



City of McMinnville

MacPAC Agenda

Thursday, November 4, 2021 @ 6:30 p.m.
Online Meeting

Join online via

Zoom: <https://mcminnvilleoregon.zoom.us/j/98733600881?pwd=VIVHQTJ0cSsxaU1EczJCMm52L2l4UT09>

Meeting ID: 987 3360 0881 **Password:** 655257

Or you can call in and listen via zoom: 1 346 248 7799
ID: 987 3360 0881

- 1. Welcome & Roll Call**
- 2. Review Survey and Discussion**
- 3. Final recommendation on level of services**
- 4. Next MacPAC meeting December 2, 2021**
- 5. Wrap up**

If you have any questions about this meeting, or if you would like to make a request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities, please contact Susan Muir at (503) 474-7310 at least 48 hours before the meeting.



City of McMinnville

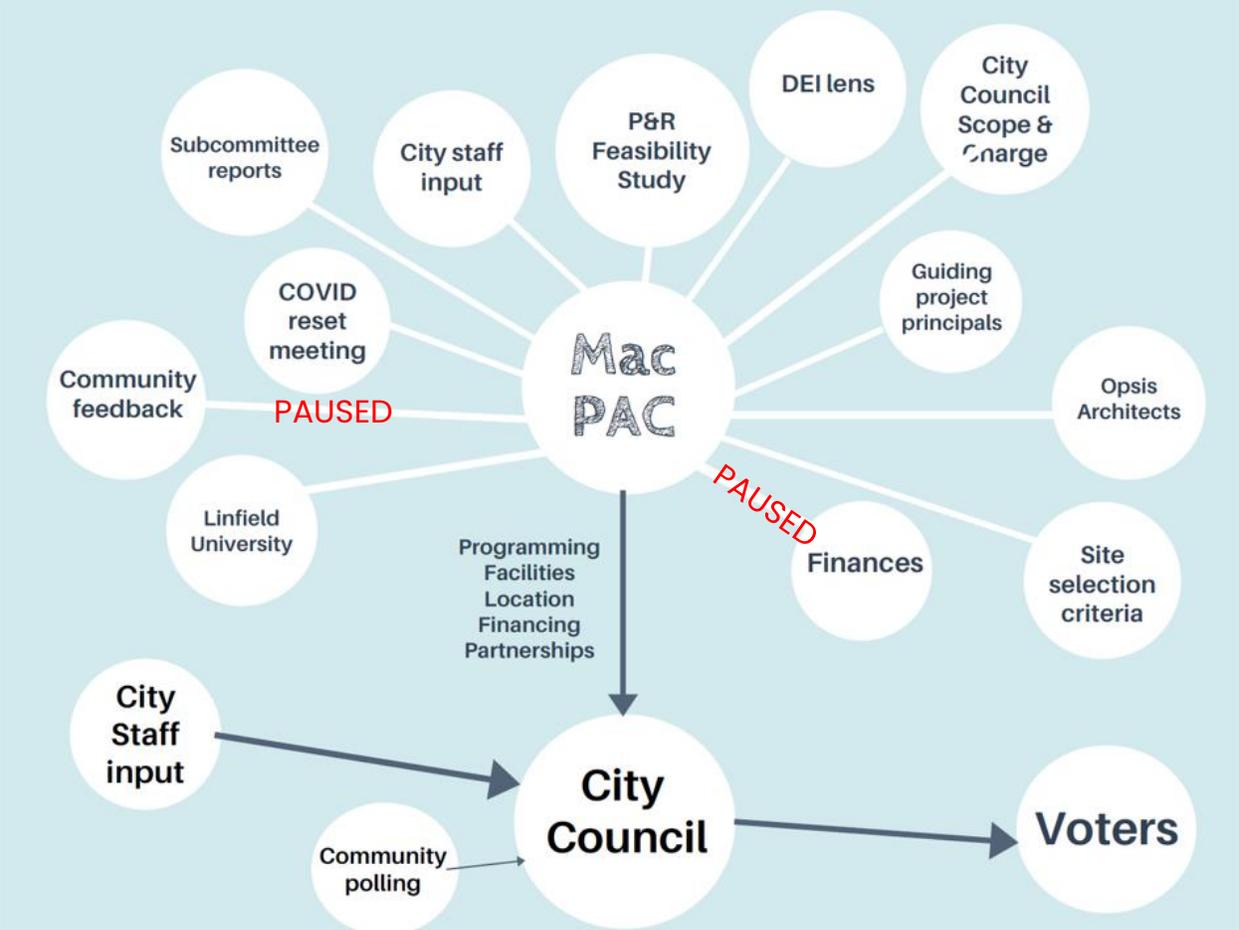
Staff Report

DATE: November 4, 2021
TO: MACPAC
FROM: Susan Muir, Parks and Rec Director & Jenny Berg, Library Director
SUBJECT: Agenda item #2 – Survey Results

Thank you to those of you who took the recent survey. Out of 18 MacPAC members – 15 members responded to the survey. The results of the survey are attached and will be the start for your discussion at the meeting. The formatting of the results is a little challenging to put into a word document, so if you have any questions as you digest the results, please reach out to either one of us.

The goal for the meeting (agenda item #3) on November 4 is to finalize the MacPAC recommendation of scalable levels of facilities and services for the Senior Center, Library and Community Center/Aquatic Center.

As a reminder, the role of MacPAC is to make a *recommendation* to City Council. The community feedback 'bubble' in the input/output diagram (below) from the January 2021 MacPAC meeting, has been paused and will not occur prior to the conclusion of MacPAC's work. And the capital & ongoing financial planning (finance 'bubble') for these buildings and services, grew to include solving the chronic problem in the overall City's budget of not