



Harrisburg City Council Work Session September 23, 2015

The Harrisburg City Council met in a Work Session at City Hall on this date, located at 120 Smith St., at the hour of 6:30pm. Presiding was Mayor Robert Duncan. Also present were as follows:

- John Loshbaugh
- Mike Caughey
- Sarah Puls
- Kimberly Downey
- City Administrator Brian Latta

Absent this evening were Don Shipley, Robert Boese, and City Recorder/ACA Michele Eldridge.

The matter of an update on the 100-acre park feasibility study for the City's Consulting firm Cameron McCarthy.

- Latta introduced Colin McArthur, who works for Cameron McCarthy, who are the consultants for the 100-acre park feasibility study.

Consultant Report: McArthur thanked the Council for allowing him to be there. At this time, they are getting all the background information together on the property, working with engineering and environmental firms. Everyone acknowledges this parkland as a great opportunity for the City, as well as the region. The City recently expanded the UGB boundary, which includes some of the future park area. It is bounded on the one side by the Willamette River, which occasionally meanders. Part of what we will be doing is to think about where facilities might go on the property. There is 132 acres here, but a large portion of the acreage will be water, because of the pond in the middle of the park.

He gave an overview of the process, and noted that they have scheduled a community meeting, which will be held on October 13th, 2015. That will be an informational meeting, primarily for gathering input from citizens. After that, we'll start developing a concept of what will go on the site, what kind of improvements we'll need, and hopefully, around the first of the New Year, we'll have a draft of the feasibility study, and will meet with the Parks Committee, and then return in May to the City Council for approval of the final plan. Council, as well as citizens will have lots of opportunities for input. There will be three open houses, with April being the timing for a final conceptual drawing. Part of the community gathering will be the release of a survey that asks citizens what they'd prefer to see in the parks. That will be up for about a month, with

the results being pulled in December. There will be formal meetings with the Parks Committee as well. The first was yesterday.

The report will include findings on what we can do with the property in terms of limitations, such as the property located in the Greenway. We'll look at the recommendation we have, what will work best for Harrisburg, and then will also provide an initial summation of what those improvements will cost. Then we can refine things further. Last night, he engaged the Parks Committee, who was concerned about flooding, habitat, access to the property, the challenge to use the southern portion of the site, plus funding and costs. Linn County has identified that this is a regional park destination. Knife River, after all the gravel mining is done, may also be a partner along the way. There will be trails, and boating on the lake; which will likely be non-motorized, allowing for kayaking and canoes. There might be disc golf, and parking will be needed, if we have sporting fields, or an amphitheater. We will put it together, and decide if it makes sense, and then create a drawing to go over with the Parks Committee, and then the City Council. We are still early in the process.

- Mayor Duncan asked about our partners in this endeavor. One of those might be Knife River; how would reclamation fit into the plan, and what should we expect?
- McArthur said that his understanding is that Knife River has asked for an extension of time to mine gravel here for five years. After four of those years, they start the reclamation plan. He thinks that there will be some opportunities for partnering with them somewhat as they work on the reclamation.
- Mayor Duncan asked about the southern area near the tracks. A lot of the property to the west floods out, but this area doesn't. The access road reaches that area, but is under water some of the time. Can we raise the road higher to compensate for that?
- McArthur said that area is a good one for trails and ball fields.
- Mayor Duncan also said that the river channels change over time. Has there been any discussion about that?
- McArthur said that it's obvious on the map where you can see it. We will want to avoid improving an area that the river might use in the future, although we can't be certain as to what it will do. It looks like historical photos show the river moving away from the site.
- Mayor Duncan said that in the reclamation paperwork, Knife River had mentioned the rip rap that they have, north of the railroad bridge. Do you know how far that is, and whether it will alleviate flooding?
- Latta said that he didn't think that they were able to add new rip rap there; it might be that they are bolstering the existing rip rap. The rip rap is already in place, and we aren't adding anything. But what is there will help to prevent the river from coming in on that end.
- Mayor Duncan said that there was some extremely large rip rap down there.
- Latta said that the railroad spent a lot of time putting it there. We won't see the river encroaching on the southerly portion of the site. As we get north of the pond, we also have a higher elevation, which pretty well protects the river from moving. In the reclamation plan for Knife River, he has indicated support for most of this. We can ask them to stay out of certain areas, and work with them to shape the reclamation plan.

