

City of Ashland
PARKS AND RECREATION COMMISSION
Real Estate Subcommittee Meeting Minutes
May 9, 2018

ATTENDEES

Present: Commissioners Landt and Heller; Director Black; Interim Parks Superintendent McFarland; Supervisor for Forestry, Trails and Open Space Minica; Public Works Director Brown; Parks Foundation Board Member Mangin

Public: Realtors Eric Poole and Eric Herron, Full Circle Realty

Absent: None

I. CALL TO ORDER

Commissioner Landt called the meeting to order at 3:00 p.m. at the APRC Administration Office, 340 S. Pioneer.

II. ADDITIONS OR DELETIONS TO THE AGENDA

Black asked that Item 2A, **Discuss Gibbs Property**, be postponed and that a Public Works Discussion be added. Landt said he wanted to leave the Gibbs Property Discussion on and it could be talked about later in the meeting.

III. NEW BUSINESS

a. Public Works Projects

Public Works Director Paula Brown said a piece of property she'd planned to discuss hadn't yet gone to Council so it was premature to discuss it at this meeting. Brown spoke about the Wastewater Treatment Plant and said Public Works was looking at an outfall relocation into Bear Creek. Originally they had talked about going along the bike path across Ashland Creek to the other side of Ashland Pond, then heading into Bear Creek; however, now the idea was an alternate location flowing out the back of the Wastewater Treatment Plant. It had no stream crossing, went along the backside of Ashland Pond and followed within 20 feet of where the original outfall would have been.

Discussion and Conclusion

Landt asked if the current easement covered this proposed use or if had a different use. Brown said the existing easement was for a 12' sewer line. Landt said there were some concerns with it because it didn't allow for public access. Brown said along one side was a City property that was not in the current easement. Landt said both alternatives needed to be weighed in terms of creating the fewest disruptions to the environment. When asked by Heller about the timeline for the project, Brown said it was five to seven months. Landt asked if there would be any access to Ashland Pond during this time. Brown responded that there would be access but a different entrance point. Black said it might benefit APRC to explore an alternative entrance point. Brown said Public Works was looking at fish screens so they could probably put something in the upper pond area and make sure they had a fish screen on their pipe. Heller asked if the overlying reason for the project was to be able to dump into a larger flow. Brown said it was to solve the temperature problem at the Wastewater Treatment Plant outfall and this was one option for a solution. Landt said that if water were taken out in late summer, there would be no water in a certain section of the creek. Brown said there would always be some water in Ashland Creek and they could release additional water from Reeder Reservoir to keep cooler flows in late summer. She said they might also talk to DEQ if it was their responsibility to keep warmer water in Ashland Creek or cooler water in Bear Creek. Brown said there were four pieces that fit within the Wastewater Treatment Plant project: outfall relocation, wetlands (12 acres), freshwater releases and the temperature shading credits. She said these were all pieces with DEQ requirements. She said DEQ had not given them a new permit. Landt asked where those 12 acres were located. Brown responded that they couldn't mention the property that was currently under consideration.

Brown said the bike path traversed alongside the Wastewater Treatment Plant and she wanted to go before the Parks Commission to suggest moving the path that Verde Village connected. Landt said the APRC BMX Park was in that location. Black responded that the BMX Park was not tied to the location that was currently under discussion. Brown said there was a road / trail / bike connection off Michelle Street. Black said the details where paths are going to be located had not been discussed. Brown said it didn't make sense to have a bike path running adjacent to the treatment plant; Landt agreed and said the trail should also be much less steep. Brown said it might or might not meet bike path requirements. Black said it should not be next to the treatment plant, nor should it be next to wetlands.

Landt suggested moving this discussion to a Parks Commission study session. Brown said if she could make a presentation at a study session or regular meeting it would allow for more time to pull the pieces together. She said her goal was to have Public Works and APRC work together and continue to share resources toward a successful project conclusion.

Black suggested talking about pedestrian access at Ashland Pond. Landt said if they couldn't get pedestrian access they would build a bridge. Black said that while Public Works was trenching, maybe there was a way to bump it out. McFarland asked how deep the trench would need to be and Brown said it would depend upon grades. Brown said they would do the shading. She said the RFP was out and they helped define the shading requirement. Landt said the four-pronged project included relocation and the TID Ditch. Brown said that it actually included outfall, wetlands, shading / trading and freshwater release. She said TID was not part of this project. Black agreed that a study session would be the right venue for this discussion. Minica said the Forest Lands Commission wanted Brown to come and speak with them, since they felt the pond fell within their purview. Black said it was under the purview of the Parks Commission. Landt suggested inviting the Forest Lands Commission to the upcoming study session; all agreed.

b. Discuss Gibbs Property

Landt asked if Black had an attorney's report yet; Black said he did not. Black said there were two documents and on the recorded document there was a deed as well as a resolution from the City. The resolution from the City was recorded in 2004 and it stated that the Riverwalk Property was dedicated to Parks for open space. Black said he needed to get more information from the City Attorney. He said the City Charter stated that when properties were dedicated for open space, Ashland Parks and Recreation Commission had a responsibility for them, not as a restriction. He said the recorded deed indicated that the property was dedicated to the City of Ashland with no encumbrances. Black said he asked City Attorney Lohman if it was possible to dispose of the property. Landt said APRC would have to be more careful of obtaining property that might not work for the APRC system.

c. General Property Updates

Michael asked if Realtor Poole wanted to provide an update on his interaction with Mr. Roy Jorgensen. Poole said as to the Coventry property, Jorgenson felt the offered amount was low. Poole said the amount was in the \$20,000-30,000 range based on a lot selling in the Billings Ranch area for \$165,000. Poole said Jorgensen's tone on the phone indicated that he was not interested in selling his property.

IV. SET FUTURE MEETING DATE – not determined

V. ADJOURNMENT

There being no further business, the meeting was adjourned at 4:15 p.m.

Respectfully submitted,

Anna Wysocki, Temp Office Assistant
Ashland Parks and Recreation Commission