having enough ongoing revenue sources to run current programs. Per the recommendation from the CDRI, Inc. pollsters who presented at MacPAC's August 2021 meeting, the larger city budget issues need to be addressed prior to the important step of gathering community feedback. These remaining tasks regarding public feedback and development of a funding plan will be addressed in future steps of the process.



Senior Center



Description (optional)

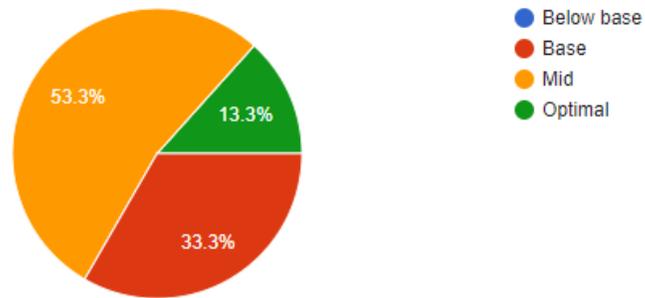
Please review the proposed level of service table below for the Senior Center: (Right-click > "open image in new tab" For Clearer viewing)

	Below Base	Base (current)	Mid	Optimal
Senior Center	<p>Senior Center closes due to lack of resources to staff and maintain the building. Some senior programming continues at Community Center.</p> <p>Funding to construct the building was provided through a community development block grant and that would need to be addressed in some way.</p>	<p>Senior Center being minimally maintained and no long term management plans.</p>	<p>In existing building - Refresh inside, update to more accessible restrooms, improve internal circulation, upgrade existing fitness room, add sun shades outside</p>	<p>1,300 sq' addition to existing 10,000 sq' building @ Wortman Park</p> <p>New!</p> <ul style="list-style-type: none"> • Large covered entry with automatic doors • Greenhouse • Patio with outdoor seating • Better connection with Wortman Park • Safer parking lot circulation • Outdoor suggestion: Pickleball court, bocce ball court & other park amenities <p>Improved</p> <ul style="list-style-type: none"> • Better circulation inside • Larger dining room • Restroom updates • New flooring, paint and finishes throughout

Senior Center

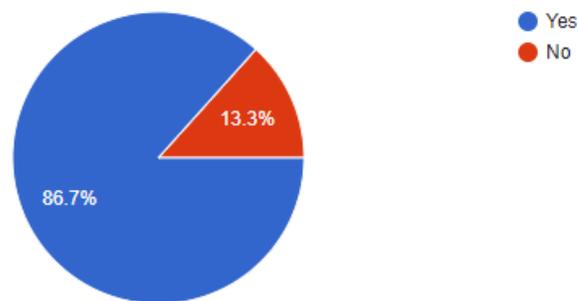
Given the below base, base, mid and optimal levels above (and including your suggested changes below) – which level is the lowest service level you would be willing to live with for the Senior Center?

