

CITY OF COOS BAY  
PARKS COMMISSION MINUTES OF  
June 23, 2015

**Members Present:** Chair, Christine Coles; Thomas Leahy, Ariann Lyons,  
Carmen Matthews, Bev Meyers, Ralph Mohr and Bill Otton  
**Members Absent:** Patty Scott  
**Staff Present:** Randy Dixon, Operations Administrator, Pam Patton  
**Guests Present:** Lane Kosler, Eagle Scout, Troop 22  
**Location:** City Hall Conference Room  
Coos Bay City Hall – 500 Central Avenue

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**CALL TO ORDER / ROLL CALL**

Chair, Christine Coles called the meeting to order at 4:00pm. Randy suggested to Christine to have Lane Kosler come forward to present his proposal.

**NEW BUSINESS –**

Christine asked our guest to introduce himself and welcomed him to present his conceptual plan to the commission. Eagle Scout, Lane Kosler stated that he has been working with Randy and Jon over the course of 14 months. He hoped to place a flag pole in Mingus Park. Lane chose this project because he not only thought it would look good in the park but to introduce a sense of patriotic pride in our community. Randy mentioned that the N 10<sup>th</sup> entrance island area is well suited and traveled. (See Map that was handed out) Lane's project is in the process of going through Eugene and headquarters for approval. Once approval has been given he'd come back to present the particulars of the flag pole.

Christine asked if there was a motion to accept.

**MOTION:** Bill Otton motioned to accept proposal and the commission's vote of confidence.

**SECOND:** Christine Coles

**DISCUSSION:** There were several questions that were directed to Randy. Site line from the ballfield, would the flag be clearly seen? Who will raise and lower the flag? Will the flag be lit? Lance at this time is unable to address these questions. Randy did say the flag would have lighting. He would like to work with the scouts and other interested parties to address the raising and lowering of the flag. The site for placement of the flag pole is part of the Parks Master Plan and would not impact any of the storm lines and any future development.

**VOTE:** Ayes Unanimous

After the presentation Lane excused himself from the meeting. The Commission thanked Lane and appreciated his proposal.

**GRANTS UPDATE –**

We have been officially notified by Oregon Parks & Recreational regarding the Mingus Pool and their grant program. Our status has been moved from 9<sup>th</sup> to 4<sup>th</sup>. Randy stated that his presentation went well and they remembered the project. (See attached Large Grant Ranking Results)

Randy had ZCS design rendering of the pool rehabilitation. (See attached proposal of work and facility diagram.) Randy directed the commission to the handout and referenced proposed work.

50 Purpose of this improvement is not only safety related for operations but also for longevity,  
51 energy efficiency and cost saving measures. Ralph inquired on the sanitation/filtration system  
52 with Randy, which was rather technical. (See audio recording for dialog for the particulars of  
53 work and systems)

54 It was asked if the grant will cover the proposed improvements. Randy said that it will and the  
55 City has already budgeted last year the matching funds. Timeline, there would be an award letter  
56 mid-July and then the City will do an IGA Contract with Parks and Recreation for the funds. We  
57 will have one year to execute and completion from that point would be about 90 days.  
58 Anticipated down time would be 30 days. Randy is working with Kathy Schuffelbean and North  
59 Bend Pool regarding any shut-down period. There is a plan of alternating the down time  
60 according to the work completed. Ralph asked Randy to check the black algae in the showers.  
61 Last time serviced was 2007. Bev asked how long do the UV lights last. Randy responded that  
62 it depends on the wattage. Randy reminded them that you don't have to do 100 percent of the  
63 gallon turnover but only have to do 40 percent. Turnover is 8 hours or quicker.

64  
65 Randy identified two grant possibilities for the locations of the Boardwalk and Mingus Park for  
66 restrooms, trail enhancement and playground enhancement. Those grants would be either UPAR  
67 or Oregon Parks and Recreation. All these types of grants, except federal, usually engage in  
68 October with reviews sometime in January followed by a presentation and then they vote on it at  
69 that point. Randy felt we had a strong candidate in either of these because we have already  
70 updated our Parks Master Plan. Randy has already given out the entire plan and they did  
71 question the time frame listed as 2015/2016 and we haven't moved on it. Randy broke down the  
72 priorities of monies became the Mingus Pool because of the high volume of usage, the boat  
73 docks and Mingus Park as a whole as well Empire Lakes. They were very pleased with Randy  
74 and how he broke it out and they were very pleased with our Parks Master Plan but wondered  
75 how come we were so slow in moving the plan forward. Randy stated that we were very  
76 aggressive on the grants we would be getting and we knew we were going to have to make  
77 revisions. With Mingus Park at 60 acres, there are about 5 different grants alone that the park  
78 will take. The price tag being around \$10 Million to do dredging, trails, restrooms and sports  
79 park enhancement.

