

**Minutes FOR REGULAR BUSINESS MEETING
ASHLAND PARKS & RECREATION COMMISSION
October 28, 2019
Council Chambers, 1175 E. Main Street**

Present: Commissioners Gardiner (Chair), Landt (Vice-Chair), Bell, Heller, Lewis; Director Black; Recreation Superintendent Dials, Senior Services Superintendent Glatt; Parks Superintendent Oxendine, Assistant Sullivan

Absent: City Council Liaison Mayor Stromberg

CALL TO ORDER

The meeting was called to order at 5:30 p.m.

EXECUTIVE SESSION (pursuant to ORS 192.660(2)(h) & ORS 192.660(2)(i))

The executive session began at 5:30 p.m. The executive session adjourned at 7:00 p.m.

APPROVAL OF MINUTES

APRC Study Session – September 16, 2019

Motion: Landt moved to approve the Minutes from August 19, 2019 as provided by staff. Lewis Seconded.

Vote: The vote was all yes

APRC Regular Meeting – September 23, 2019

Motion: Landt moved to approve the Minutes from August 19, 2019 as provided by staff. Bell Seconded.

Vote: The vote was all yes

PUBLIC FORUM

None

ADDITIONS OR DELETIONS TO THE AGENDA

None

CONSENT AGENDA

Subcommittee Minutes Acknowledgment

- Ashland Senior Advisory Committee, August 12, 2019

Without objection Gardiner accepted the Consent Agenda as presented.

UNFINISHED BUSINESS

Japanese Garden Plan Amendment (Action)

Black gave a PowerPoint presentation (see [Attachment I](#)). The presentation included information in the [meeting packet](#) and the following items:

- The amendment proposed by staff includes incorporating two Douglas fir trees into the design of the garden. These trees were previously planned to be removed
- The existing garden is approximately 0.5 acres as outlined in yellow in the presentation. The new design is approximately 0.65 acres, as outlined in red in the presentation

- The amended plan includes the following
 - Douglas firs remain at northeast corner
 - Bamboo at the northeast corner is eliminated
 - Block wall that extends west from the sidewalk over roots of Douglas firs is partly eliminated to protect Douglas fir root systems
 - Minor changes have been made to the entry gate area
 - Handwash basin added to the entry features near Douglas fir trees
 - Small bamboo fence added to Douglas fir area
 - Space has been set aside at the entry for an information booth
 - A step stone path has been added to the Douglas fir area
 - The southern boundary of the garden is being expanded about two feet to accommodate some movement with other items on the interior of the garden

- Cost of the construction of the garden is estimated at \$1.3 million, which will be provided through a grant from the Ashland Parks Foundation (APF), made possible by a donation from Jeffrey Mangin. No funds from the CIP budget will be spent on this project. APRC will provide in-kind labor and use of APRC equipment
- The cost of maintenance is expected to increase from \$20,000 to \$75,000 annually. An annual grant of \$60,000 for a period of ten years will be provided by the APF, made possible by a donation from Jeffrey Mangin
- The preliminary construction area is represented by a dotted black line in the presentation. This area will be fenced and closed to the public during construction. Trees inside of this area will be protected through a tree protection plan and monitored by a licensed arborist. Trees outside of this area that are in close proximity, will be protected as well
- Landt stated that the slide displaying the construction area does not include access points. Black indicated that this is the case. The specific access points still need to be finalized
- Black reviewed the conditions included in the staff report
 - Note: Changes to the conditions included in the staff were made during the meeting. The items 1-6 below include these changes
 - Item 2b: replace “north south” with “east west”
 - Item 2c was incorporated into item 2b