15 responses



Are you overall satisfied with the above description of the levels for the Senior Center?

15 responses



If NO, What would you change for the below base level?

1 response

No

What would you change for the base level?

1 response

no

What would you change for the mid level?

2 responses

Move restroom updates to mid, rather than optimal.
Add plans for long term management, including phases for achieving optimal level as funds become available.

Yes, I would add more to the mid level including a better connection to Wortman, safer parking and potential for pickleball courts.

What would you change for the optimal level?

1 response

I'm wondering if the outdoor suggestions should be removed and added later as part of the Parks and Open Space Master Plan.

Any additional comments or thoughts about the Senior Center:

1 response

Although I selected the mid level, the optimal level would show many seniors that in making those changes, the city is truly interested in improving and enhancing the senior lifestyle and their well being.

Library

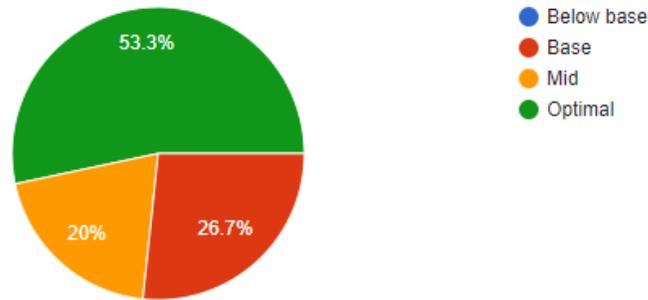
Please review the proposed level of service table below for the Library: (Right-click > "open image in new tab" For Clearer viewing)

	Below Base	Base (current)	Mid	Optimal
Library	Continue in current library building and let the building decline through lack of funding for maintenance and improvements.	Continue in current building with funding for maintenance and improvements.	Add on to current building to increase capacity for borrowing collections and community use including <ul style="list-style-type: none"> • Larger children's room • Maker space • Increased Library of Things • Study rooms • More restrooms 	<p>New 29,756 sq' library built at Current Aquatic Center site, after new pool is built</p> <p>New!</p> <ul style="list-style-type: none"> • More restrooms • Visual access & greater connection to City Park • Landmark / corner presence along HWY 99 West • Improved safety and visibility through site design • Flexible & adaptable layout • Café • Increased Library of things (tools, etc.) • Study rooms <p>Improved</p> <ul style="list-style-type: none"> • Larger Children's area • More meeting room space • Increased <u>after hours</u> access • Staff efficiencies (check in/check out process)

Library

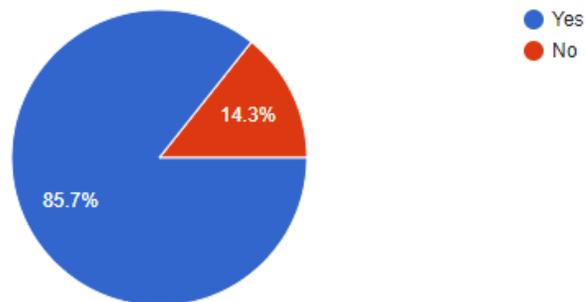
Given the below base, base, mid and optimal levels above (and including your suggested changes below) – which level is the lowest service level you would be willing to live with for the Library?

15 responses



Are you overall satisfied with the above description of the levels for the Library?

14 responses



If NO, What would you change for the below base level?

1 response

0

What would you change for the base level?

1 response

0

What would you change for the mid level?

