



Clackamas County Parks Advisory Board
Tuesday September 19, 2023
Wilhoit Springs Park at 6:00pm

PAB Members Present: Vice-Chair Mike Ferrell, Rob Smoot, Dana Hindman-Allen, Walter Hull, Louise Lopes, Chad Parker, Eric Pfeiffer-Robinson, Don Morgan

Staff Present: Sarah Eckman, Tom Riggs, Mark Shaw, Thomas Gray, Tim Farrell, Sandy Weijland

Guests: Commissioner Mark Schull, Deborah Winter & Steven Bishop (Wilhoit Springs Park Caretakers)

I. Call to Order

Mike F called the meeting to order at 6:08 pm

II. Citizen Input

- a. Tom R mentioned that with the recent implementation of parking fees at some limited service and outlying properties, the public has been sending correspondence with their opinions on the matter – mostly regarding Barlow Wayside Park. Some of the PAB members have also received phone calls and emails. The Parking Fee item will be added to the October PAB meeting agenda for discussion.

III. Meeting Minutes

Mike Ferrell noted that he was *not* at the July meeting, though the minutes noted him as present.

MOTION: Walter Hull made the motion to approve the July 2023 minutes with the noted amendment of Mike's attendance; seconded by Don Morgan. Approval was unanimous.

IV. Administrative Updates – Tom Riggs

A. County Parks Capitol Improvement Project (CIP) – Tom R passed out a list of CIP projects. Parks staff will be working on updating the list: removing, adding, and prioritizing projects. Projects highlighted in gray are those that have been completed, those in green are currently in process, and the non-colored projects are the ones we have not started. There are \$7.5 million worth of projects on the list, not including the \$16.8 million for the Barton Park Master Plan project. There will always be more projects than we have money to do them with.

- i. Walter H asked about the Carver caretaker house and the \$65K spent of the allotted \$85K and how long the caretakers will be displaced. We are currently in the process of spending the \$65K. The exterior siding and windows will be replaced in October/November. The work will go on while the caretakers continue to live there.
- ii. Walter H also asked how a new ticket booth at Metzler Park could cost \$10K? There is no ticket booth right now, so the cost would also cover not only the

small structure itself but hardwiring for electricity and Wi-Fi. Tom R said that this project is not a top priority. Walter suggested that we get the National Guard or a community college to build the structure to help reduce costs.

- iii. Dana H-A asked if the Barton Lake Master Plan includes replacing the pavilion tent in the day-use area. The permanent structure to replace the pavilion is part of our current Phase 1 plans (which also includes day use parking improvements, the addition of cabins in the quarry pond area, and the conversion of the overlook house to an overnight lodge). We're still in the formative phase, with the gathering of loose ideas. The \$193K was the consulting and plan development, while the \$600K was a placeholder for Phase 1 construction, but final costs will be higher.
- iv. Louse L asked about the house at Wilhoit Springs and the plan to replace it with an RV pad. Tom R replied that it was a concept to replace the old house with an RV space (as we did at Hebb Park). As the park is a day-use only park, it does not require a full-time caretaker. But the replacement of the house is an item low on the list.
- v. Louise L then asked what a \$300K debris boom for Hebb Park is. A debris boom is a piece of aquatic engineering designed to deflect debris (driftwood, trash, etc) in the river away from the docks. With engineering and the materials to hold up to the Willamette River flows, \$300K is an accurate estimate for that kind of equipment. Presently, each fall, we remove 4 sections of the dock to make way for debris to flow by. Debris will still find a way to get hung up in the docks. If there was a debris boom, we could leave all sections of the dock in year-round, providing a better experience for the public and saving the costs of having the sections moved.

[Eric Pfeiffer-Robinson left the meeting at 6:30 pm]

- vi. Chad P asked about the life span of the current boat ramp at Boones Ferry Marina. The current ramp was installed after the 1996 Flood. It was the first of its style to be installed by the Oregon State Marine Board (OSMB), so they did not know what the life span would be. The OSMB came out, ran tests, and took core samples. After the inspection, the OSMB determined that the ramp has 8-10 years remaining. OSMB said that a new ramp with upgraded materials & design would have an estimated 50-year life span. One of the issues that led to the corrosion was caused by a stray electric current from the Marina. Oregon Fish & Wildlife, OSMB, and possibly the Feds all may be able to help alleviate the cost. The \$600K listed on the CIP sheet is our portion of a potential \$6.5 million project, and that may have to be bumped up. It will be a significant project to plan in the next few years.

B. Fiscal Year 2024/2025 Budget

- i. The time to start developing next year's budget is approaching.

C. Code Changes

Color Coding: Yellow items are additions to the code, Blue items are housekeeping, formatting issues, etc. Green items are items that were moved from one category to another for better consolidation, and the one Red item is a removal of verbiage.

- i. The one Red item refers to when a patron receives a parking citation, there is language that states the hearing officer can order the fine to be paid to the County general fund. We reached out to the Sheriff's Office (CCSO) and asked

if the fines actually go to the general fund. They said the money goes to a separate fund that is administered under the general fund, but it is not THE general fund. So we are changing the verbiage to say the hearings officer can order that the fine be paid.

