

**PAVE COMMITTEE**  
**Property Management Project**  
**Meeting Minutes – April 26, 2019 at 9:30 AM**  
**Courtyard Conference Room**

**Member Attendance:**

Rick Riker (Chair & City Councilor)  
Dennis Roler (Vice Chair & City Councilor)  
Joel King (City Councilor) - Late  
Barry Eames (City Councilor)  
Linda Barkey  
Tom Bradbeer  
David Corsi  
Connie Roach

**Staff/Liaison/Other:**

Jay Meredith (Finance Director)  
Lora Glover (PCD Director)  
Wendy Giordano (Parks & Property Mgmt. Superintendent)  
Mike Byrne (Property Management Coordinator)

**Guests and Public in attendance:**

Shawn Hall, Daily Courier  
Dave Kellenbeck, Planning Commission  
Sarah Runkle, Oregon State University Extension  
Caleb LaPlante, Southern Oregon Air Academy  
John Adamson, Southern Oregon Air Academy  
Bob Crouse, Fort Vannoy Farms  
Loree Arthur  
Diane Anders  
Germain Cartmell

**1. Roll Call:**

- Chair Riker opened the meeting at 9:30 AM and took roll.
- Councilor King was not present at this time.

**2. Introductions:**

- None.

**3. Public Comment:**

- Chair Riker asked the public to hold their comments until Action Items have been discussed.
- He stated that while the public is normally restricted from commenting on the agenda Action Items, it will be allowed for this meeting.

**4. Approval of Minutes:**

- Approval of Minutes from March 22, 2019 and April 12, 2019.

**Motion**

**Councilor Eames moved, and Member Corsi seconded the motion to approve the Minutes as submitted. The vote resulted as follows: “AYES”: Chair Riker, Vice Chair Roler, Councilor Eames, and Members Barkey, Bradbeer, Corsi and Roach. “NAYS”: None. Absent: Councilor King.  
Motion passed.**

**5. Action Items:**

- a) Presentation on River Road Reserve properties and eligible uses. Discuss potential PAVE Committee recommendations regarding these properties.**
- Jay stated that the presentation covers City-owned properties on Upper and Lower River Road only.
  - He mentioned that a few years after the City's purchase of the property in 2006, they worked with the Josephine County Food Bank to get a \$1.5 million-dollar CBDG (Community Development Block Grant) to develop a

- food bank facility on the property located north of Upper River Road. This property is not eligible for review or sale.
- Lora Glover gave a presentation on the River Road Reserve.
  - She stated that the City has approximately 247 acres in multiple tax lots and seven legal lots.
  - All the properties, except for the residential zoned boat ramp, are farm zoned.
  - The primary resources for the purchase were Lands & Buildings and the General Fund.
  - She provided a table that included acreage size, tax lots identifications, and appraised and real market values.
  - There was a small area of contamination found on the property that has since been cleaned up.
  - It is in a flood hazard zone but can still be developed.
  - There are wetlands that will have to be protected for future development.
  - The City currently has leases with the Food Bank and the Fort Vannoy Farms, and an Access Easement through the State and County for Lathrop Boat Ramp.
  - The lease with For Vannoy ends in December 2021, but they would like to renew.
  - Fort Vannoy provided \$230,000 dollars in work on infrastructure and cleaning up the land in return for the current lease.
  - The Rogue Valley Flyers use a portion of the Fort Vannoy property and would like to continue their “sky park.”
  - Potential uses include agricultural tourism activities, wetland bank and stormwater retention, water reclamation effluent, aggregate extraction, and the expansion of an existing golf course.
  - In the past, the City and DLCD (Department Land Conservation Development) considered moving the fairgrounds to this property, with no success because of the difficulty of changing land use from rural to urban.
  - The Parks Master Plan identifies goals, strategies and desires for city parks. River Road Reserve is listed as a potential regional park.
  - Parks must meet ORS 214.283 and be compatible with the farm uses under ORS 214.296
  - Types of public park facilities allowed include campground areas, RV sites, ten sites, day use areas, picnic shelters, recreational trails, etc.
  - In the future, the City will need to get a sewer main across the river; they could potentially put in a pedestrian crossing at the same location.
  - For future actions, they will continue to review through the PAVE (Performance Audit, Visioning & Enhancement) audit, the Council will also share ideas, and then they will schedule a public forum for additional feedback.
  - Chair Riker asked for clarification on the item “create a task force to further provide a specific focus based on the Council direction.”
  - Lora stated that was an option to consider – whether it will be kept at a Council level to review, in PAVE Committee, or a separate task force.
  - There was discussion about what area of the property Fort Vannoy is using.
  - Jay stated that it was up to the committee to decide what feedback they would like to provide to the City Council on the potential use of these properties.

