

CITY OF CENTRAL POINT
 PARKS AND RECREATION COMMISSION MINUTES
 FEBRUARY 20, 2020

I. MEETING CALLED TO ORDER

II. ROLL CALL

Attendee Name	Title	Status	Arrived
Patricia Alvarez	Park Commissioner	Present	
Dennis Browning	Parks Commissioner	Present	
Fran Cordeiro-Settell	Parks Commissioner	Present	
Jennifer Horton	Parks Commissioner	Present	
Mark Ludwiczak	Parks Chairperson	Present	
Lee Orr	Parks Commissioner	Present	
Sharon Rogers	Parks Commissioner	Absent	

III. APPROVAL OF MINUTES

A. **Parks and Recreation Commission - Regular Meeting - Nov 21, 2019 12:00 AM**

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Fran Cordeiro-Settell, Parks Commissioner
SECONDER:	Jennifer Horton, Parks Commissioner
AYES:	Alvarez, Browning, Cordeiro-Settell, Horton, Ludwiczak, Orr
ABSENT:	Sharon Rogers

IV. CHANGES TO AGENDA

V. PUBLIC APPEARANCES

VI. BUSINESS

A. **Public Meeting - Central Point Community Center**

Matt Samitore, Parks and Public Works Director, said that a community center has been discussed by the city for at least 15 years. The proposed location will be at 4th Street and Cedar Street. The community center site when completed would include a soccer field, playground, splash pad and the skateboard park. There would be three gymnasiums on the ground floor, one with two multi-sport courts and one with a competition gymnasium with bleachers. There will also be a large classroom and a multi-generational space which would include a large community kitchen and a snack bar. There would also be administrative offices and a reception area. The upper floor would have parks and recreation staff offices, a walking/running track around the multi-court gymnasium, and storage. There is also potential to expand the facility to include a fitness center which could be operated in partnership with a local business.

Christopher Brown, Project Architect with Arkitek Architecture, presented a rendered fly through of the proposed community center. The concept was to construct a steel building for economic efficiencies but to build it in such a way so

that it doesn't look like a giant steel building. Mr. Brown reviewed the elements of the exterior and interior of the building. Mr. Brown said that there had been a comment in the lobby prior to the meeting about heating and cooling costs. Mr. Brown said that in winter the temperature in the building would be around 65 degrees due to body heat from those using the facility. The higher costs would be during the summer months when facility cooling would be required. Exterior shading would help with these costs. Skylights would also be used to limit interior lighting costs. The design provided for staging of construction if the city was unable to build the entire structure all at once.

Mr. Samitore said that the current design would not include a public swimming pool, but the soccer field area could be used for this purpose in the future. A covered pool would cost in the neighborhood of \$15 million and the cost of operations and maintenance would be very high. The Community Center Ad Hoc Committee had recommended to the City Council that a pool not be a part of the initial community center build but could be added in the future. Also, the City of Medford is planning for an event and aquatic center at the corner of Rossanley Drive and N. Ross Lane which is only 3 miles from Central Point. There is potentials for a partnership with the City of Medford that would provide the same rates for Central Point residents as for Medford residents.

The primary concern expressed by the public was that the project would require an increase in property tax rates. Chris Clayton, City Manager, has done a great job managing city finances over the past ten years. The facility would cost between \$8 and \$10 million. These are rough numbers since they are based on a conceptual plan and on examples of similar facilities. To pay for the community center, all outstanding general obligation bonds had been paid off which included bonds for the City Hall and Don Jones Memorial Park. A new construction bond would be sought but the current property tax rate would not be raised. Bond rates for a structure of this size are currently in neighborhood 2.7%. Repayment terms would be for 20 years but the goal would be to repay the bond in 10 years. Mr. Samitore provided responses to other questions the city had received related to the community center:

Does the city own the building site? The city does own the site and using it will not take away from city tax rolls since it is in city ownership.

Could the property be sold for a profit? The property could be sold but only to another public entity.

Would the facility have locker room? The facility would have no locker rooms due to liability issues.

Will the competition gymnasium have seating? In the conceptual plan there are

120 seats. The location of the skateboard park limits expansion of the gym, but this is an area we'll continue to work on since more seating would be required in order to have a functional competition gym.

Is there enough parking for the site? There are 80 parking spaces in the conceptual plan, and there would also be parking around the facility as well. A parking study has not been completed since the project is still under discussion at this time.

Is there a workout facility? Not in the publicly owned portion of the facility, but a public-private partnership could potentially provide this element.

How much will it cost to operate the facility? Recreation staff would be transferred from city hall to the community center to run the facility. The expectation is that it would cost approximately \$400,000 per year to operate the community center. Along with our current recreation staff, we would expect to hire two more full time employees and a number of temporary employees. The city currently has approximately two-thirds of the operating costs but would need to make up the rest of these funds through a \$1 to \$2 increase of the recreation fee.