80  
81 Grant wise, Randy felt we needed to develop a committee for the master planning regarding the  
82 Boardwalk. Once the consensus of this group comes to the reality of what they see the  
83 Boardwalk would entail, we will present it to the Council. At that point Randy can go to town  
84 finding the grants that will fit those categories. Committee wise, begin to think who needs to be  
85 on the committee? It should not be any more than 10 people total. Send your picks to Pam

86  
87 EPA is changing regulations and creating more environmental red tape regarding dredging. The  
88 one benefit is this is not the bay but a pond. Randy has found a new method. This is like a small  
89 snow cat with a "snorkel" but is a submergible unit that pumps the water out into a 10,000 gallon  
90 tank that is above grade that separates the sediment and exchanges the water back into the pond.  
91 It is completely automated. Randy has found two companies one in Kentucky and the other in  
92 Indiana that will rent the unit to you and will ship them to you as well. Cost is about 60 percent  
93 less than the conventional methods. The dredge spoils can be used as long as they are tested and  
94 are less than 10 percent of heavy metals. The shell of the pond is clay and it won't be damaged  
95 during the process. The depth of the pond will be no more than 5 feet after dredging but is  
96 currently maybe 1 to 2 feet or less in some places.

97

98 ODF&W is onboard with their support. Randy mentioned that we need to start building a list of  
99 support elements in the community and other constituents out in the community you will be  
100 talking with. We'll be sending out letters seeking support from their organizations.

101  
102 Empire Lakes' bridge replacement project is \$93,000 and SWOCC has a bridge that they would  
103 like to partner with the City on the one grant. SWOCC's portion will be \$32,000 for the bridge  
104 that connects on the backside of SWOCC. The Empire Lakes is a free spanning bridge. Cost to  
105 be \$200,000 for both. This includes the needed preparation work for both bridges. The EPA  
106 grant is a good grant that would fit this with our natural resources. Asphalt, trails and restrooms  
107 will be another package in its self.

108  
109 The donation of two picnic tables from Jill Hayner in honor of her deceased husband, Jim  
110 Thompson. The tables were approved under the Parks Master Plan and will be placed in John  
111 Topits Park. They will be on concrete slabs and one of the tables will have a recognition plaque.  
112 The cost will be around \$3,200 that she is willing to donate. One table is an ADA table for  
113 everyone's use. Randy mentioned that the two tables she picked out are very nice.

114  
115 Streetscape Plan and the Hwy 101 Beautification project was originally 12 sites and has been  
116 reduced down to 5. Council would like to do the north entrance up to the Super 8 and the south  
117 entrance and wait on all the other things. Randy will get designs and renderings done and the  
118 Streetscape Plan will be presented to Council in late July. We are mitigating the Central Docks.  
119 Rodger has worked out a pretty good deal with the owners to try to enhance and beautify the  
120 area. We've already done one-half section and the remaining is quite involved with cleanup. The  
121 purposes are for real estate curb appeal to market the property to that right person with a good  
122 desire and mindset to build something beneficial. That will move the enhancement and  
123 beautification further along.

124  
125 There is serious erosion on the dike that is undermining the bulk heads of the boardwalk. The  
126 wearing surface is considered the City's responsibility and under that is that of the International  
127 Port of Coos Bay. The Port will pay for any environmental studies, design and construction with  
128 the City taking project management. The dike is approximately four feet too low of the total  
129 height of ten feet. Looking at a massive grant (FEMA) Randy will go back to FEMA who did  
130 the initial 2005 assessment.

131  
132 **UNFINISHED BUSINESS –**

133  
134 The status of the exercise equipment to go in the John Topits has been delayed. Mr. Hynes did  
135 not make his goal in raising the necessary funds but he will continue to work out in the  
136 community with his mission. The city will include the equipment in the grant for the bridges in  
137 Empire Lakes.