- He stated that if the committee would like to offer any recommendations for the next City Council meeting on this topic, they would need to do so before May 28<sup>th</sup>.
- They discussed the revenue and cost to the City.
- Councilor King arrived at the meeting.
- There was discussion about how the wastewater effluent would be set up.
- Chair Riker opened the floor to public comment on this action item.
- Dave Kellenbeck discussed the process he participated in when the City originally decided to purchase the property. He asks that they take the time to evaluate the property's worth and not make a quick decision.
- Loree Arthur stated that she agreed with Dave Kellenbeck's position and thinks they need to stop rehashing what can be done with the property and start on a plan.
- Caleb LaPlante and his "cohorts" are working together to develop ideas for the property. He stated they will be presenting a proposal in the future.
- He provided examples of how the property benefits the community and tourism, which include the annual Balloon Festival and Fort Vannoy Fall Festival, as well as the potential use of the airspace.
- Councilor King stated he had emailed a document to the committee for review that used state-of-the-art economics to show the value of the property.
- There was discussion about the assumptions mentioned in Councilor King's economic analysis.
- Sarah Runkle stated that she works with a lot of new farmers and supports maintaining part of this property for active agriculture use.
- Bob Crouse provide some history on the Fort Vannoy lease.
- He gave examples of events at Fort Vannoy and the amount of a people they bring in, as well as the potential for farming in the future.
- There was discussion about how much income the City could expect if they keep the land and rent it out as a farm. The estimated amount ranged from \$100 to \$200 per acre.
- John Anderson is with the Rogue Valley Flyers and closely connected to the Southern Oregon Air Academy. He provided information on how the airspace or "sky park" on the property can be used, which included a youth program for competitive and educational training for drone search and rescue.
- The committee discussed the various pros and cons of keeping or selling the property.

**b) Review updated list of City owned properties eligible for review and discuss any potential changes to the eligible list (and answers about parcel questions from the previous meeting).**

- Jay provided information on the properties that were added to the updated property list spreadsheet.
- Member Barkey asked for clarification the acreage size of the Rogue River Reserve properties. Jay stated he will research this.
- There was discussion about the accuracy of the RMV (Real Market Value) totals in the spreadsheet.

**c) Review updated Property Evaluation Matrix.**

- Jay stated that he combined the draft of the scoring matrix into the property spreadsheet for the committee's review.
- Member Bradbeer provided a written proposal on the changes he would like.

- There was discussion about the wording for the first criteria. The committee agreed to change it to “Could it serve City goals?”
- There was discussion on how the scoring worked. It was determined that if the score is low, the property will be kept.
- Member Roach and Councilor King left the meeting.
- The committee discussed the next meeting time. Jay suggested the 24th, before the next council workshop about the River Road Reserve properties.
- There was discussion about the wording for criteria number two. The committee agreed on changing it to “Can it be developed?”
- There were no changes to criteria number three.
- There were not changes to criteria number four.
- They discussed criteria number five.
- Jay stated that affordable housing and attracting housing development is one of the higher priority goals of the City.
- They discussed whether they should factor in how the properties were acquired. They decide to track this in the note field.

**d) GIS (Geographic Information System) review of eligible properties.**

- Lora provided a map of the city-owned properties around Allen Creek.
- She stated that some are land locked, and if the City decides to sell them, the original owner has right of first refusal.
- Chair Riker asked if the committee would like to continue the meeting for another half hour. The committee agreed.
- Lora went over properties that have development challenges due to the lack of City services.
- There was discussion about options for setting up services.
- The discussion continued about the Allen Creek and Allenwood properties and their potential as a park areas.
- Lora provided the Parks Master Plan, showing existing and proposed parks.
- There was discussion about the Ramsey Avenue property and its potential uses.
- After discussion, both Harbeck Road properties were removed from the list because they are mainly wetlands and cannot be developed.
- The discussion returned to the Allen Creek and Allenwood properties and their potential use.
- There was discussion about the property on Overland Drive.
- Lora stated she can put together packets on the properties that list the GIS information for their next meeting.

**e) Follow up questions and comments from the presentation in the last meeting about the property management operation/budget.**

- None.

**6. Matters from Committee Members and Staff:**

- None.

**7. Future Agenda Building and Set Date for Next Meeting:**

- Next meeting was scheduled for May 24, 2019 at 9:30am.

**8. Adjourn:**

- Meeting adjourned at 12:05 PM.

These minutes were prepared by Julia Wright, City of Grants Pass Administration.