



December 3, 2020

Board of County Commissioners
 Clackamas County
 Members of the Board:

Adoption of Barton Park Complex Master Plan, to set the vision for the future of recreation, conservation, and development of Barton Park and associated properties

Purpose/Outcome	Adoption of Barton Park Master Plan to support planning efforts and the future development of Barton Park and associated properties.
Dollar Amount and Fiscal Impact	Initial estimates for total build-out as identified is \$16.7 Million; however, the plan can be worked on in phases, and savings can be realized through partnerships and cooperative efforts. Many of the plan elements seem likely to be eligible expenses under current funding opportunities, and an adopted Master Plan can assist County Parks in accessing and leveraging partnerships and other funding opportunities.
Funding Source	To be determined. Capital projects in County Parks are typically funded from some combination of park revenues, grant money, and timber revenues.
Duration	There is no set duration or expiration, but the Master Plan conceptually sets a 30-year vision for ongoing restoration and recreational resource development at Barton Park.
Previous Board Action/Review	BCC reviewed the plan at the November 3, 2020 Policy Session, and recommended moving the plan forward for adoption at a future Business meeting on the consent agenda.
Strategic Plan Alignment	<p>1. "Customers can be assured that critical infrastructure and facilities for the delivery of essential community services such as parks, libraries, and fairgrounds will be built, replaced and maintained" as this Master Plan lays out a long term vision for park facilities and provides a roadmap for achieving the vision.</p> <p>2. The Master Plan vision will help to "Honor, Utilize, Promote, and Invest in our Natural Resources" by investing in restoration and development of natural and recreational features and facilities.</p>
Counsel Review	N/A
Procurement Review	<p>1. Was the item processed through Procurement? yes <input type="checkbox"/> no <input checked="" type="checkbox"/></p> <p>2. If no, provide brief explanation: Item is a Master Plan and not subject to procurement review.</p>
Contact Person	<p>Sarah Eckman, BCS Deputy Director, 503-894-3135</p> <p>Tom Riggs, BCS Interim Parks & Forest Manager, 503-781-3137</p>
Contract No.	N/A

BACKGROUND:

Business & Community Services Barton Park is a 122-acre County park on the Clackamas River off Highway 224, near Boring. Barton offers camping, hiking, and picnicking, as well as boating, fishing, and floating access to the river, and is the most heavily used of our County Parks. Barton also borders the Cazadero State Trail, and is situated roughly half way between Milo McIver State Park and Carver Park on the Clackamas River, making it a crossroads of area recreation. Barton Park also houses the Barton Stockpile, an important DTD operational site, and is one of three designated Disaster Debris Management sites for Clackamas County.

Recent acquisitions by the County and Metro, as well as a pending transfer of property from DTD to Parks has made an additional roughly 49 acres potentially available for expansion of recreational opportunities. County Parks, in partnership with DTD and Metro, and with support from Tourism, contracted with GreenWorks to undertake a Master Planning process. GreenWorks helped us engage with the public and determine how best to plan for the future stewardship and sustainable development and operation of Barton Park and the associated properties.

We began the process in 2019, establishing a Working Group of stakeholders, and eventually hosting a public open house, an online survey, and giving presentations to community groups. In 2020 we had to shift to an online format for the remainder of the public engagement and Working Group meetings, but we received good input from almost 400 citizens. Following some initial design options, the process refined ideas and narrowed down to a preferred design option that best met the guiding principles of the planning effort.

The draft Master Plan was presented to the Parks Advisory Board on August 18th, 2020, and they recommended the plan for approval.

The draft Master Plan was presented to the Board of County Commissioners at a Policy Session on November 3, 2020, and they approved moving it forward for adoption at a future business meeting on the consent agenda.

Follow up to Policy Session: BCC inquired about the number of additional parking spaces identified in the plan, and while a precise number was not known at the time, a ballpark estimate was offered of around 90 additional parking spaces in the existing day use- area, as well as parking to support the new proposed development. Staff reviewed the plans and determined that there would be 81 additional parking spaces in the existing day use area if built out as planned, as well as an additional 179 parking spaces associated with the new development, supporting those facilities, for a total of 260 additional parking spaces at full build-out.