3 responses

Maybe address sight line issues in current building

I feel like this level is hazy as we haven't seen a plan for adding on to the current building. I understand that an addition makes sense as a mid-point between base and a new building, but I'm wondering if a mid-level should even be an option since we haven't discussed this in any detail.

I would say our mid level is new library at the aquatic center but potentially with some lower cost options (no cafe, etc.)

What would you change for the optimal level?

2 responses

I am still concerned about parking. Originally the underground parking addressed this. However, now that it has been removed from the plans, it seems like another solution should be noted at the optimal level.

no

Any additional comments or thoughts about the library:

4 responses

Would rely on Jenny and other library members to provide any additional input to improve any other Mid Level improvements at the most efficient cost to do so.

I do not feel that huge investment in the current library is wise (beyond improved upkeep and small improvements); the community should prioritize a new library facility once the pool has moved. I also feel it should be considered that the library is has their own bond/funding source apart from the recreation facility.

The mid level is not comparable to the optimal level. If necessary, I'd prefer to stay at base level until we are properly able to fund the optimal level, rather than ever add on to the existing building.

I would have possibly chosen the mid level but don't think it probable that you could add on to the existing building without making it even more chopped up than it already is. In a growing community and with an outlook for the next 30+ years, a new facility seems more reasonable and appropriate.

Aquatic and Rec Center(s)

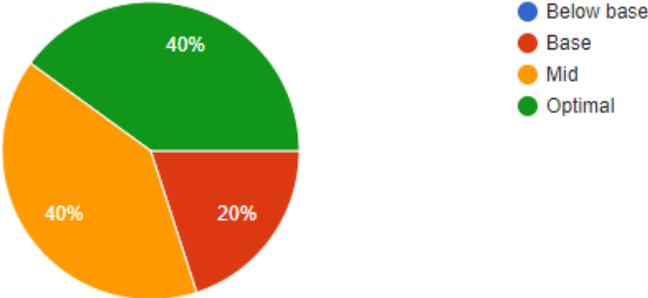
	Below Base (current)	Base	Mid	Optimal
Aquatic and Rec Center(s)	Deteriorating AC & CC, not enough capital maintenance and building management funds, unprogrammable space which leads to lost revenue options, not accessible, space does not match current programming needs.	<p>Option 1 Keep AC & CC at current locations & current sizes.</p> <p>Repairs are made, deferred & ongoing maintenance is adequately funded. In addition, investments are made at both facilities to remove accessibility barriers. Both buildings would have a radical refresh and potential remodels to make space more programmable.</p> <p>Option 2 1 new facility at either site analyzed for optimal scenario – replacing the same size and scale aquatic amenities as at the current aquatic center (Lap pool: 56'x25 yards Warm Water Pool: 2,160 sq') and with the same size gym and 2 rooms similar to rooms 102 & 103 at the current Community Center.</p>	<p>New rec center, < 124,736 sq', scaled down from optimal level.</p> <ul style="list-style-type: none"> • Indoor lap pool @ 25 yards x ~104 feet • 4,000 sq' family pool with water play features (fountains, slides, etc). • Gym with 1 court • Drop-in Childwatch Center • After school/youth center • 1/2 size gymnastics room • Elevated walk/jog track • Weight/cardio space • Group Exercise Studio • Multi purpose room • Catering Kitchen • 1 craft/classroom spaces • Indoor Playground 	<p>New approx. 124,736 sq' facility @ Linfield University owned property or Mac W&L property (if not an outright property purchase from either party or if additional partners want to share the facility, the city will need to reevaluate the size of amenities included here). If other sites are reviewed, MacPAC's location criteria should be used to evaluate.</p> <ul style="list-style-type: none"> • Gym with 2 courts • Drop-in Childwatch Center • Dedicated gymnastics room • After school/youth center • 50 meter x 25 yard lap pool with deep water and 12-13 lanes (in a separate room than rec pool) with seating for 500 • 6,000 sq', 4-6 lane indoor warm water family pool with water play features (fountains, slides, etc). • Diving boards, slides, climbing walls and/or swings in pool <p>Improved</p> <ul style="list-style-type: none"> • Elevated walk/jog track • Weight/cardio space • Group Exercise Studio • Fitness studio • Multi purpose room • Catering Kitchen • 2 craft/ classroom

