



# PARKS AND TRAILS COMMISSION

Monday, February 12, 2024 at 4:00 PM

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## DRAFT MINUTES

### MEMBERS PRESENT

Commissioner Dana Lathrope  
Chair Lynne Pettit  
Commissioner Paul Barlow  
Commissioner Jerry Belcher  
Commissioner Howard Blumenthal  
Vice Chair Scott Jacobson  
Commissioner Brian Long  
Commissioner Jacob Woodruff

### STAFF PRESENT

Brandon Sundeen, City Council  
Melisa Gaelrun-Maggi, Parks Administrative Assistant  
Buck Tupper, Facilities Maintenance Supervisor  
John Walsh, City Director

### VISITORS

Brad Hendrickson

### CALL TO ORDER 4:00pm

### APPROVAL OF MINUTES

1. Approve December Minutes
2. Approve January Minutes

Chair Pettit has a correction for page two, item six regarding approved signs. Wants to add Civic Pride signs. Also wants to make sure that dog ordinance mentions dogs.

Motion made by Commissioner Blumenthal to approve with correction, Seconded by Commissioner Blumenthal. Voting Yea: Commissioner Lathrope, Chair Pettit, Commissioner Barlow, Commissioner Belcher, Commissioner Blumenthal, Vice Chair Jacobson, Commissioner Long, Commissioner Woodruff

### NEW BUSINESS

#### 4 - Sand Island - Brad Hendrickson

Brad Hendrickson came to answer questions about Sand Island. They run the shuttle from March 1st to the end of October and they are building six new cabins with solar panels and a group structure. They should be done in a few weeks.

Blumenthal asked how big the cabins are. Brad said they about the size of the typical KOA cabins, they will have grills just outside of the cabins.

Belcher claimed that before the lease the island was dirty and had behavioral problems. He asked how the agreement has worked for the City and Parks Department.

Buck Tupper states the current agreement works for his team.

Brad stated that the city used to pay \$25,000 to maintain the island and now they get about \$10,000 back in profit each year.

John Walsh agreed that it is about 10% in gross revenue plus hospitality tax.

Woodruff asked how much they make per year from the island. Brad didn't think he needed to disclose that information but said that right now they are breaking even between the shuttle, parking, and other expenses. He says there is a huge misconception that they are making a lot of money. He advises the City to add rv spaces to the City parks as he believes this is a missed opportunity. He has not current vacancies at his spots at the marina.

Belcher asked if the \$10,000 goes to general fund or to parks. Walsh said that part of this money has gone back in credits to Hendrickson as payment for the parking lot he put in at the beginning of the agreement. Belcher asked when that is paid off, will it go to the parks or general fund. Walsh said that the parks are part of the general fund.

Belcher asked if they are planning to get running water on the island in the future. Brad said there is a well currently on the island, but it is not active. Belcher asked about other future improvements. Brad would like to have flushing toilets and showers .

Belcher asked how they handle the behavioral issues with people who hang out on the beach during daylight hours as it is a public park.

Brad states that it is a huge problem and has even had his park host assaulted and has had no City police assistance.

The eastern part of the island is owned by the state and Brad would like to lease that portion some day.

Jacobson asked if there is a cap on how much he can charge for the sites, Brad says there is none.

Jacobson asked if there is a limit of people they can have on the island. Brad says that while they limit how many people per campsite, the island is a public park so they cannot limit how many people can show up by boat and hang out on the beach.

Belcher asked if the docks are handled by the city. Brad answered that he does not handle the docks.

Belcher asked how that affects the Sandcastle Contest. Brad said that since they are on the public beach that is Tina's thing, but that some people do rent camping spaces from him.

Brad said that he is a business man trying to make money and he would not have entered into the lease if he did not have the option to be bought out with improvements at the end of ten years.

Belcher asked if Brad knew what the value of the improvements were. Brad believes an appraisal will be done at the end of the lease. He believes it would start at minus \$25,000.

Jacobson asked who is paying the property taxes and if that has been reassessed. Brad said it is the City, but they were not being paid until the bathrooms were added.

Blumenthal asked again about the docks and Brad says that they did some repairs to most of the island docks not to mention island erosion. Blumenthal thought they had dumped sand recently, but Brad said not recently, and it is now gone.

Brad said that they also have a citation process so that people do not live on the docks.

