

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.

44 Staff Member Dixon stated the master plan provides set radiuses for every park in our community
45 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**

56 Henry Delaney from NW Fitness came forward and presented his proposal for a public/private
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
61 park and improvements with the city as city assets. Mr. Delaney stated they have received a great
62 deal of support from the baseball community – American Legion, Portland Diamond Project and
63 West Coast League. Mr. Delaney commented NW Fitness intends to recoup out-of-pocket costs
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,
71 they would be able to hire private contractors to complete the work and it would not have to go
72 through the city management process, which will keep costs down. Mr. Delaney further stated if
73 the project had to go through city management, it would be cost prohibitive. Staff Member Dixon
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
87 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
91 like to improve/clean up the playground area and would sponsor it in the event NW Fitness can
92 bring in programs into the baseball field and traffic to utilize it. Mr. Delaney commented the only
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. Delaney 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. Delaney commented on the alley behind NW Fitness which is full of dumpsters, refuse, etc.,
98 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
100 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
102 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.

109 Staff Member Dixon commented the city is currently applying for grants for Mingus Park –
110 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
112 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
124 big deal and not something that should not be rushed and meeting on January 26 is simply not

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
170 and the new hours of operation are 5:00 a.m. to 10:00 p.m. Staff Member Dixon also reported there
171 is no longer a park host at the Empire Boat Ramp and the city is using temporary employees to
172 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 and
181 has come together really well.

182 **4th Street Roadway Safety Improvements Update**

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 the
188 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
190 and is looking forward to the joint work session and meeting next month.

191 **Adjourn**

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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Attest:


Kelli Burnette, Staff


dotloop verified
02/19/21 10:39 AM PST
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Ariann Lyons, Chair