				• Indoor Playground
Outdoor Aquatics Option 1	Splash at Discovery Meadows	Outdoor aquatics should be deferred like other outdoor amenities and included in the Parks and Open Space Master Plan process.		
Outdoor Aquatics Option 2	Splash at Discovery Meadows	Outdoor 25 yard 6 lane lap pool with adjacent spray ground as part of either the current facility option above or the new facility option above.	Outdoor 25 yard 6 lane lap pool with adjacent spray ground	Outdoor 25 yard 6 lane lap pool with adjacent spray ground

Aquatic and Rec Center(s)

Given the below base, base, mid and optimal levels above (and including your suggested changes below) – which level is the lowest service level you would be willing to live with for the Aquatic and Rec Center?

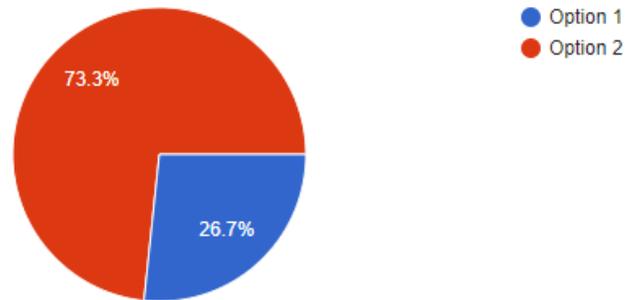
15 responses



For outdoor aquatics, please your preference of the above options



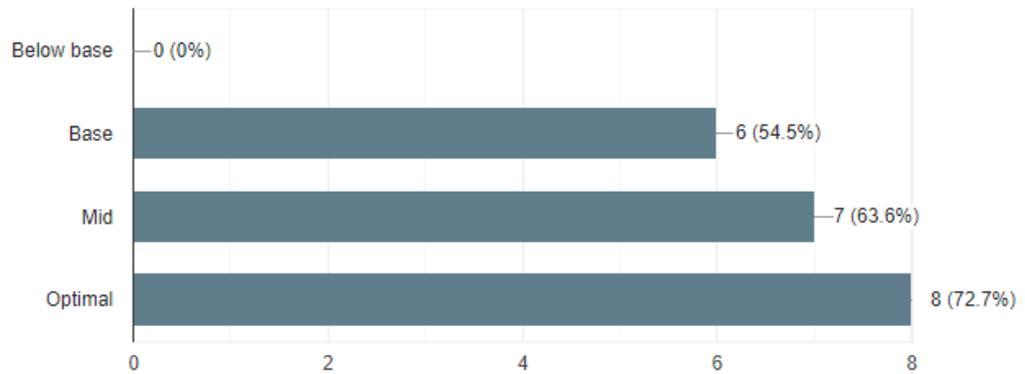
15 responses



If you selected Option 2 for outdoor aquatics, which service levels should include Option 2?
(check as many as apply):



11 responses



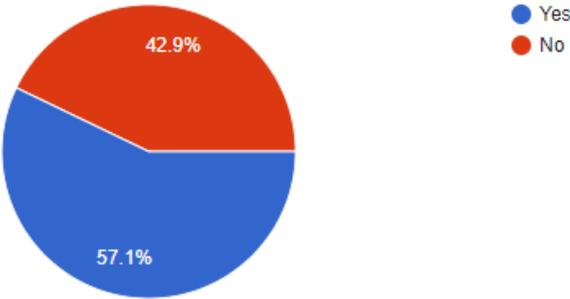
What would you change about the outdoor aquatics service levels, if anything?

