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COOS BAY PARKS COMMISSION MINUTES JANUARY 21, 2021

- 5 The minutes of the proceedings of a regular meeting of the Parks Commission of the City of Coos
- 6 Bay, Coos County, Oregon, held at 4:00 p.m. in the Council Chambers, 500 Central Avenue, Coos
- 7 Bay, Oregon.

8 <u>Those Attending</u>

9 Those present were City Staff, Randy Dixon, Operations Administrator; Mark Anderson, Fire 10 Chief; Kelli Burnette; Commissioners Carmen Matthews and CoCo Sutton. Attending remotely

- 11 by teleconference were Commissioners Ariann Lyons, Bill Davis, Patty Scott and Bev Meyers.
- 12 Also present, attending in person, was Henry Delaney from NW Fitness.

13 Introduction and Welcome of New Commissioner

14 Commissioner CoCo Sutton provided a brief introduction and was welcomed by the Commission.

15 Approval of the December 17, 2020 Meeting Minutes

- 16 Chair Lyons called for a motion to approve the Minutes.
- Commissioner Scott moved and Commissioner Matthews seconded the motion to approve the
 December 17, 2020, minutes as presented. Motion carried by unanimous vote.

19 Citizen Input

20 There was none.

21 <u>Pirates Court Empire Lakes Access Closure Request and Survey Results</u>

- 22 Staff Member Dixon reported the city received complaints about the approval of the Pirates Court
- 23 access trail to Empire Lakes closure that was approved at the December 2020 meeting. Staff further
- 24 explained that the city conducted a survey to get a better idea of how the closure would impact the
- 25 neighborhood within a ¹/₂ mile radius and provided those results to the Commission. Staff Member
- 26 Dixon stated as a park's representative you always want to encourage park access.
- 27 Chair Lyons opened the issue for discussion and stated she would really like to complete a master
- 28 plan for the Empire Lakes area and decide about opening and closing access points from that
- 29 master plan and not necessarily on neighborhood involvement at this time and asked for further
- 30 discussion.
- 31 Commissioner Sutton asked about the approval at the December 2020 meeting and Chair Lyons
- 32 explained the Commission voted to temporarily close the access as requested by the applicant, but
- 33 it was later discovered there were more that just Pirates Court residents involved/concerned and
- 34 there are a lot of people in the surrounding areas that utilize that access and that is why the city
- 35 conducted the survey to expand the response.
- 36 Commissioner Sutton stated she read over the responses, that a 10% response rate is not bad, but
- 37 is concerned that if the main issue is closing access points based on a temporary condition, would
- that open it up for other people to request closing other access points in their neighborhoods.
- 39 Commissioner Sutton asked if the main reason for the request was due to the transient population
- 40 and/or crime. Staff Member Dixon stated it is related mainly to the transient population and the

- 41 abutting properties having issues with the access. Chair Lyons commented she agreed with
- 42 Commissioner Sutton that another concern is if that access point is closed, the problem will just
- 43 be moved to another access point and then another request will be made and where would it stop.
- Staff Member Dixon stated the master plan provides set radiuses for every park in our community
 and those access points are set for accessibility in those neighborhoods.
- 46 Staff Member Dixon recapped asking if it is the Commission's desire to step back and look at a
- 47 master plan that looks at all accesses and what amenities the park should entail as we go through
- 48 the master plan. Commissioners Sutton, Matthews, Lyons and Scott concurred. Staff Member
- 49 Dixon reported at this time the city will not close that access and will move forward with a master
- 50 plan for the park.
- 51 Chair Lyons moved and Commissioner Matthews seconded the motion to not close any access
- 52 points to the Empire Lakes park complex until the Commission has reviewed a master plan and
- 53 moves forward with the master plan. Chair Lyons asked if there were any objections. There were
- 54 none. Motion carried by unanimous vote.

