included, Tennis Courts should be too. Paul stated that the Committee could recommend that the City partner with the Schools to overlap the two types of courts at the current school-owned Tennis Courts. Cara stated that building a relationship between the Schools and the City is important too.

Cara asked about disc golf, and that at last meeting it was mentioned that there were some considerations that seem to indicate that disc golf may not be appropriate on the Grabhorn property. There were no objections to removing disc golf from the recommendation.

Cara stated that a playground was mentioned, she asked if a nature focused playground would be good, or a more accessible playground. Kevin stated having an accessible, more natural playground would be unique, and would fill an important need in two areas. Mary agreed. Cara stated that there are parks in Portland that blend these two features of playgrounds. Cara asked if Mary could look at parks that could fill both of these needs. Monica stated she would like to help with this too.

Cara asked if there are other topics that the Committee needs to make sure to discuss during this meeting before the public forum. Rocky stated that the overflow parking being changed to paved parking might come up. There was a discussion about the parking along Roger Kucera, and the overflow parking. The parking on Roger Kucera Way was removed in the conceptual plan to make more room on the road to increase safety and implement traffic calming measures. The Committee talked about potential options to change the setup regarding parking at Veterans Park.

Cara stated a few members were interested in Basketball courts. Rocky stated that he said yes to Basketball as part of a multi-use asphalt area. Paul stated that there is a court at the middle school, but that it is in need of repair, and it would make more sense to revitalize that than develop a second court at this time. Cara stated that this ties in well with the need to increase coordination with the Schools. Cara stated she would like to have Paul bring information on that for the forum.

Mary stated an amenity that hasn't been talked about are natural features that are used for physical fitness dispersed along a trail. Cara stated that picnic tables and park benches were



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universally approved of and asked if someone would like to work on those. Mary stated she could do that.

Cara stated she would like to talk about the dog park and stated that the group needs to make clear the challenges relating to the dog park. Jim stated that currently there are so many dependencies there is nothing concrete about the dog park at this time. Cara stated that perhaps this is how it needs to be presented, and that it should be mentioned that at the last report to Council the importance of the dog park was passed to Council and they are aware of the wish to not remove the dog park before a new one is created.

Jim stated that multiple smaller dog parks are not very effective. Jim stated he would like Cara, himself and someone from the City look at Cathlamet before the forum (someone who knows where the boundaries are – wetlands etc.) and stated that the conceptual plan shows a loss of 42% in dog park space. Cara asked Jim to create the bullet points for the dog park.

Mary asked about the large grassy area at Miller Park and what that is for, and about Creekview park. Cara stated that nothing has been done with Creekview and that the large grassy area is used by people running their dogs, playing soccer, or gathering generally.

Cara stated she would like to talk about the sports fields next, and that there was a lot of support for the soccer field. Cara stated that at the forum they should present the issues relating to the soccer field. Rocky stated that he can't make the forum, but that he could help with the bullet points.

Regarding softball fields, Cara asked if Brian would do the bullet points for the softball fields. Kevin stated that he is having a hard time with saying yes for things and is unclear if the committee is going to approach reorganizing the park. Cara stated the Committee will approach reorganizing the amenities on the property. Kevin said that this activity is more about priorities then. Cara stated yes, and that the purpose of the bullet points is to create a shared understanding about each of the largest amenities when the committee goes to the forum.

Cara stated that there was quite a bit of support for a splash pad. Kim stated that she can add this to the pool bullet points to help get feedback. Jim stated that there is a splash pad at Heritage Park. Cara stated correct, but that the splashpad is as an alternative to the pool.

Kim stated that since the property was purchased with pool funds, they want to explore whether the community wants an aquatic amenity on the property.

Paul asked about what sorts of balancing will occur between committee members talking versus community members talking. Cara stated she is not sure really. Paul stated that someone should perhaps present about what the group has been doing, how long they have been working, and what will be happening in the future. Cara stated she could prepare something, but that people are likely to come and go throughout the event. Joel stated that a moderator would be good for an event like this.



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### **3. Announcements and Next Meetings**

Cara stated that everyone should have a happy 4<sup>th</sup> of July.

#### **3.1. Next Meetings**

- July 15
- August 5
- August 19

#### **Meeting Adjourned at 7:38 pm.**

For questions about these minutes, contact Isaac Butman, 503.543.7184 [ibutman@cityofscappoose.org](mailto:ibutman@cityofscappoose.org)  
The EDC conducts its meetings in an ADA accessible room. If special accommodations are needed, please contact City Recorder Susan Reeves at 503.543.7146, ext. 224 TTY 503.378.5938