



CITY OF BAKER CITY, OREGON

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AGENDA

Leo Adler Memorial Parkway/Central Park Advisory Committee

Wednesday February 6, 2008

6:00 p.m.

Baker County Library

1. **Call to Order/Roll Call**
2. **Approval of Minutes: October 17, 2007**
3. **Public Comments (3 minutes per speaker)**
4. **Recap of Progress to Date**
5. **Recap of Band Shell Committee Meeting**
6. **Discussion of Skate Park Proposal**
7. **Review of Property Owner Discussions**
8. **Preparation for City Council Work Session:**
 - a. **Maintenance Statement**
 - b. **Parking Statement**
 - c. **Public Safety**
 - d. **Conceptual Plans for Park and Parkway**
9. **Meeting Schedule**
10. **Other Business**
11. **Adjourn**

MINUTES
LEO ADLER MEMORIAL PARKWAY/CENTRAL PARK ADVISORY
COMMITTEE
OCTOBER 17, 2007

Call to Order/Roll Call. The meeting was called to order at 7:35 pm by Chair Brian Cole at City Hall.

Roll Call			
X	Brian Cole		Dallas Defrees
X	Randy Dodson	X	Alyson Ogan
X	Susan Dowling		Logan Ermovick
	Chris Folkman	X	Rachael Livingston
X	Blake Marlia		Monica Boyer
X	Ann Mehaffy	X	Jackson Clarke
X	Wayne Sieg	X	Robin Harris Anderson-Perry (Engineers)
X	Jennifer Watkins (staff)		Doug Wright ODOT
X	Tabor Clarke (LAMP)		

Also present were Charles and Lorelei Nalley; John and Judy Harmer; and Brian Addison of *The Record Courier*.

Approval of Minutes. The Committee then reviewed the minutes of the September 17, October 1, and October 8, 2007 meetings. Upon the MOTION by Dodson, seconded by J. Clarke, with all in favor, the minutes of the previous meetings were approved.

Public Comments. Under public comments, John Harmer asked if an easement is the preferred method of purchase. He also asked what the tax implications are to the property. Watkins explained that the grant funding will pay for the purchase of an easement. Unless the entire property is needed for the project, the only amount that the grant will cover is the cost of the easement. She also believes that the tax bill is reduced by the amount of the easement. She knows that this has been done with other right-of-way acquisitions. However, she will check with the assessor's office to get a firm answer. Harmer then asked about how the City works with existing utility easements. Watkins indicated that if there are utilities constructed within the easement it may be difficult to construct anything on top of those utilities. Harris indicated that there would most likely need to be an agreement in place stating that the City will replace the asphalt should the utility company need to access the utility.

Harmer then asked how the new tax assessment would be triggered. Watkins indicated that she will discuss this further with the assessor's office and have an answer for the next meeting.

Review of Draft Parking Statement. Cole then read the second draft of the parking statement. There was a brief discussion with some minor edits made by the Committee. Cole will redraft and send it back out to the Committee based on those edits.

Deliberation on Preferred Pathway Route. Cole explained that he is hoping the Committee can nail down a specific recommendation on the route. This proposition gets more difficult as the pathway travels north of Broadway.

At previous meetings, the Committee has indicated strong support for the pathway on the east side of the Powder River between Washington and Broadway. Cole asked the Committee to ratify this decision. All members were in CONSENSUS that this is to be the preferred route between Washington and Broadway.

Next, Cole asked the group to discuss the options to north of Broadway. Harris indicated that the Committee had originally chosen the west side of the Powder River between Broadway and the old King's building. In response to a question from Cole, Watkins indicated that the environmental assessments cannot be completed on more than one option due to the cost and time considerations. Harris did indicate that some initial discussion between ODOT and property owners could be held to see if any early conclusions could be reached. There was agreement from the group that this step should be taken. T. Clarke indicated that each of the property owners involved would benefit from such a conversation. He feels that the Committee should have this done right away. Watkins stated that she would set individual meetings with the ODOT right-of-way specialist and the property owners as soon as possible.

Harris suggested that the Committee pick a preferred route and then concentrate on those property owners. Mehaffy agreed that the Committee should pick one side or the other. With that in mind, Cole asked the group to solidify which property owners should have initial visits:

- Patrick and Kristi Flanagan
- Mark and Kelle Landabazo (Gresham, Oregon)
- Rolf and Robin Erlandson
- Rustin and Suzi Smith
- Fredrick Kirkbride
- Sylva Zimmerman
- Corey and Christina Smith
- Alex and Mary Lou Sackos
- John and Judy Harmer
- Charles and Lorelei Nalley

The Committee discussed whether or not to include Mr. Kirkbride. There was agreement to include this option in case the Flanagans and Landabazos are unwilling to negotiate. This would mean that another bridge would need to be built over the river. Mr. Harmer asked if the bridge would be similar to the one in Geiser-Pollman Park or like the others along the Parkway. Harris explained that it would be like the others

already on the Parkway. He estimated that the additional bridge would cost approximately \$150,000. Dodson stated that if he is looking at this project aesthetically rather than financially, he would rather see a bridge over the river than continue down Broadway away from the river. Cole said that this discussion could be held after the Committee hears back from ODOT about the property owner discussions. Harris suggested that the Committee be in agreement that the preferred route would be along the west side of the river. There was agreement from the group on this point.

