

City of Molalla
Parks and Recreation Advisory Committee

MINUTES
Meeting of November 23, 2010

6:00 PM Meeting Called to Order

Attendance: Scott Clarke, Vice-Chairperson
Aimee Stomps, Secretary
Shane Potter, Planning Director
Jim Needham, City Councilor
Betty Martin
Roger Peterson
Dennis Wise
Amy Cain

Absent: Jason Ritter, Chairperson
Mitch Magenheimer

PUBLIC COMMENT

None – No Public Present

OLD BUSINESS

1. Discussed current projects the Parks Board is working on as well as those that have been completed.

- Big Meadow Park
 - Working on land dedication
- Covered Shelter at Ivor Davies
 - Completion date of June or July 2011
- Additional Trails at Ivor Davies
- Rail Line Trail
 - Applied for Federal Trails Grant
 - @ 1.9 miles in new trails
- Working on Developing Fees/Policies Schedule
- Creamery Creek Pond Trail

- Upgrades to Sheets Field have been Completed
 - Drainage pipes were poorly mapped or not documented when Sheets Field originated, so when the work was done in 2009 on the field, the lines got clogged. We had to have the lines cleaned out and re-mapped. This project is now completed.
 - Working on Reviewing Parks SDC's
2. Discussed Parks in Leu of Fees versus SDC monies, determined we have close to \$100,000 from the two accounts combined.

NEW BUSINESS

1. Bohlander Field Improvements Proposal to City Council on November 10, 2010 City Council Meeting.
- Board members were asked by City Council to meet again and bring their proposal back to the December 8th City Council Meeting.
 - Planning Director contacted the National Guard and Determined the Following:
 - Engineering is done at the time of project, it is minor engineering
 - We would need a separate entity to complete major engineering.
 - Planning Director contacted local company. Bid was \$6000 to \$10000 to complete.
 - They would complete the surveying and project plan complete with materials list for dual use purpose facility.
 - The project for the National Guard is smaller scale meaning local engineering company could complete instead of being at the National Level for approval, thus waiting period might be less than 18 months.
 - Board Members Decided to propose the same opportunity to City Council on December 8, 2010 but provide documentation for their reasoning.
 - Board Members feel that they were not made aware of their rights as a Citizens Advisory Committee at City Council Meetings. It was noted that as such, we have the right to ask to readdress public comment on matters concerning the Parks Board and that we are not limited to the same amount of time to speak as a public citizen. The Mayor and Council Members can determine what the appropriate length of time should be, given other items on the agenda for that particular meeting.
 - Board Members Noted the Following from the City Council Meeting on November 10, 2010:

1. Many who spoke in opposition of our proposal spoke with misguided information.
 - i. Other properties are available for building parks (properties owned by Mr. Magenheimer and Bill Avison)
 1. All of these locations mentioned on November 10th are industrial sites, not owned by the City.
 2. It was not taken into account the tax implications of using such properties; schools, fire and city.
 3. What happens when the property is sold?
 - ii. Other surrounding communities such as Oregon City and Canby do not have city owned parks with ball fields, that instead they use school district facilities.

Parks member did research on this subject and found the following:

- ❖ Oregon City has 6 city owned parks with playing fields/courts:
 - 9 softball/baseball fields
 - 6 soccer/multi-purpose fields
 - 3 with basketball courts
 - 1 sand volleyball court
 - 3 with tennis courts.
 - ❖ Canby has 3 city owned parks with playing fields/courts:
 - 3 softball/baseball fields
 - 4 soccer fields
 - 1 basketball court
 - 1 sand volleyball court
 - 2 with tennis courts
- iii. Statement that developing Bohlander field was the “Number One Priority of the Community” – this was followed with excerpts from the Parks Master Plan.
 - Parks Board members discussed the various places in the Parks Master Plan that discusses playing fields as a necessity.
 - Discussed how the survey was done and the way in which the questions were asked. One question says to rank from highest to lowest, the next question says to rank from lowest to highest.

- iv. Statement that our intentions are to build a “major sports complex”
 - It has NEVER been the intentions of the Parks Board to build a major sports complex at Bohlander field.
 - This prompted suggestion by Parks Board Member to direct staff to create a resolution to reword the Master Plan, removing the idea of a “major sports complex” and replace it with “playing fields”
 - Decided that it would be a good idea to specify the difference between a sports complex and playing fields.
- v. Statement that the Buckeroo uses Bohlander Field 19 weekends out of the year
 - Planning Director contacted Buckeroo President. It was determined that of those 19 weekends, Bohlander Field was used to Park 100 or more cars on only 12 days of the year.
 - Was determined that only 1/3 of their weekends actually require parking.
 - Was also determined that Buckeroo events are held the 2nd or 3rd week in June through labor day weekend.
 - Fall sports begin at the end of August or early September
 - Spring sports begin at the end of March and go through the 2nd or 3rd week in June
 - There would be VERY little overlap if any of the dual uses for Bohlander field.
- Discussed Intentions of Bohlander donation. Board Member conducted research and provided the following:
 - June 25, 1986 – 11.62 acres of real property was granted by Melvin F. Bohlander and Ruth L. Bohlander to the City of Molalla “To be Used for a Park or Public Use for Perpetuity” (3.2 acres on the North side of Shirley Street and 8.42 acres on the South side)
 - March 5, 1990 – The City of Molalla entered into an agreement with the Rotary club of Molalla. This agreement allows the Rotary Club the right to manage parking on 4.2 acres across Shirley Street from the Buckeroo arena.

- August 1, 2002 – Clackamas County conveyed a gift to the City of Molalla of additional 5.59 acres adjacent to the property South of Shirley Street that was previously mentioned. This brings the total acreage to 17.21 with 14.01 contiguous on the South side of Shirley Street.
 - *Citizens are confusing the Clackamas County land donation with that of Bohlander donated property.*

2. Board Members Decided to reconvene on Saturday, December 4, 2010 at 11am to discuss what to include in proposal to City Council at December 8, 2010 meeting.

Ideas include:

- Facts:
 - Donation of pieces of land at the Bohlander site
 - Contract with Rotary Club
 - SDC funds and Parks in Leu of Funds
- Intentions for dual use:
 - Buckeroo has priority for parking for events
 - Can try to position fields furthest away from parking area if possible
 - Define Sports Complex vs. Playing Fields
 - Ensure Adequate parking for Buckeroo and other events
- Recommendations:
 - To submit application to the National Guard
 - To remove “sports complex” wording from Master Plan and replace with “Multi-purpose recreation facility and parking for Buckeroo events”
- Calendar showing possible overlap of events considered in the development of Bohlander field.

6:48 PM recording of meeting stopped due to “memory full”

8:30 PM Meeting Adjourned