- 1. All twelve of the Douglas fir trees in the “Boy Scout Grove” shall be retained, including the two within the boundary of the proposed Japanese Garden.
- 2. A special tree protection plan shall be created to protect the entire Doug fir grove. The plan is yet to be completed; however, the following must be contained within the plan:
 - a. Construction and any other work within the drip line of the Douglas fir Boy Scout Grove would only occur as recommended by certified arborists with the goal of maximizing protection for these trees above and below ground.
 - b. The exception to the above being that the area within the drip line south of the existing east west sidewalk by the Douglas fir trees may require root disturbance to gain ADA access and other reasons. It is understood that work in this area would include supervision by certified arborists but reasonable measures to allow Garden construction and planting work would be allowed.
- 3. The “Bamboo Forest” area near the Douglas fir trees from the original plan shall be eliminated from the approved Japanese Garden plan.
- 4. A comprehensive tree protection plan will be implemented by the Ashland Parks Arborist for the area outside of the proposed garden for areas adjacent to, or with potential impact from the proposed construction project.
- 5. The construction of the project is being funded completely by the APF and any contributions from Ashland Parks and Recreation will be through in-kind labor, project management and equipment usage.
- 6. Staff shall work with APF and the donor to secure a contract for a ten-year period for a monetary maintenance contribution of up to \$60,000 per year.

Public Input

Kathryn Thalden of Ashland expressed appreciation to Jeff Mangin and the parents of his late wife for providing this gift. With patience and persistence Mr. Mangin will be able to provide a garden that brings the community together.

Barry Thalden of Ashland stated gratitude to the donor, Jeff Mangin, for redesigning the plan and seeking community support for the plan.

Mark DiRienzo of Ashland stated that tax payers would have expenses associated with this area without the redesign such as ADA upgrades. Donors, such as Jeff Mangin, have played a large role in funding projects that benefit the community.

Commissioner Discussion

Bell expressed gratitude to Jeff Mangin for his generous donation and this thoughtful consideration of public input.

Motion: Landt moved to approve the amended Japanese Garden design including the plan and the amendments as presented by staff in the discussion, for clarification the conditions include the words “east west” replacing “north south” and that under number 2 items b & c are combined. Seconded by Bell.

Discussion: Landt made the following points:

- The two Commissioners who voted against the plan in January are now making the motion and seconding that motion to approve the plan. This shows that the situation went from one that was controversial to one that is win-win
- Landt thanked Mr. Mangin for his flexibility in seeking a solution that seems to have vast majority of support by the community. The fact that no one was present to speak out against the proposal speaks to this.
- Landt stated his ongoing support for the Japanese Garden and referenced his vote to approve the Japanese Garden, that included the protection of the trees, in January. It was pointed out that often gifts such as these do not include funds for maintenance. In this case, up to \$600,000 will be offered by the donor.

Gardiner stated that this has been a long process and is appreciative of where this has ended up. Gardiner called for a vote.

Vote: The vote was all yes.

Pool Financing & Site Plan Approval (Action)

Black gave a PowerPoint presentation (see the second part of [Attachment II](#)). The presentation included information included in the [meeting packet](#) and the following items:

- As presented in previous meetings, the current pool is rapidly failing
- The site plan presented is a preliminary. The next step is to have a pool designer create a more detailed site plan
- Black reviewed the Pool Ad-Hoc Committee Recommendations outlined in the staff report included in the [meeting packet](#)
- A graphic of the current site was displayed in the presentation. The preliminary site plan was overlaid (yellow line) on this image, displaying the increased area of the project and identifying the new footprint of the pool
- The therapy pool includes a zero-depth entry and will meet ADA standards
- Green space is included in the preliminary site plan
- The preliminary site plan has been realigned to create a straight angle adjacent to the Senior Center, which would allow for the construction of a walking path as well as increased green space within the pool area
- The bleachers displayed in the preliminary site plan will likely be moved closer to the parking lot to allow for increased green space within the pool area
- Black recommended moving forward with a revenue bond to fund the project
 - Revenue Bond (Food & Beverage Tax)
 - Current projected revenue \$750,000- \$800,000/year
 - Expires 2030
 - Consistent with the purpose of the F&B (Food & Beverage) Tax