55 Mingus Park Baseball Field Proposal by NW Fitness

- Henry Delaney from NW Fitness came forward and presented his proposal for a public/private 56 57 partnership that would allow NW Fitness to take over the management, operations, improvements, 58 and maintenance of the ballfield at Mingus Park. Mr. Delaney stated the proposal is to bring in 59 baseball tournaments and bring people to downtown and increase revenue. Mr. Delaney stated the 60 proposal entails leasing the ballfield, making improvements, and at the end of the lease leave the park and improvements with the city as city assets. Mr. Delaney stated they have received a great 61 62 deal of support from the baseball community - American Legion, Portland Diamond Project and West Coast League. Mr. Delaney commented NW Fitness intends to recoup out-of-pocket costs 63 64 from the consignment and it is estimated this ballfield could generate nearly \$2,000,000.00 a year 65 in local revenue for taxes and businesses by expanding the use. Mr. Delaney further explained the 66 need for ballfields for tournaments, that this is great opportunity to increase tourism and income, 67 and that NW Fitness has the backing and that they have already received soft commitments from 68 local business/contractors that want to help and support the development if approved.
- 69 The Commission and Staff discussed proposed contract timelines, liability issues, cost of 70 maintenance, electricity, etc. Mr. Delaney commented that by doing this through consignment, they would be able to hire private contractors to complete the work and it would not have to go 71 72 through the city management process, which will keep costs down. Mr. Delaney further stated if the project had to go through city management, it would be cost prohibitive. Staff Member Dixon 73 74 advised Mr. Delaney that the improvements would have to go through the public procurement 75 process, and there is no way around that unless that property was not owned by the city. Staff 76 Member Dixon briefly explained the public procurement process to Mr. Delaney. Mr. Delaney 77 asked if the work was done by volunteers/in-kind donations with no cost if it would still have to 78 go through the public procurement process. Mr. Dixon explained if it is something like that, 79 something could probably be worked out.
- 80 Mr. Delaney discussed relationships with local contractors, how the field would have to be 81 redesigned to accommodate safety issues and major league ball players, that fact that NW Fitness
- 82 has a great track record and would be able to execute the developments and proposal.

83 Staff Member Dixon commented they have a great proposal and the Parks Department wants to
84 support any recreation that it can, but the Commission would have to consider current uses, which
85 is little league right now and commented the Master Plan includes proposed development of sports

- 86 complexes and ballfields, which the Commission is currently working on and noted there could be
- a bigger, better partnership in the future.

88 Mr. Delaney commented that he has been following those projects and commented that project 89 will add to what NW Fitness can do and the intent of the proposal is not to prohibit current uses 90 and they could accommodate the current uses. Mr. Delaney commented that Sause Bros. would like to improve/clean up the playground area and would sponsor it in the event NW Fitness can 91 bring in programs into the baseball field and traffic to utilize it. Mr. Delaney commented the only 92 93 way to get the area cleaned up to where people would be safe using it is to get people down there 94 that are invested in it. Mr. Delany commented he understands the current uses and is interested in 95 building a bigger complex down the road, but the program needs to be anchored and as the park 96 grows change what needs to be changed or relocate.

97 Mr. Delanev commented on the allev behind NW Fitness which is ful

Mr. Delaney commented on the alley behind NW Fitness which is full of dumpsters, refuse, etc.,
and at that time he purchased that building he explained to the city what he would like to see on

 99 2nd Court, had plans drawn up and was told a lot of people have plans for that alley, so they couldn't

proceed and it has been 5 years and nothing has been done to improve the alley and he still

101 maintains it, cleans, etc. and he doesn't want to see Mingus Park to become that alley. Mr. Delaney

- stated the proposal is for a 20-year consignment then it would be turned back over to the city.
- 103 Chair Lyons commented she likes the proposal and the energy, and appreciates all of the 104 information provided, and believes it needs to be digested further number wise. Chair Lyons stated 105 she is a big fan of master plans and the Commission is in the beginning stages of a master plan for 106 the entire Mingus Park complex and thinks the Commission needs to see how the proposal would
- 107 fit into that master plan, look at the other improvements, the other sports complexes, and the future
- 108 of Mingus Park in general.
- Staff Member Dixon commented the city is currently applying for grants for Mingus Park –
 dredging and playground rehab and have plans drawn up for those.
- 111 Mr. Delaney commented he is offering a quarter-million dollar grant to the city for this
- development and discussed potential funders and income, and how he, as a private funder, can do
- 113 things now to better the community. Mr. Delaney stated plans are great and understands Ms. Lyons
- 114 concerns but reality is that he can do something now to improve it, clean it up, maintain it and
- 115 bring in income for local businesses.
- 116 Chair Lyons thanked Mr. Delaney for addressing the Commission, that the proposal is much more
- 117 than what the Commission can address at one meeting and proposed a separate meeting be held
- 118 just to address this proposal in more detail.
- 119 Staff Member Dixon commented City Council wanted the Commission's input for discussion at
- 120 the January 26 work session, which meets at 5:30. Staff and the Commission discussed availability
- 121 for a meeting in the next couple of days and/or sending comments in via email and meeting via
- 122 Teams. Commissioner Matthews asked why it had to be on the January 26 City Council Work
- 123 Session agenda and Staff explained that is what was requested. Chair Lyons commented this is a
- big deal and not something that should not be rushed and meeting on January 26 is simply not

enough time to digest it all. The Commission and Staff discussed holding a joint meeting withCouncil to discuss at a later date.