Who will it serve? The center would serve our youngest to our oldest residents with programs designed for specific age groups but also opportunities for our older residents to be involved with the younger. Recreation classes will be consolidated at one location and there would also be a variety of sports activities.

Will the facility be available for rental? Yes, there is currently limited space in Central Point for weddings, reunions, etc., so when time and space is available, private events could be held. Rental rates have not been established yet.

Next Steps: This is the first of three public meeting that will be held to discuss the community center. The next meeting will be on a Saturday and the last will be held at a Citizens Advisory Committee meeting. A final decision will be made by the City Council in June. If the community center does receive support from the council, the first step would be a selecting an architect to create the design for the project. The design process would start in the fall and take nine months to complete. Construction would be completed in late 2021 or early 2022. Mr. Samitore opened the meeting for public testimony.

Public Testimony:

Mary St. Arnold, Central Point Senior Center Board of Directors member: The board has reviewed the plans and their first question is would the multi-generational center be the new senior center? Matt replied that the city would not force the current senior center to move to the new site but would have discussions with them to see if it could work. Mary said that this is a good thing but that they are interested

in learning about opportunities the new facility may provide them with. Could it be called the Senior Community Center? Would there be a space for a thrift center? Current plans don't show this as part of the multi-generational center. The thrift center produces approximately \$1000 per month income for the Senior Center. There would also be a need for a full kitchen in order to continue to serve lunches. The senior center serves approximately 600 meals a month at their current location. The organization is managed and run very effectively by volunteers and they would want to be able operate at the new facility in the same manner. Mary invited everyone to take a tour of the senior center and join them for lunch and asked that the Senior Center Board be involved in future planning efforts.

Jack Methot, Southern Oregon Pickleball Association (SOPA): Mr. Methot requested that six pickleball courts be lined in the multi-use gymnasium. The organization is asking for this because it is part SOPA's five-year plan to expand their pickleball program to include middle and high school kids. There is a need for space for practice and games since most high school and middle school gymnasiums are being used for other sport programs. The average age of SOPA is 68 so it's important to bring younger players into the sport. The new facility would also offer the opportunity for members to play weekday mornings.

James Adia: Mr. Adia said that there had been very little information provided on how the project would be funded. Mr. Adia is retired as are many of his acquaintances. Since they are living on fixed incomes, it would be difficult to manage a property tax increase. Mr. Adia had moved here during an economic downturn when property was inexpensive but taxes have continually gone up since that time. Also as he walks around the city he see many city facilities that are little used such as the Stryman Arboretum and suggested that they could be sold.

Rhonda Orwig: Ms. Orwig lives on Cedar Street near the community center site. She felt that a large facility would be out of place in that location. Traffic will increase and parking is limited. She asked if there had been any discussion of other locations for the community center. Mr. Samitore said they had looked at several other locations including Twin Creeks and Don Jones Park but a previous City Council felt that the facility should be located in the center of town. Ms. Orwig felt that it would change the character of the neighborhood and that residents of the neighborhood should have some say in where the facility is sited.

Pete Stevens: Mr. Stevens lives on Bush Street and said that he does not want the community center in his backyard. His biggest concern is the cost. Mr. Steven feels that there are other priorities that should be funded prior to the community center. There are narrow streets, lack of sidewalks, and street light that could be repaired. Could these funds be used instead for this purpose? The plans seem too grand for the site. It fills the entire area. The skateboard park is also a consistent problem due to trash, profanity and bad behavior. There is very little policing, and it's a nightmare

for those living near it. With a larger facility there is potential for more problems. The water department yard is also less than attractive. Mr. Samitore said that a new public works and water department yard would be constructed on South Haskell Street no matter if the community center moves forward or not. Construction on this facility will begin in the fall.

Steven Lang: Mr. Lang understands where the funds for maintaining the site come from but where will the \$8 to \$10 million for construction come from? Mr. Samitore explained that the funds would be from property tax revenue that resulted from paying off bonds that had been used for the construction of Don Jones Memorial Park and the Central Point City Hall. A new bond would be sought for construction of the community center. Mr. Lang said that voters had just approved a school construction bond and asked if a school couldn't be constructed on the property. Mr. Samitore said that the funds could not be used for a school since the city and the school district are entirely separate entities.

Rhonda Orwig: Ms. Orwig said that the School District had purchased the Asante property in south Central Point and asked why a portion of this property couldn't be sold to the city for the community center? Mr. Samitore said that once the school district refurbishes existing structures there would only be one acre remaining which would not be enough for the community center.

Bryan Scott: Mr. Scott said that he has coached various sports for years and that there has never been enough space available for these activities. When he saw the design he was very excited by the potential. He does agree that there is a need for more parking spaces particularly when you have a tournament that may attract hundreds of people.

Cheryl Ryerson: Ms. Ryerson asked how the gymnasiums would be scheduled and who would receive priority use? She did not ask for a response at this time but would like a response prior to a decision on the facility being made.