- Capacity exists to cover bond payments, in excess of 300,000
 - F & B Tax
 - Enacted in 2009 for “acquisition, planning, development, repair and rehabilitation of City parks”
 - 2018: \$758,000 revenue
 - 2019: \$803,844 revenue
- Previous revenue bonds have been used for construction projects that are still being paid off
 - Recent F&B Projects Completed:
 - 2014: Ice Rink Cover \$289,500
 - 2014: Calle Guanajuato \$500,000 (revenue bond)
 - 2015: Ashland Creek Park: \$500,000
 - 2016: Garfield Park Water Play and Park Renovation: \$850,000 (revenue bond)
 - 2017: Mace Property Purchase: \$380,000 (11ac)
 - 2018: Briscoe Park: \$500,000
- Payments for \$300,000 per year starting in 2021 and would be paid off in 2030
- Current food and beverage tax encumbrances equal 25%, adding \$300K per year for 10 years would increase the encumbrances to 65% of the projected \$750K of annual revenue from the food & beverage tax
 - \$260,000 from F & B would be available annually to complete other projects
- Black proposed the inclusion of other projects into the revenue bond
 - \$100,000 for Pickleball construction
 - \$150,000 to resurface tennis courts. Black stated that the resurfacing of tennis courts is not a specific CIP project, but they are included in the list of ongoing maintenance projects
- Black presented two options for funding the projects being discussed
 - Option 1
 - Pool - \$2,600,000 REVENUE BOND
 - Pickle Ball - \$275,000 CIP (this would require diverting money from another CIP project)
 - Tennis Courts - \$150,000 CIP (this would require diverting money from another CIP project)
 - Total BOND: \$2,600,000; CIP \$425,000
 - Option 2
 - Pool - \$2,600,000 REVENUE BOND
 - Pickle Ball - \$325,000 CIP (\$175K) and BOND (\$150K)
 - Tennis Courts - \$150,000 BOND
 - Total BOND: \$2,850,000; CIP \$175,000
- Black reviewed and altered the operational costs and revenue of the new pool and was able to keep the annual net costs at the current level of \$91,000 annually. A reduction in operational costs includes moving away from heating with natural gas for a more cost effective and sustainable method.

Black recommended moving forward with Option 2. The F & B Tax expires in 2030. Black recommends taking advantage of leveraging funds while we have them case it is not reauthorized. The goal is to get \$2.6 million for the pool. Including other projects in the revenue bond makes fiscal sense and expands the number of people positively impacted by leveraging food and beverage funds.

Landt raised a concern about process. Landt stated that since the inclusion of additional projects in the revenue bond was not noticed the Commission should not vote on including these additional projects at this time. Black stated that the question on including additional projects arose within the last week and came to the meeting to present options.

Black recommended moving forward with the preliminary pool plan at the expense of \$2.6 million with the direction to move forward with a revenue bond back by F & B funds. The bond would be issued by the City of Ashland. Once the Commission approves the funding, the design phase can begin using funds that have already been allocation.

Bell inquired if other projects were considered for inclusion in the revenue bond. Black responded that if Commissioners had ideas about projects, this would be an opportunity to review those projects. Landt stated that reviewing other potential projects is an argument for holding off on adding funds for specific projects at this time and discuss the issue at a future meeting. Lewis concurred that adding projects to the bond is worthy of a special meeting. Black will plan on presenting increasing the bond above the \$2.6 million at a future meeting.

Public Input

Todd Landry of Ashland, who is the coach of the Ashland High School swim team, stated support for funding the construction of the pool for \$2.6 million. This is a multi-use pool that can provide activities for multi-generational uses. Increasing the size of the pool is in the spirit of the Meyer Family. Increasing the size of the pool will allow for continued multi-generational use and the ability to increase swim lesson offerings. This will still be a multi-use, community pool. Landry stated as the organizer of potential swim meets, he can select parking and bus drop off locations to keep traffic out of neighborhood. Landry drew attention to the fact that several school age community members left the council chambers earlier in the meeting. These were members of the Water Polo Team. They left for practice which starts at 7:30 and ends at 9:30 p.m., because that is the time that is available at the YMCA. Constructing a new pool will allow practice for organized teams to occur earlier in the day.