The Committee then discussed the section of the Parkway from the Dollar Tree property north to Madison. The Committee had originally discussed running the pathway on the west side of the Powder River behind the Dollar Tree. Harris explained that he has conducted a series of measurements and surveys and prepared some sketches of this property along with photos of the river bank and the area behind the Dollar Tree. He continued that there are serious problems with this proposal. First, the pathway would need to be constructed in similar fashion to the boardwalk behind the Baker County Library. However, the pathway would need to be wider to accommodate bike, pedestrian and ADA traffic. The structure would need to be anchored to the Dollar Tree building for support. Additionally, because of the current condition of the river bank, the entire bank from one corner of the building to the other would need to be rebuilt. Harris explained that the cost would be very similar to having a bridge built on each corner of the building plus the cost of the bank work. It is difficult for him to justify such an extreme cost for this project. Watkins added that there are other issues that the Committee needs to consider. First and foremost would be the liability issue. The City would most likely need to waive the liability for the building owner. However, should any changes be made to the building that would destabilize the Parkway, the City would then inherit the risk. Another question that would need to be considered is how the owner of the building could be compensated for the use of the back wall. ODOT is concerned that this would require the purchase of the entire building, something that is definitely not figured into the current project budget. Finally, there would need to be some research into how the building was engineered when it was first built. It is unknown at this time whether or not the building could accommodate such a structure being added to the rear wall. Harris continued, showing photos of the existing river bank and where the rock and the gunite are sloughing off into the river. Much of this area needs to be rebuilt. Dowling asked if somebody would need to do this in the future. Harris indicated that eventually this would have to be done, but there's no way of knowing how soon this may need to happen. He also is concerned about tying this amount of investment to an existing building with an unknown lifespan. He is worried that the community will make this large investment in the Parkway only to have it torn down when the Dollar Tree building is torn down.

T. Clarke explained that the property is currently being purchased. At this time the new owners are not known. Once they are known, contact could be made to see what the plans are for the building. It is difficult to know how quickly this could be done.

Harmer asked if the City could purchase an easement for future use. Watkins indicated that this is a possibility, but not something that could be included in the current

project budget. The City would need to come up with the money for that easement on its own.

Dowling asked if it would be possible to make the river narrower. Harris indicated that there is no way to do this.

Harris added that the timeline for review of in-stream work should, the Committee wish to proceed with this option, will add at least six to eight months to the project development.

Dowling asked how wide the boardwalk is at the library. Harris explained that it is about six feet wide. Another three to four feet of solid material lies between the edge of the boardwalk and the edge of the river bank. Narrowing the pathway behind the Dollar Tree does not eliminate the majority of the cost or the liability issue. It does create ADA issues, however.

T. Clarke indicated that he and Watkins will attempt to make contact with the new owners of the Dollar Tree if they are known soon. Harris stated that if they could make this contact before the next meeting it would be helpful. At that point, the Committee may need to pick another route. Livingston indicated that she did not believe the group should continue to look at this side of the river with the slim hope that the new owners will tear the property down. Cole indicated that this would mean that the route would move to the east side of the river. Marlia asked if the Sackos would expect the City to purchase the entire property. T. Clarke explained that the grant money would purchase the necessary easement for the parkway. The rest of the funding would need to come from grants or private investments. Mehaffy asked if there was still the possibility of creating an additional green space on the Sackos property. T. Clarke stated that there would need to be additional grant funding raised to create this type of space. Most likely, there would be a private developer wanting to create housing in this space. Mehaffy asked how big the Sackos property is. Watkins indicated that it is about one acre.

Cole then introduced the Nalleys to the rest of the group. He explained that their property on Madison is a possibility for the pathway route. The Nalleys indicated that they are not certain about this project.

Mr. Harmer then asked about the rock wall on the east side of the Powder River. Harris indicated that its condition is much better than the west side, though there are still some problems as one gets closer to the edge. Ms. Nalley asked if it is the responsibility of the property owner to keep up the river bank. Watkins indicated that she would check with the Irrigation District to see whose responsibility this is.

T. Clarke then indicated that both the Harmers and the Nalleys would also benefit from a conversation with the ODOT right-of-way specialist. There was agreement from the group to include them.

The group then decided to wait at least two weeks for the ODOT meetings to take place before meeting again.

Meeting Schedule. Because of the irregularity of the schedules from each member, the group decided to set meetings one at a time. The next meeting was tentatively scheduled for Tuesday, October 30, 7:00 pm at City Hall. This meeting date will be dependent upon the availability of the ODOT right-of-way staff.

Other Business. There was no other business at this time.

Adjourn. With no further business to discuss the meeting was adjourned at 9:03 pm.