J.C. Brown, Holiday Inn, General Manager: Mr. Brown said that he is excited about a place where his staff can bring their kids. He also sees lots of missed opportunities where softball and basketball tournaments and other events are going to Medford. Central Point is a unique area and the more of these types of events that we can bring into the city the better. Revenue generated by the facility will go back into the community and the facility will make Central Point a more attractive place to visit and live. Let Medford have their pool and we'll have a great facility for sports and other activities.

Don Kaven, Resident: Mr. Kaven asked that since this was an older part of town, what kind of infrastructure work would need be done related to water, sewer, etc. Mr. Samitore said that this was one of the better areas of the city to build the facility

since the infrastructure had been updated. Infrastructure related to the water reservoir made this a good area to build the facility.

Patty Alvarez asked if there were any additional comments or questions. There were none and Mr. Samitore thanked all those for attending and hoped to see them at upcoming public meetings and the city council meeting.

B. Public Meeting - Flanagan Park Playground Replacement

Dave Jacob, Park Planner, said that he would present several options to replace the existing playground at Flanagan Park which was installed in 1999. The normal lifespan of a playground is approximately twenty years so it is due for replacement. This project is budgeted in the current Parks capital projects budget at approximately \$120,000. Installation of the new playground would be completed by May. Fall material is currently pea gravel which will be removed as part of the project and replaced with wood fiber.

Designs were requested from two companies: Northwest Playground Equipment and Playcraft Systems. All plans were reviewed by both parks and recreation staff for design and structural elements. Staff consensus was that Playcraft Option 1 was the best fit for the park. The design features fit in with Flanagan Park and our playground inspector felt that structurally it worked well within the existing footprint of the playground. Mr. Jacob said that approval from the commission for this item is required.

Ms. Alvarez asked why the installation cost was so high. Mr. Samitore agreed that the cost was high and we would have to go out for bid since it's over \$50,000. Mr. Ludwiczak asked what the experience had been with the new playgrounds at Pfaff Park and Bohnert Park. Mr. Jacob said that both playgrounds had been well received by the public and it was a benefit to work with a local company like Playcraft if issues did arise. Ms. Settell asked if benches would be a possibility. Mr. Jacob said not in the playground itself but certainly could be added around the perimeter. Mr. Orr moved that the commission recommend Playcraft Option 1. Ms. Settell seconded the motion which was approved by all.

VII. UPDATES

Special Events: Nikki Petersen, Special Event Coordinator, reported that Community Christmas had been a great success. There have been discussions about the future of the event. Discussions focused on the location of the Christmas tree and making it more attractive no matter the location. Mr. Samitore said that there had been discussion of moving the event to the Banner Bank parking lot but the city would need cooperation from the bank. The Park Foundation donated Human Bean gift cards to each child's gift bag this year. Upcoming events include the Eggstravaganza, Memorial Day at the Oreogn Fallen War Heroes Memorial, and Made in Southern in Oregon which will be held twice this year in May and August.

Recreation Programs: Elizabeth Blodgett, Recreation Program Coordinator, reported that she is currently working on the Summer Recreation guide which will offer a lot of great classes and a camp will be offered each week throughout the summer. The guide will go out by mid-April.

Park Update: Mr. Jacob reported that the city had been awarded the Tree City USA designation for the seventh straight year. This designation requires that the city hold Arbor Week events each year. This year we will be working with Crater High School student to plant trees at two park sites in April. Also, a resident applied for a received a Hiroshima Peace Tree through an Oregon State Forestry program. This tree is a direct relative of a tree that survived the Hiroshima bombing in 1945. The tree will be planted at the S kyrman Arboretum during Arbor Week. The opening of the Don and Flo Bohnert Park was held in January, and both Don and Flo Bohnert were able to attend so it was a special day. Mr. Samitore said that the city is trying to get the final easement signed for the S kyrman Arboretum which will allow for the extension of sewer services to the park. Once this is complete, a restroom will be added to the site sometime in the future. Mr. Jacob reported that a future Eagle Scout will work on the S kyrman cabin to clean it up and build furniture. The idea is make the cabin an educational element of the park. Mr. Samitore reported that the parking lot contract has been awarded for Flanagan Park and work would start shortly. Concerning the Dennis Richardson Memorial, John Galbraith is the designer. His daughter had died suddenly in January so he is just getting back to the project. We'll have the project costs shortly but due to the delay fundraising may take longer than expected.

Special Presentation: Mr. Jacob said that Mark Ludwiczak's term on the commission had expired in December and he had decided to leave the commission after ten years of service. The city had requested that he attend one more meeting to ensure a quorum. Mr. Jacob presented Mr. Ludwiczak with a plaque and thanked him for his service to the City of Central Point. Mr. Samitore said that if anyone knew of someone who would be interested in serving on the commission to contact staff.

VIII. UPCOMING MEETING DATE

Next Central Point Parks and Recreation Commission meeting is scheduled for May 21 at 6:00 pm.

IX. ADJOURNMENT

The meeting was adjourned at 7:40 PM.

The next scheduled meeting is August 20, 2020.