- Caughey asked approximately what size the section of property was north of the pond. He was told about 18 acres; which means that the total is 21 acres and 18 is in the UGB, that's all the dry area there.
- Downey said that it's wet around the pond down there.
- Caughey said that the southern part of the property is not wet either.
- Downey asked if Knife River created the pond.
- Latta told her yes, plus there is a potential for the pond to grow. They will try to extract more gravel. They won't go further south than a certain point.
- Downey asked who owns the road.
- Latta said that the road is on the park property, and the ownership will pass to the City.
- Downey asked if the road in the middle by the pond gets flooded out.
- Mayor Duncan said that there is no road there.
- Latta said that the road terminates next to the small pond.
- Mayor Duncan asked the consultant if his thoughts about this are positive.
- McArthur said that yes. He needs to understand more about what the city wants, and what the constraints are before he really recommends usage. There is a good opportunity there now, for hiking, trails, and pond usage. Those are not costly items. But adding 100-acres to your parks is a big deal. He thought the City made a great decision to start the acquisition of the property. You are doing things the right way, and should be able to use the acquisition of the property as leverage when it comes to funding.
- Mayor Duncan said that he's worried about environmental concerns. He wants to protect what's there, but at the same time, we don't want to put something in there that will screw us up later.
- McArthur said that we have to watch out on the habitat, and make sure we know what's there. That will help us with the funding.
- Mayor Duncan knew that the bigger pond had ingress & egress from the river.
- McArthur thought the plan was to keep that.
- Latta said right. The river enters there, and exists at the north end. Right now, there is no water flowing there. That's great for getting fish in the pond, but they can also leave that area at the north egress.
- Caughey asked if the infrastructure was there, or is it just on the north part of the property?
- Latta said that it's on S. 2nd St. If we wanted to install bathrooms, then we can do a line extension if we want.

The City Council then talked about the extension of S. 2nd Street, and how it could be developed to provide access there. Loshbaugh said that the channels from the main river are from 25 years ago. That's where the river used to be. The only reason it goes where it is now, is because the state contracted with Morse Brothers, that when there was low water, that they could dig to the water line all along there. That's because the river was hitting it straight on, and was washing the gravel away from the footings there. Downey remarked that we can't take gravel out of the river up north, but they can reroute it. Puls asked if we'd be able to put boat

ramps down there, Latta said that we are looking into that. The City Council then talked about the amount of gravel that is moving in the river, and the irony that we can't take gravel out of the river, but they can reroute by moving the gravel. Caughey asked how big the little pond will be when complete, and Latta told him that it will be approximately the same size as the big one. The big one is about 15 acres, and is 40' deep. The City Council thanked McArthur for his presentation.

The matter of Training from the League of Oregon Cities (via LOC-TV), on the 2016 Legislative Session.

Staff Report: Latta navigated to the LOC TV site, and started the presentation.

- Downey liked the section on Marijuana, and that they are allowing cities to do what works with your community.
- Latta said that we are still waiting for the outcome on Cave Junction. We will have the language on the books, just in case. There is also a very large transportation package out there; he worked on the advocacy committee for transportation.

The matter of Discussing the Cascade West Council of Governments *State of the Region Report*.

Staff Report: Latta took the City Council to the state of the region report, available by going to the website: www.stateoftheregion.org.

City Council discussed some of the aspects of the report, and commented on each of the sections. Latta pointed out that we compared well in most areas compared to our regions throughout the United States. When they came to the Medical and Health Needs, he pointed out that we've talked about the Cedar Square Building, and the ability we have to easily set up a physician there. He felt that we could prove we have a huge need for someone, and might be able to obtain funding for that, especially since we have no transportation to Junction City. In Tourism, you can see that the lion's share of resources go to Lincoln County. He commented on how amazing this report was, and the amount of information and data you needed to have to put it together. It has interesting data that's quite useful.

Other:

Citizens Academy

- Downey told the City Council that starting next Tuesday, from 9 to noon every Tuesday, she is attending a 12-week Citizen's Academy provided by the Linn County Sheriff's department. She gets to learn different aspects of what our deputies are required to do, as well as all the different aspects of law enforcement. She would bring progress reports to the City Council.

With no further business to discuss, the City Council adjourned at the hour of 8:07PM.

Mayor

City Recorder/ACA