138  
139 The additions of ADA play equipment. Randy mentioned that you don't have to buy every  
140 component being ADA when rehabbing an existing playground. Randy talked with a local  
141 sports league member and they are aware of a group who will cover 100 percent, fully funding  
142 an ADA sports park. If we can come together on a location, the league would sponsor the group  
143 and they will come in and build. Tom mentioned something that would be really nice and worth  
144 looking at is a wheelchair glider. It allows two people to enjoy. The wheel chair slides into  
145 position and the opposite side is seating for another.

147 Our skate park needs to be updated with additional equipment to make it competitive. When we  
148 enter into the new fiscal year, July 1, Randy can bring some equipment that can be easily adapted  
149 and brought into the existing system but we will need to be careful other than adding the  
150 equipment because we would be expanding the facility with enhancements as called out in the  
151 Parks Master Plan. The design is a little bit flawed as the concrete is cracking and breaking off at  
152 the lip. The seal and expansion joints are completely gone and will need to be ground out. If  
153 this is not addressed soon, there could be a total failure. He would be setting monies aside next  
154 year to address these issues. It was asked if bicycles have attributed to the problem. Yes, it can  
155 make it very dangerous for the skate boarder. We may look down the road and develop a BMX  
156 Park. Eastside would be a prime location and the costs wouldn't be much.

157  
158 It was asked if the apron up to the Boardwalk will be repaired. Randy stated this to be a prime  
159 example why there was a failure. The ODOT Rail supplies at every crossing a rubber cushion  
160 for shock absorption but the contractor failed to install. They will have to peel it back to make  
161 the install and then pour it again.

162  
163 **COMMISSIONERS CLOSING COMMENTS –**

164  
165 Carmen stated that it all looked like everything was moving really well and the rails at the  
166 Boardwalk looked great. He gave Kudos to Randy's hard work.

167 Tom stated that they brought Eric and Tom on board to look at the feasibility of float homes.

168 Ralph commented how the pool has held up since going in over thirty years ago. He thanked  
169 Randy for being diligent

170 Bev asked if the picnic tables were ADA assessable. The ends of the tables provide the space for  
171 the chairs.

172 Bill thanked Randy for coming to Coos Bay.

173 Ariann was very excited with all that is happening here and mentioned the photos on the website  
174 were inviting.

175 Christine thanked everyone for the wonderful work.

176  
177 **ADJOURNMENT**

178 **There being no further business to come before the Parks Commission, by**  
179 **consensus of the Parks Commission, Chair adjourned the meeting at 5:00 pm.**


180  
181 Respectfully Submitted,

182  
183 Pamela Patton,  
184 Public Works and Development

185  
186 **APPROVED BY THE PARKS COMMISSION ON THE \_\_\_ DAY OF \_\_\_, 2015.**

187  
188  
189  
190  
191  
192  
193  
194

*16 July*  
  
Christine Coles, Chair

Attest:   
Pamela Patton, Staff

\*\*See attachments that were referenced

# Mingus Community Pool



# Proposed Scope

## Demolition

- Remove Above Grade Surge Tanks
- Remove Wall & Cabinet
- Remove Existing Pump
- Remove Sand filter (2)
- Remove Existing Pump & Plumbing
- Remove Chemical Sanitation System
- Remove Tile In Dressing/Restrooms
- Remove Plumbing Fixtures
- Remove Plumbing for Showers
- Sandblast Pool Tank