RECOMMENDATION:

Staff respectfully recommends the adoption of the Barton Park Complex Master Plan as presented.

ATTACHMENTS:

- Barton Park Master Plan Report
- Barton Park Master Plan Appendix

Respectfully submitted,

Laura Zentner

Laura Zentner, CPA
Director, Business & Community Services



December 3, 2020

Board of County Commissioners
 Clackamas County

Members of the Board:

Amendment #1 to agreement with River City Boat Sales, LLC for lease of Boones Ferry Marina

Purpose/Outcome	Amendment #1 to agreement with River City Boat Sales, LLC for lease of Boones Ferry Marina property. Amendment clarifies language in Section 6 and clarifies definition of security deposit.
Dollar Amount and Fiscal Impact	No significant fiscal impact, as security deposit is refundable at the end of the lease.
Funding Source	Security Deposit paid by River City Boat Sales, LLC
Duration	No change from original lease (through 3/31/2025)
Previous Board Action/Review	Original Lease approved by BCC 04/16/2020.
Strategic Plan Alignment	<p>1. This aligns with “provide parks, facilities, and recreation services to residents and visitors” by clarifying language in a lease that provides revenue towards park operations and facilities and recreation services to County residents.</p> <p>2. This aligns with “Build Public Trust through Good Government” by providing clarity and accountability around a lease of a public property, and with “Honor, Utilize, Promote and Invest in our Natural Resources” by solidifying details of an ongoing lease that provides financial resources for our County Parks and facilities and recreation services to County residents.</p>
Counsel Review	November 9, 2020 - ARN
Procurement Review	<p>1. Was the item processed through Procurement? yes <input type="checkbox"/> no <input checked="" type="checkbox"/></p> <p>2. If no, provide brief explanation: Item is a lease and not subject to Procurement Review</p>
Contact Person	<p>Sarah Eckman, BCS Deputy Director, 503-894-3135</p> <p>Tom Riggs, BCS Interim Parks & Forest Manager, 503-781-3137</p>
Contract No.	N/A

BACKGROUND:

The initial security deposit language in our agreement with River City Boat Sales, LLC for the lease of the Boones Ferry Marina property was unclear and required further clarification in order for both parties to have the same understanding of the requirements of the deposit. BCS staff met with the lessee to resolve the issue and agreed to a language change clarifying that the security deposit is a stand-alone, refundable payment, and agreed to an amount of \$10,394. This Amendment to Section 6 clarifies and codifies that understanding.

RECOMMENDATION:

Staff respectfully recommends approval of the Amendment to add clarity to the lease language.

ATTACHMENTS:

River City Lease Amendment #1 – Security Deposit Clarification

Respectfully submitted,

Laura Zentner

Laura Zentner, CPA
Director, Business & Community Services

**AMENDMENT #1
TO LEASE BETWEEN CLACKAMAS COUNTY AND RIVER CITY BOAT SALES, LLC**

This Amendment #1 is entered into between River City Boat Sales, LLC ("Lessee") and Clackamas County ("County") and shall become part of the lease documents entered into between both parties on **April 16th, 2020** ("Lease").

The Purpose of this Amendment #1 is to make the following changes to the Lease:

1. SECTION 6 **Security Deposits**, is hereby deleted in its entirety and replaced with the following:

In consideration for entering into the Lease, and to ensure Lessee's compliance with the terms of the Lease, Lessee agrees to pay County the sum of ten thousand three hundred ninety-four dollars (\$10,394.00) as a security deposit. No interest will accrue on the security deposit. With no notice to Lessee, County may claim all or a portion of the security deposit to offset against (1) any unpaid Rental Payment, Revenue Share Payment, or Capital Contribution Payment, or (2) any damages arising from Lessee's default under this Lease including, but not limited to, the cost of repairing or remediating damage caused by Lessee to the Premises. Any amounts of the security deposit not claimed by the County will be returned to Lessee within thirty (30) days following termination of this Lease.

Except as expressly amended above, all other terms and conditions of the Lease shall remain in full force and effect. By signature below, the parties agree to this Amendment #1, effective upon the date of the last signature below.

River City Boat Sales LLC

Authorized Signature

Date

Printed Name

Clackamas County

, _____
Date

Date