- ii. The Yellow additions cover:
 - a. Adding “and Vehicles” to accommodate the trend of converting passenger vehicles into living spaces. We are still disallowing “pull over and sleep in the driver’s seat,” but we want to recognize the vehicles that are geared for overnight stays.
 - b. There is currently the language that a park area can be closed when necessary for the safety of the public. We are now adding a line to be able to close the park for the safety of employees as well.
 - c. The word “monuments” was added to the list of items that the public cannot erect on park property without permission.
 - d. Current policy is that drones cannot be operated “in a park.” We added the verbiage “above a park” for clarification.
 - e. In our concession rules, we added “or offer any services” along with the prohibition of concessions.
 - f. Adding the verbiage “employees and/or” in regards to their safety, comfort, and wellbeing when it comes to animals off-leash.
 - g. In referring to paying citations, we added “Clackamas County” to clarify which Sheriff’s Office.

Chad P suggested that we get clarification from the FAA regarding the drones operating above a park. He thought that would only be up to 500’.

- B. Refund policy – After our last meeting, there was a further conversation about the proposed 3-tiered refund policy. There is a 7+ day in advance, a 1-6 days in advance, and on or after the arrival date and the number of nights remaining on the reservation, which was a little complex if trying to explain to someone over the phone. It was decided to simplify the third tier to no refunds given if canceled on or after the arrival date. This is a change to what was presented at the last meeting in July. We compared other local agencies' cancelation policies, and we would be in the middle: not too lenient and not too stringent.

MOTION: Don M made a motion to accept the code changes as presented; Walter H seconded the motion. It passed unanimously.

- C. Shuttle Service

We had a vendor ready to provide shuttle service between Barton and Carver Parks, but due to delays in the contracting process, we were not able to get a working contract in time for the height of summer. But we have the groundwork completed, so it will be easier to get the shuttle running in 2024.

- D. Other – Wilhoit Springs

There has been casual talk among staff regarding adding overnight cabins at Wilhoit Springs Park. Going through the Barton planning process and working on the primitive campsite project at Metzler, we know from a business model point of view that overnight reservations are a good return on investment. We thought about where it makes sense to overnight facilities. Places like Wagon Wheel or Ed Latourette are not

likely candidates for that type of development, but Wilhoit used to have that and more! A couple of pages with old photos of Wilhoit as it looked about 100 years ago were passed out. The photos of cabins, built in the 1890s and 1920 show the variety of styles of cabins that used to be here. Washington and Oregon State Parks show cabins and yurts are a really good return on investment.

Louise L asked if only the cabins would be built or if any of the other historic facilities would be recreated. Tom explained that there is a threshold when having cabins. If you build just a couple of cabins, they would have to be deluxe with restrooms included, as there are no other restroom facilities in the park. It's cheaper to build 4 cabins with restrooms, than 4 cabins and a restroom facility. But if upwards of 20 cabins are built, it's cheaper to build a central restroom than to put one in each cabin. But cabins with restrooms will have a higher rental fee, plus can be used year-round (no walking outside in the cold). Tom mentioned that at Washington's Cama Beach, the highest-priced 2-bedroom bungalows with a bathroom and a kitchenette, rented on average 300 nights/per year.

Deborah Winter said that the water in the area has high mineral content and takes quite a bit to maintain/filter. Some neighbors have a hard time getting water. There are many times throughout the winter when trees fall across the road or the area is out of power for several days. Overall the area may be a little "too wild" for some.

We plan on revamping our yearly park customer survey to capture more about the people who are responding and see what is important to them. Mike F expressed concern over putting a bunch of capital into the project and then not having people respond to it. Deborah said that they get 150-200 vehicles visiting the park each month and believes that most visitors would enjoy a covered shelter.

V. Park Updates – Mark Shaw

a. Project Updates

- The exterior siding and new windows & doors on the Carver caretaker house will be replaced. The project will take place October through November.
- The paving project at Feyrer Park will include a 2" lift on the parking lot, additional parking spaces, and ADA/handicap spaces. The project is planned for April 2024.
- We're looking to add a few new campsites at Barton Park, like we just did at Metzler.
- Staff plans on remodeling the Barton shop this winter and few smaller projects.
- Field staff is starting to work on winterizing the parks.

b. Operational Updates

- The weather is getting cooler, which helps in decreasing crowd sizes. Seasonal staff numbers continued to be low all summer. The restructuring of the full-time field staff to 2 Park Coordinators and 2 Park Rangers is a positive change.
- There were no incidents/no injuries reported by seasonal staff for 2023
- Sandy W mentioned that the Mt Hood Territory/Tourism created a new website with rafting options and information. The link was added to Barton Park's webpage. Over the summer, Barton Park received 11,000 clicks. The link received 195 click-throughs from the Barton Park webpage. Tourism also provided posters and postcards with QR codes to the website. Thomas G said the postcards helped move the line of cars faster as staff didn't have to give a lengthy explanation – just hand out a card to people.

- Tom R pointed out the new uniforms that the Park Ranger Coordinators were wearing. Mark S mentioned that from an enforcement standpoint, it gives the permanent staff an impression of authority.

VI. Good of the Order

VII. Adjournment

- a. Don Morgan made a motion to adjourn; it was seconded by Rob S. Approval was unanimous and the meeting was adjourned at 7:20 pm.

After the adjournment, Tom R, Deborah Winter and Steven Bishop led PAB members on a tour around Wilhoit Springs Park.

Next meeting: October 17, 2023, hybrid virtual/in-person meeting at 6:00 pm. In-person held at the Development Services Building, conference room 119, 150 Beaver Creek Rd, Oregon City.