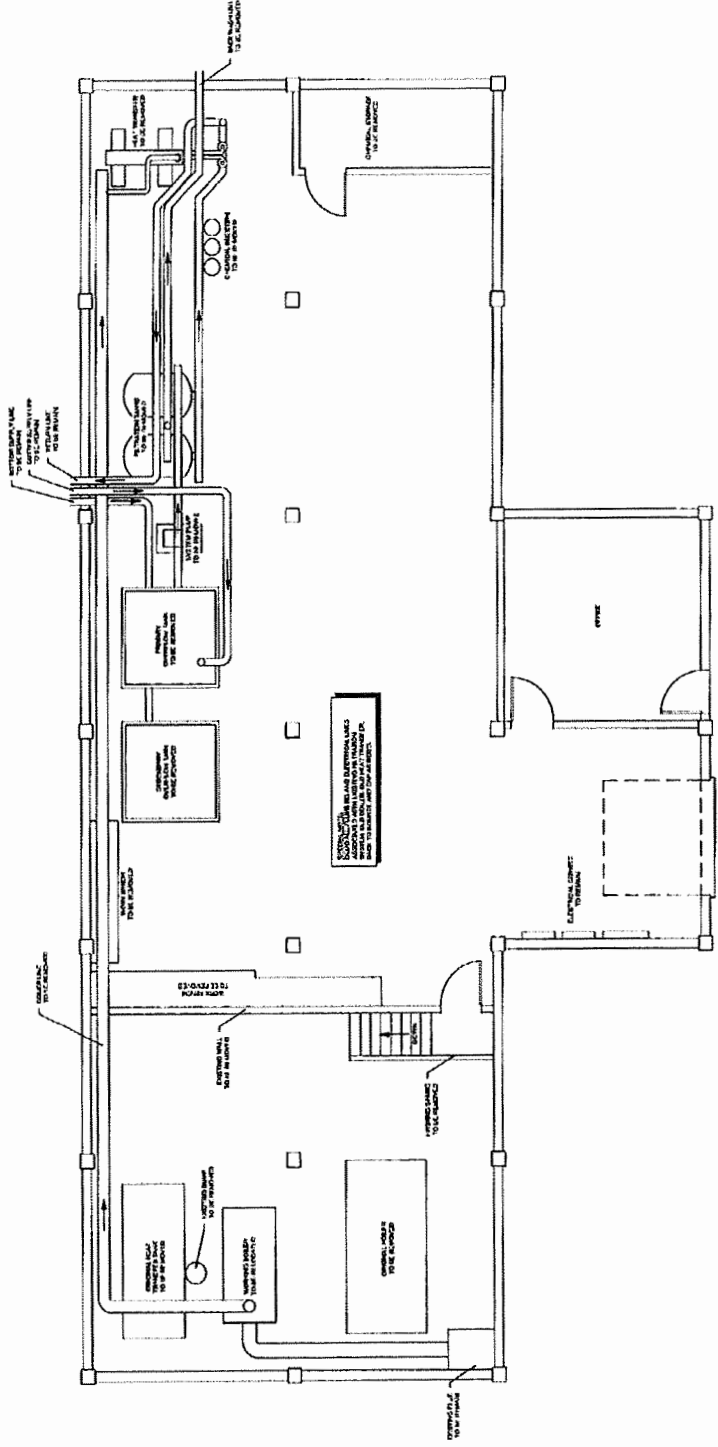
## Construction

- Construct New Filter Vault
- Install 4" Concrete Slab
- Install Vacuum D.E. Filter System
- Install Filter Vault Discharge System
- Install UV/Ozone Sanitation System
- Construct Chemical Storage
- Re-plaster Pool Surface
- Install New Swimming Pool Pump / Circulation Plumbing & Valves
- Replace Shower Plumbing
- Re-tile Dressing/Restroom
- Relocate Existing Boiler