Brad gave his email to the Commission for future questions.

### **3 - Park Bench - Teresa Knight**

Teresa did not show up to the meeting, but her questions were given to the Commission members. Barlow thought bench standards were decided on a few years ago but no members could remember when. Buck Tupper would prefer that the Commission create a standard now and they could move forward from this point on with requests. The Commissioners had too many questions and would like Teresa to appear in person.

### **5 - Park Needs - Chair Pettit**

Pettit asked what the Commissioners need currently, that is minimal funds.

Pettit asked for permission to use current funds from the t-shirt sales to put signs and historical kiosks at Dalton Lake.

Motion of approval made by Commissioner Belcher, Seconded by Commissioner Woodruff.

Voting Yea: Commissioner Lathrope, Chair Pettit, Commissioner Barlow, Commissioner Belcher, Commissioner Blumenthal, vice Chair Jacobson, Commissioner Long, Commissioner Woodruff.

Belcher wants to get his concrete stamp for the Urban Trail even though the design is not done. Buck Tupper stated once the details are done, they can reassess the funds.

Pettit suggests that these requests should be submitted to Buck in email so that he has a record to work on.

Blumenthal would like some cheap signs to keep people off the camas areas in Nob Hill Park.

### **6 - City Committees - Chair Pettit**

Pettit says that she tuned into a few City Council meetings in January and believes that the budget is in dire straits. She encourages the members to watch the meetings and even write a letter to the City Council stating that we cannot afford to lose anything.

Counciler Sundeen and Buck Tupper confirmed that letters do help.

Blumenthal stated that the more people we have the more that will be on the shoulders of volunteers and volunteers are hard to find.

### **7 - Urban Trail - Belcher**

Belcher stated that the Urban Trail sub-committee met and has asked permission to start marking the urban trail. It was decided that the kiosks will be half the size of the normal park kiosks. Dana will meet with Buck Tupper and finalize the cement stamp design. Once these items, as well as others, are lined up they will meet again with the City Council. Belcher feels they can finish the trail for little to no funds. He is working on a fall 2024 deadline. Jacobson asked about advertising and promotion. Belcher is for this but does not want to start this until after the City Council meeting and trail marking. Buck said that publicity should go through Communications Officer Crystal with the City. Counciler Sundeen feels that the City council doesn't need to give permission as well as just be informed. Belcher just wants everything to be above board, and everyone to be well informed.

### **8 - Heinie Huemann Park - Jacobson**

Jacobson is looking at creating an ADA trail from the St. Helens senior center to the Heinie Huemann Park, but the slope is too steep. He is still looking into grants for a trail through the park and still researching materials and labor.

Buck Tupper would like to meet Jacobson onsite with Roger to check out pipes and elevations. Barlow is a union carpenter and can investigate resources.

### **OLD BUSINESS**

Jacobson would like to establish a trail in the old Boise park area. He is looking into approaching the Port as well. Pettit has established a presentation for this project and would like it to be a woodland reserve. Belcher thinks they should form a subcommittee for this. Counciler Sundeen confirmed that the mouth of the Milton creek used to be a native village.

Motion was made by Commissioner Belcher to form the Milton Creek Woodland Reserve Sub-committee. The Sub-Committee would include Pettit, Jacobson, Belcher, Woodruff, and Long. Seconded by Blumenthal.

Voting Yea: Commissioner Lathrope, Chair Pettit, Commissioner Belcher, Commissioner Blumenthal, Vice Chair Jacobson, Commissioner Long, Commissioner Woodruff.

**STAFF REPORT**

Buck says the staff is painting the park restrooms and working on maintenance.

**COUNCILOR'S REPORT**

Counciler Sundeen received an email from Taylor from Scappoose Watershed who like to meet with members at the McCormick Japanese Garden to remove poison oak.

The City is looking for volunteers for Citizens Day in June. The first planning meeting will be coming up at the end of this month.

Counciler Sundeen encourages everyone to make their voices known when the budget starts to get discussed in April. Letters are good but coming to the meeting in person is better.

**DISCUSSION ITEMS**

Jacobson would like to discuss making the McCormick Japanese Gardens a historic landmark in the future.

Blumenthal mentioned the Nob Hill work party on the first Saturday in April.

**ADJOURNMENT** 5:50pm