6 responses

- Base would just be an outdoor pool, not pool and spray ground
- I feel that the Optimal choice for facilities is the best option for all amenities BUT the pool - I think flexibility on recommended size here is best. Perhaps Indoor pool becomes it's own option, like the Outdoor pool facility is?
- I would be okay deferring outdoor aquatics to the Parks and Open Spaces Master Plan, but only if it's established as a phase in the optimal level construction. This will help the community see that an outdoor pool is a priority and has been addressed in our work.
- I don't see any variation of levels for outdoor option 2; in reality, we could have a range of low to high cost options (e.g, from a small outdoor lap pool with a slide or two, all the way to something like Otter Beach or better).
- Preference is for pool, splash pad would be secondary. Would also include light frame structures that could support seasonal sun shades, possibly hammocks, etc.
- Remove the spray ground from the base level package.

Are you overall satisfied with the above description of the levels for the Aquatic and Rec Center?

14 responses



If NO, What would you change for the below base level?

2 responses

Gymnastics room is not listed in optimal description

Nothing

What would you change for the base level?

3 responses

Just option 1

I don't feel that we have enough information to weigh in on base option 2. Moreover, I would be ashamed to have been part of the group if we go to bond on that.

Should not include option 2.

What would you change for the mid level?

5 responses

The mid level would just have the multipurpose room that can be used for crafts and classroom. (Eliminate the classroom and craft room)

I'm not certain that the elevated walk-jog track takes precedence over a second gym and/or a full-size gymnastics room. I'm still curious how many patrons use the current track at the community center. It seems like a second court and full gymnastics would serve more community members and would also have more diversity in use.

I would rather our community have an outdoor pool (approx. \$1.4 million) than a full size gymnastics room (approx. \$4.7 million), but that isn't an option. It is difficult to lump the AC and the RC together. Additionally, the cost estimates provided by a MacPAC member were very helpful in prioritizing components. Although I understand that these are rough estimates, I would have appreciated more discussion, analysis, and prioritizing around potential cost as well as potential number of community members impacted by each component.

Specify seating for 500 aquatic spectators (key point of facility, needs to be explicit)

The exploration of this facility began before the pandemic and local extreme weather events. Further, the above-described optimal structure was largely designed to incorporate the amenities desired prior to any analysis of cost. A "recreation villae" located on the Linfield property or other property with the same

overall characteristics that incorporate the same amenities may be a more optimal approach for the following reasons.

1) It would allow for a strategic phased approach to overall development that could account for both public needs and community support.

2) The funding of each "facility/amenity" could be presented to the public and voted on individually e.g. aquatic center, recreation center, amphitheater, etc.

3) Corridors would be open air and the number of individuals within any specific indoor area could be better controlled. This would allow for more flexibility in adopting public health measures and lessen ongoing operating costs associated with energy use by mechanical systems while also reducing the carbon footprint.

4) Cost control of some indoor amenities such as the elevated walking track and playground could be reimagined and replaced by all season open wall covered areas, facilitating the same activities but creating healthier environments.

5) Both the traditional physical infrastructure of the facilities and human infrastructure related to running the facilities could be shared by the "village" e.g. parking lot, access paths, locker rooms, childcare, support staff etc.

I would put 2 gyms as a minimum and take out the gymnastics space completely. Gymnastics could be run in a gym and an additional gym is a better use of space/money since they are multipurpose (and typically timeless). We are desperate for more gym space in McMinnville.

(Note: The concept of the 'recreation village' and the 5 reasons above were also included in the question below about the optimal level and in response to the general thoughts and comments section below. It is not repeated in the summary document to save space.)

What would you change for the optimal level?

4 responses

only one gym for this scenario too. No lanes in the rec pool.

I assume other outdoor amenities are being included in the Optimal plan as previously discussed.

I think this should have options - one if Linfield is an operating partner/user of aquatics (then 50m option makes sense), and the other if Linfield is not involved (stretch pool + outdoor lap pool). I don't like the a la carte approach in respect of the outdoor features, as it would be easy to lop off the outdoor amenity at a later date. The indoor/outdoor pools are intrinsically related, and shouldn't be considered separately.

Overall questions

Separate from your answers above, would you prefer to phase construction of amenities at a higher service level over a longer period of time or move to a lower service level and construct everything sooner?