# MINGUS PARK POOL FACILITY

## 725 N 10th St, Coos Bay, OR

### EQUIPMENT REPLACEMENT PROJECT



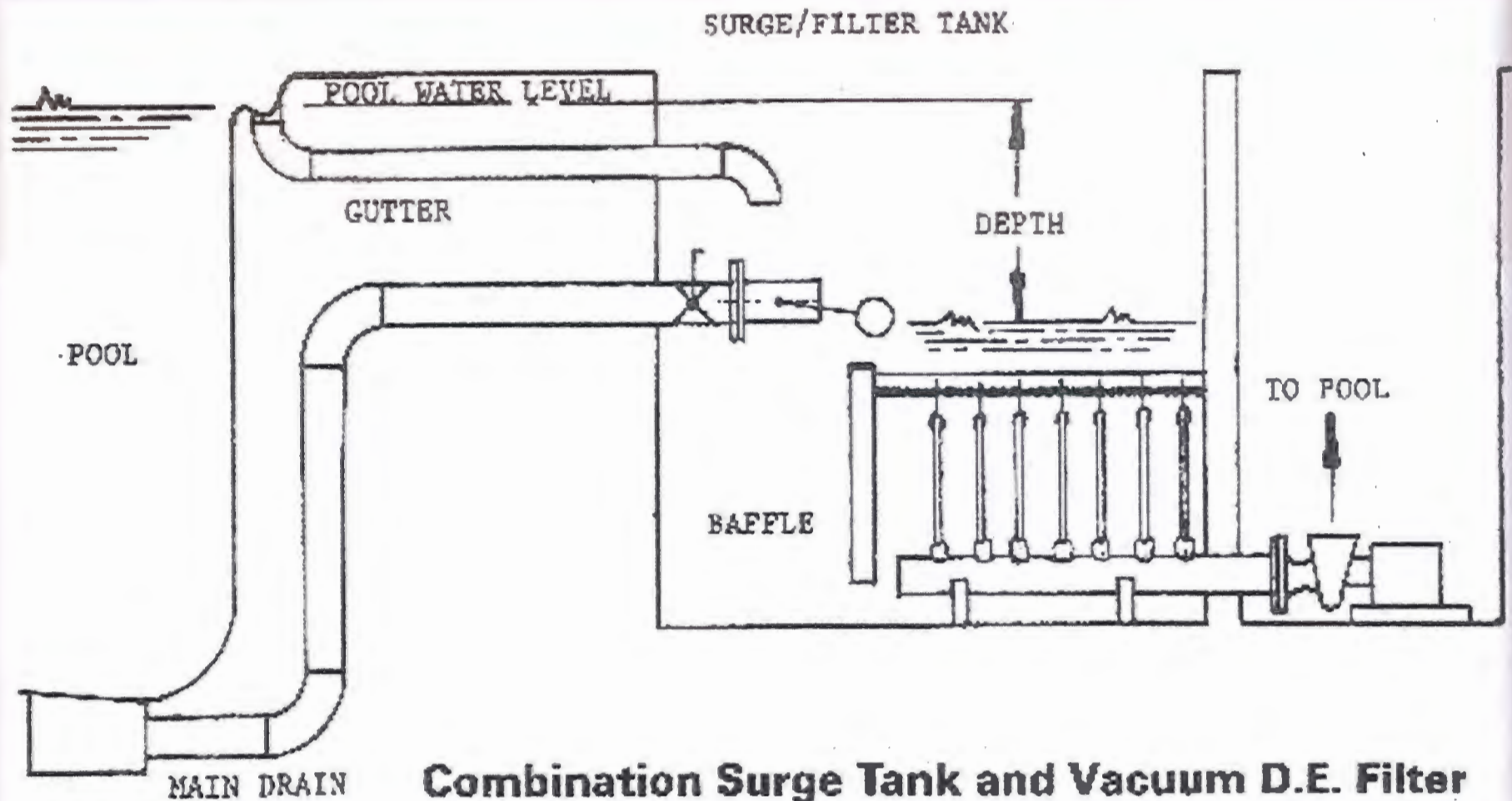
1 POOL FILTRATION DEMO PLAN  
11

<b>CITY OF COOS BAY</b>		<b>MINGUS PARK POOL FACILITY</b> EQUIPMENT REPLACEMENT	FOR AGENCY REVIEW / NOT FOR CONSTRUCTION			
		<b>ZC ENGINEERING</b> ZIMMERMAN • CARTER • SOUDERS 1234 5th Street, Coos Bay, OR 97330 Phone: (541) 338-1234				
DATE:	DRAWN BY:	SCALE:	SHEET NO.:	TOTAL SHEETS:	PROJECT NO.:	
DBIC PLAN S1.1						





# Typical Below Grade Surge Tank





**Oregon Parks and Recreation Department  
Local Government Grant Program  
Large Grant Ranking Results  
June 4, 2015  
\$4,106,800 Available**