Jacelyn Sanford of Ashland stated that parks important component of a community for various reasons and support constructing a new pool within Hunter Park. During Sanford's time in Ashland Sanford has seen improvements of other parks including Lithia, Garfield, Calle Guanajuato, Hunter and North Mountain Park. Sanford stated that now is the time for community pool to be made fully functional for the entire community to support physical aquatic activities for all ages. Sanford listed numerous national organizations who support aquatic activities and thanked the Commissioners for their continued support.

Janice Tacconi of Ashland spoke in support of rebuilding the pool for the quality of life of the community. Tacconi has a daughter who has swam at the Daniel Meyer Pool and has worked as a life guard.

Doug Smith of Ashland referenced concerns stated at a previous APRC meeting and stated that most of them have been discussed during Black's presentation. Smith supported including grassy areas in the plans for families and supports the community aspect of the pool. The safety of small children is also a concern and is pleased with the new layout proposed, but also raised concerns about the location of the deep end of the pool. Smith was also glad to hear the swim coach is willing to mitigate traffic in neighborhood.

Geri Mathewson of Ashland stated happiness about hearing that the pool includes a zero-depth entry point. Mathewson stated a willingness to raise money for a waterproof wheel chair. This proposal will honor the original generous donation from the Meyer family. Mathewson encouraged approval of funding and called for the consideration for the therapy pool to be a warmer.

Rebecca Kay of Ashland directed comments to APRC staff and Commissioners. Kay stated the pool would be an asset to community. If built to meet current pool standards, there will be an increase in the programs offered. It would be large enough to accommodate multiple programs occurring at the same time. APRC should be commended on the outreach to the community to identify aquatic needs. Kay stated support of larger grassy area. Kay urged Commissioners to vote for the \$2.6 million revenue bond. Kay provided a thank you card to Black from the aquatic community.

Commissioner Discussion

Motion: Landt: moved to move forward with the \$2.6 million bond for the pool and to accept the conceptual pool plan. Heller seconded.

Discussion: Heller stated that it is not clear what the double deep component of the pool. Black stated that when a more detailed plan is designed, this and other issues will be able to be reviewed in depth

Gardiner stated support for the motion but feels it would be appropriate to review the additional items discussed tonight that could be added to a revenue bond. Gardiner stated concern about diverting funds from CIP projects and would like to see adding additional funds to the revenue bond but did not want to slow the process of funding the pool.

Vote: The vote was all yes.

Motion: Landt moved to direct staff to hold a special meeting before November 19 to discuss adding other projects to the \$2.6 million revenue bond, including considering pickleball court additional money and tennis court repaving money. Bell seconded.

Vote: The vote was all yes.

NEW BUSINESS

None

ITEMS FROM COMMISSIONERS/STAFF

- Heller attended the grand opening of a park in Medford called Century Village. Heller mentioned the shade structures installed there are impressive and worth checking out. There are also pickleball courts at the park
- Dials stated the Recreation Division Advisory Committee (RDAC) is still accepting applications. A total of eight applications have been received to date. Dials also mentioned that APRC staff have started implementation of new recreation software that will be integrated with the City's finance system. Implementation should take 8-9 months.
- Oxendine gave a PowerPoint presentation about a plan to plant bulbs more than 66,000 throughout the park system (see Attachment III). The bulbs have been purchased and will be planted in natural patterns. All the bulbs are pollinator-friendly and will take very little to maintain

UPCOMING MEETING DATES

7. Ashland Senior Advisory Committee – November 4, 2019
 - Ashland Senior Center, 1699 Homes Ave—3:30 p.m.
8. APRC Study Session—November 18, 2019
 - The Grove, 1195 E. Main St, Ashland – 5:30 p.m.
9. APRC Regular Meeting—November 25, 2019
 - Council Chambers, 1175 E. Main St., Ashland—7:00 p.m.

ADJOURNMENT

The meeting adjourned at 8:41 pm

Respectfully Submitted
Sean Sullivan
Office Assistant II