- 127 Staff Member Dixon commented that the intent of the proposal, which Mr. Delaney said, is to
- generate money, which is not what we do in recreation which is to produce recreation in the least expensive way possible to our community and if we do this, there goes all the current uses, because
- you don't have youth/little leagues playing on a major league field. The Commission and Staff
- discussed private/public developments and the fact the ballfield belongs to the community and that
- 132 the proposal is really complex and needs to be thoroughly vetted.
- 133 Staff Member Dixon commented on the development of a clover field, which NW Fitness could
- 134 get lease time on like everyone else. Staff Member Dixon commented that typically cities develop
- 135 the sports field for the community first, before they are turned over or leased to private entities.
- 136 The Commission and Staff discussed the location of the current ballfield, the surrounding 137 neighborhood, public comment that would need to be sought, increased traffic that would come
- 138 with this type of development, the fact that it is public land, and city budgeting that would need to
- be considered in case something falls through. It was also noted that adult events typically include
- alcohol being served and this is a public area in a residential area for mixed family use.
- 141 The Commission tabled the topic for further discussion at a separate meeting.

142 Status on Gates at Upper and Lower Empire Lakes

- 143 Staff Member Dixon reported the Commission's recommendation to install two gates at the Upper
- and Lower entrances at Empire Lakes and the hiring of a security company will be discussed with
- 145 Council at their January 26 work session.

146 Status on Sports Complex Locations

- 147 Staff Member Dixon reported City Council is scheduled to discuss the two possible sport complex 148 locations at their January 26 work session. Staff Member Dixon stated there are landlocking 149 concerns from Public Works and Community Development Department in regard to the lot behind 150 Cascade Farm and Outdoor, but there is the possibility of eminent domain. Staff Member Dixon asked which location the Commission would prefer. Chair Lyons and Commissioner Sutton stated 151 they preferred the location behind Cascade and Commissioner Matthews stated he preferred the 152 location closer to downtown on Ocean Blvd., but could go either way. It was noted the Commission 153 as a whole preferred the location behind Cascade if they could get the access, otherwise they would 154
- 154 as a whole preferred the location bennit Cascade if they could get the access, other
- 155 like to pursue the waterboard property closer to downtown.
- 156 Staff and the Commission discussed the fact that any development would have to be fully vetted,
- 157 pros and cons, impacts for access, drainage, water, building where people are now versus where 158 you think they are going to come, infrastructure and parking. Staff Member Dixon stated he doesn't
- 158 you think they are going to come, infrastructure and parking. Staff Member Dixon stated he doesn't 159 think many of those are issues at either proposed location and commented the one on Ocean Blvd.
- 160 is still somewhat native and the one behind Cascade is localized and in a big neighborhood area,
- 161 with a new residential development going in. Staff Member Dixon also commented there would
- 162 have to be discussion with Homeland Security regarding the waterboard property and the safety of
- 163 the water.
- 164 Staff and the Commission discussed the possibility of discussing this proposal at a joint work 165 session with City Council at the same time they discuss the Mingus Park Ballfield proposal. Staff

- 166 Member Dixon will work with city administration to schedule a joint work session to discuss both
- 167 locations.

168 Status of Boat Ramp Hours of Operation

- 169 Staff Member Dixon Reported Ordinance 535 was passed at the January 5 City Council meeting
- and the new hours of operation are 5:00 a.m. to 10:00 p.m. Staff Member Dixon also reported there
- is no longer a park host at the Empire Boat Ramp and the city is using temporary employees to
- maintain the boat ramp area. It was noted it is not an extra cost to have the temporary employees
- 173 maintain the boat ramp as the city is not currently paying a park host's expenses, such as utilities.

174 Status on Mingus Park Restroom Closure

- 175 Staff Member Dixon reported City Council is scheduled to discuss the Commission's 176 recommendation to close the Mingus Park restroom at the January 26 work session and that the
- 177 cost of the two porta potties and wash station is less expensive than the cost to keep the restroom 178 open.

179 Safe Routes to School Update

180 Staff Member Dixon reported the Safe Routes to School Project is within days of completion and181 has come together really well.

182 <u>4th Street Roadway Safety Improvements Update</u>

- 183 Staff Member Dixon reported the sidewalks on the west side have been done and they are turning
- 184 the corner and are starting the sidewalks on the east side of 4th Street, which will start at
- 185 Commercial and go south down to Donnelly, and the road rehab will commence in the summer.

186 Commissioner Closing Comments

- 187 Bill Davis apologized for joining the meeting late due to technical difficulties. It was noted the188 minutes should be updated to reflect his attendance.
- 189 Chair Lyons stated she is excited to see so much activity and discussion about parks happening
- and is looking forward to the joint work session and meeting next month.

191 <u>Adjourn</u>

- 192 There being no further business to come before the Parks Commission, by consensus of the Parks
- 193 Commission, Chair Lyons adjourned the meeting at 5:05 p.m.

194 APPROVED BY THE PARKS COMMISSION ON THE 18th DAY OF FEBRUARY 2021.

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197 Attest:

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Kelli Bumette Staff

Ariann Lyons	dotloop verified 02/19/21 10:39 AM PST BMJQ-IXKN-ESPO-D9IZ
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Ariann Lyons, Chair