Rank	Project Name	Applicant	Project Description	Total Project Cost	Grant Request
1	NW Neighborhood Park	City of McMinnville	Project will build a new four-acre neighborhood park with barrier free, inclusive playground including site prep, playground equipment, furnishings and landscaping.	\$1,154,000	\$275,000
2	Yamhelas Westsider Trail	Yamhill County	Project will fund the acquisition of 3.48 miles of abandoned railroad right of way for conversion to a multipurpose recreation path. These funds will be pooled with matching funds for a total purchase of 12.48 miles of abandoned railroad right of way.	\$2,107,176	\$126,000
3	Meadow Park Playground Area Rehabilitation	Willamalane Park and Recreation District	Project will rehabilitate the playground, shelter, restroom, pathway and baseball field in Meadow Park. This will include demolition, new playground equipment with rubberized fall surface, sidewalks and plaza, picnic shelter with tables, landscaping, fixtures and security cameras.	\$518,949	\$259,474
4	Mingus Community Pool Rehabilitation	City of Coos Bay	Project will upgrade shower fixtures and restroom partitions, remove old surge tanks, pool pump, circulation lines and filter system, add new surge tank, pool pump, circulation lines and new ozone/UV filter system.	\$371,770	\$221,774
5	River Park Trail and Restroom/Shelter	City of Lebanon	Project will build 760 feet of 12 foot wide, ADA accessible, paved multi-use trail. The project will remove a 50 year old broken and sinking restroom and connected picnic shelter and replace it with a modern ADA accessible restroom building and a new accessible picnic shelter, including new utility connections.	\$340,300	\$165,800
6	Hogan Butte Nature Park	City of Gresham	Project will construct the Hogan Butte Nature Park which will include an access road, parking, picnic shelter, picnic tables, CXT restroom, kiosk, paved loop trail and signage.	\$880,000	\$350,000
7	Crest Park Renovation	Wiard Memorial Park District	Project will demolish and remove dilapidated tennis courts and tall perimeter fencing, pave, stripe and curb parking lot, construct walking/jogging trail, construct a nature play area, construct a half court basketball court, add picnic pads with tables, and add extensive landscaping.	\$211,490	\$112,780
8	ADA Restroom	Malin Park and Recreation District	Project will construct an ADA restroom with adjacent ADA parking and sidewalks in Malin Community Park.	\$152,500	\$121,500
9	Rickreall Creek Trail Phase 5	City of Dallas	Project will construct a portion of the Rickreall Creek Trail System including a concrete path for non-motorized use and a bridge over Rickreall Creek.	\$517,000	\$310,000

10	Archie Knowles Park Rehabilitation	Lane County	Project will rehabilitate and reopen Archie Knowles Campground by upgrading water, waste and electrical systems, rehabilitate restroom, pave all campsite spurs and create one ADA campsite. Replace water spigots/posts, gravel, kiosk, and entry sign.	\$169,952	\$84,976
11	Spray Park & Playground at Fir Grove Park	City of Roseburg	Project will construct a playground and an adjacent water spray play area at Fir Grove Park. The two play areas will be fully accessible and linked by sidewalks.	\$590,000	\$305,000
12	Azalea Park Ball Field Reconfiguration - Phase One	City of Brookings	Project will reconfigure Azalea Park athletic fields. Phase One will construct a restroom/concession building, dugouts, fencing and backstops for Field 1 & 2, as well as connecting ADA pathways to existing parking lots.	\$353,546	\$212,128
13	Meinig Park Rehabilitation	City of Sandy	Project will replace non-compliant, damaged asphalt paths with accessible pathways, fund <i>No Name Creek</i> riparian improvements, construct an off-leash dog area and improve park lighting.	\$462,406	\$274,186
14	7th Street Complex Enhancement Phase II	John Day Canyon City Parks and Recreation District	Project will upgrade and lengthen the exercise trail, add handicap accessible restrooms, add handicap accessible ramps and stairs to tennis and basketball courts, and add a covered picnic shelter.	\$438,926	\$347,664
15	Punchbowl Falls Nature Park	Hood River County	Project will fund acquisition and phase one development of 103.6-acre Punchbowl Falls Nature Park including pedestrian trails, scenic waterfall viewpoints, recreation access to Hood River for boaters, fishermen and swimmers, signage, portable restroom, construction of parking area and park entrance.	\$1,230,384	\$470,000
16	Riley Ranch Nature Reserve	Bend Park & Recreation District	Project will construct 3 miles of low-density trails with trailheads and signage, 3 overlooks, 6 interpretive opportunities, and a gateway entrance.	\$581,000	\$290,500
17	Heritage Park Grant	City of Scappoose	Project will include an interactive Children's Fountain, playground equipment, picnic tables, benches, a drinking fountain, irrigation, an eco-lawn, an ADA ramp, landscaping, bio-swales, lighting, and interpretive signage.	\$300,320	\$180,000
<b>Total Projects Recommended for Funding:</b>				<b>\$10,379,718</b>	<b>\$4,106,782</b>