14 responses

phases with higher service levels

Higher service level over a longer period of time.

Prefer to have higher service level and construct things on-time based on putting a task force together to secure outside funds including partnerships, grants, federal/state funds, personal donors, etc. Based on current economic situation of the City, we need to look at other possible financial sourcing.

I prefer higher service level to construct things for longevity for our community; so if a phased construction timeline allows for it all to be constructed just over time, then that's my preference.

Higher service level phased

I would prefer to phase amenities at a higher service level. I think it should be considered that the Library/Senior center have improved maintenance funding with the Recreation center, and then the Library/Senior center have their own funding structure later.

I believe that a higher service level would be more appealing to the public

With a good ancestor lens, I would prefer to phase construction of amenities at a higher service level over a longer period of time.

Higher level of service over longer period of time. Given that funding plan is in place and is reasonable.

It depends if there is an actual commitment and schedule to build; if it's just a TBD and we'll get to it when we have funding, then I'd rather plan to have it all done at a lower level.

What a tough question. I feel that we must push for higher service level on a timely basis. I see a gap growing that might be filled by private company which would affect our broad base of community support and more importantly make services limited to those with more economic resources.

Phase construction of amenities at a higher service level over a longer period of time.

I'd rather phase with a concrete plan for phasing though I'd be satisfied with the mid level of service for the aquatics/rec center with a few changes

I would be ok doing things over a longer period of time if it didn't change what we are able to in regards to cost.

Please share any general thoughts or comments you have about potentially phasing the project:

10 responses

Phase 1 - build AC and CC first and include demo of current AC in cost. Only provision for outdoor pool, don't build it in phase 1.

Phase 2 - build new library and remodel SC

Concern that long-term phasing may never get completed.

I think the benefit of phasing is that more high end amenities can be achieved in a thoughtful manner; rather than settling for less in a faster timeline. The goal for this project is longevity and to support a growing community which doesn't equate to settling for smaller.

Does phasing of the rec center add to the overall price tag? What can be phased in a big facility like the rec center? Just adding the pool later and then outdoor pool? Or can you add classrooms later? I definitely think we should delay the library and senior center. Completely separate the projects, because they are not in such dire condition.

I see this project as similar to the previous high school bonds. The second, cheaper bond was passed in order to meet the current needs more quickly. However, MHS is nearing capacity again and the community will now be faced with the same problems they were attempting to solve with the smaller bond. We must temper our desire to provide solutions quickly with our responsibility to be good stewards of our future McMinnville community.

I think prioritizing aquatics is paramount.

Again, a concern is that we'll miss an opportunity to bring as many community members on board as possible.

Phase 2 of aquatic/rec center could be the outdoor pool that may coincide with other outdoor amenities.

Only concern about phasing would be construction cost rising over time. I'm sure there is a plan for that....

Other comments you want to share with MacPAC members:

5 responses

thank you all for this long stretch of incredibly important work and discussion.

I think we should start to plan on meeting in person again and work on the financial aspects of this project. This Community is overdue for a P&R facility and our efforts should now be geared on how do we make this happen. So would be good to set aside what we need and quit overly discussing about it and start working on how we can make it happen.

I truly appreciate all of the hard work and effort put forth by the staff and members. However, I know I am not alone when I share that MacPAC has not been as effective as I'd hoped. I understand that this is largely due to the disruption from the pandemic and the nature of doing everything on zoom, but I do not feel particularly confident that we've done our due diligence to provide the best overall plan. I would feel more confident if MacPAC spent time in active discussion, ranking and prioritizing components based upon costs and projected needs.

1. We should avoid at all costs recommending a facility that is too small on the day it opens.
2. We can make a large impact with relatively low-cost features (e.g., outdoor aquatics features, which are a big hit even in western Oregon).

More exploration may be needed to address what the community is willing to fund, how the amenities can be better developed to address public health concerns that have emerged since the committee was established and ways to reduce the community's carbon footprint while delivering these services.