**\$4,106,800 - Funding is unavailable below this point**

18	Interpretive Shelter/Restroom	City of Tigard	Project will construct a picnic shelter with attached restrooms at Tigard's new nature park.	\$1,452,125	\$452,125
19	South Jetty Park Improvements	City of Bandon	Project will relocate the park host site, install an ADA pathway to access restrooms, rehabilitate the restrooms, create a bio-swale and restore the fore-dune.	\$456,000	\$347,600
20	Clemens Park Restroom Facility and Picnic Area	City of Sisters	Project will add a new prefabricated restroom facility and a 20' x 30' picnic area with three picnic tables.	\$97,100	\$77,680
21	Bike Park 242	Sisters Park & Recreation District	Project will build a community bike park consisting of a tot track, pump track, flow/jump lines and a public restroom.	\$136,646	\$77,256
22	Taft Park Development	City of Lincoln City	Project will construct a new park in Taft that will include a restroom /concessions building, sand volleyball court, covered multi-purpose shelter, picnic shelter, dog park and signage.	\$1,543,663	\$750,000

23	Crooked River Wetlands Park	City of Prineville	Project will construct multi-use paths, greenway trails, elevated boardwalks, river access, bird viewing areas, a covered visitors area, restrooms and picnic areas.	\$1,214,000	\$618,400
24	Happy Valley Wetland Park	City of Happy Valley	Project will completely rehabilitate an existing half-mile boardwalk trail system including benches and ADA improvements, and develop a new boardwalk section and pond overlook with six new interpretive signs.	\$576,000	\$337,000
25	Perkins Peninsula Play Structure	Lane County	Project will develop a hybrid play area featuring a state of the art manufactured play structure and nature play features.	\$188,127	\$90,000
26	Independence Sports Park	City of Independence	Project will develop three full-sized soccer/multipurpose sports fields. Parking is being constructed by a developer for SDC credits.	\$970,628	\$390,403
27	Detroit City Park	City of Detroit	Project will develop a new city park including restrooms, picnic tables, a timber framed event shelter, bicycle amenities, drinking fountains, benches and a large multi-use lawn. Project will include a "dark sky" concept and bicycle portal features.	\$647,802	\$515,202
28	2015 Rivenes Park Restroom Project	City of Hubbard	Project will replace an antiquated restroom facility at Rivenes Park with an updated ADA compliant restroom.	\$245,040	\$147,024
29	Gateway Green Park Development	Portland Parks & Recreation	Project will develop a freeway remnant into a new park. Initial elements will include walking & bike trails, nature play area, lighting, fencing, signage, seeding and irrigation.	\$1,919,600	\$750,000
30	17th Avenue Trail	City of Milwaukie	Project will construct a shared use path along 17th Avenue Right-of-Way from Hwy99E to Ochoco St, providing a vital connection between the Trolley Trail and the Springwater Corridor Trail. Funding is being requested for the portion of the project between Lava Dr and Ochoco St.	\$1,573,656	\$750,000
31	Greenville City Park Improvements	City of Banks	Project will add basketball courts, pathways, furnishings, play elements, improved irrigation, rehabilitated lawn, electrical and storm drainage systems, increasing accessibility and enhancing planted areas.	\$368,900	\$295,120
32	Falls City Falls Park	City of Falls City	Project will acquire 1.3 acres on north side of Fall City Falls to expand Michael Harding Park. The project will also construct an open pavilion on this new property to view the Falls, plus stairs to access the river.	\$159,202	\$121,392
33	Kaiser Park	City of Maupin	Project will redevelop Kaiser Park by adding accessible pathways, an amphitheater and landscaping to serve as the town's central greenspace providing a place for events such as concerts and markets, and a place for relaxation.	\$573,052	\$458,442
<b>Total Projects Not Funded:</b>				<b>\$12,121,540</b>	<b>\$6,177,643</b>

<b>Grand Total of Funding Requests:</b>	<b>\$10,284,426</b>
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