Commission Members:
Jaime Parker, Chair - Jon Kachmar, Vice Chair - Cheri Musgrave - Kristen Fulmer - Elenor Sears - Beth Rabbitt - Marie Gray - Zack Anchors - Stephen Bentsen - Katie Mears - William Elting - Donna Gartland - Alison Mehlsak - City Councilor Victoria Pelletier

City of Portland
Parks Commission Agenda
May 4, 2023 at 5:00 PM
Room 24, City Hall

The Mission of the Portland Parks Commission is to advocate for the enhancement and stewardship of our parks and open spaces. Review and propose projects that impact parks and open spaces and recommend action. Foster collaboration among park users and the City. Promotes public access and enjoyment. Advocate for public and private funding for parks and open spaces. Enjoy Portland for Life.

To submit written public comment on an agenda item, email ParksCommission@Portlandmaine.gov Submissions must be received by 12:00 pm the day before the Parks Commission meeting to guarantee their inclusion in the agenda packet. All submissions must include the commenter's name and legal address. To help ensure your comment is submitted for the correct item, please include the name of the agenda item (see below).

REMOTE ACCESS INFORMATION

The Parks Commission will conduct this meeting remotely via Zoom and in-person, pursuant to the Hybrid Meeting Policy adopted by the Portland Parks Commission. This meeting will take place in Room 24 of Portland City Hall, at the designated time. Allow your computer to install the free Zoom app to get the best meeting experience. If you are not able to attend live either in person or via Zoom, a recording will be available in the Agenda Center following meeting.

For public comment via Zoom, you will need to use the "raise your hand" feature. To raise your hand via the telephone, please hit *9. You will be unmuted by the host when it is time for public comment.

Please use the link below to join the webinar:
https://zoom.us/j/91710859101?pwd=MUVLWTVFRG5jUFNxSHlEcTFlSk8wZz09

Passcode: **P3pperm1nt**
Or Telephone:
US: +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099
Webinar ID: 917 1085 9101
Passcode: **480730**

I. Call to Order
II. General Citizen Comment Period
    a. Emailed Citizen Comment
III. Agenda Items

a. Acceptance of Meeting Minutes: 4/6/2023
b. New Business
    i. Bayside Trail Cleanup Update
    ii. Union Branch Pathway Presentation by Bruce Hyman (15 min)
c. Old Business
    i. CIP process discussion
    ii. Greenspace Gathering Planning
    iii. Other Committee Work Updates
d. Communications and Updates
    i. Parks Division Report
    ii. Land Bank Commission Report
e. Commissioner requests for Agenda Items
f. Sub Committee meetings

IV. Adjournment

Thomas Nickerson <tnickerson@portlandmaine.gov>

Public Comment - Missing Hadlock Field Lease Agreement Documentation

1 message

George Rheault <george.rheault@gmail.com> Wed, May 3, 2023 at 11:41 AM
To: Parks Commission <parkscommission@portlandmaine.gov>, Thomas Nickerson <tnickerson@portlandmaine.gov>, Alex Marshall <amarshall@portlandmaine.gov>, "Hipple, Ethan" <EHIPPLE@portlandmaine.gov>
Cc: Kate Snyder <ksnyder@portlandmaine.gov>, Danielle West-Chuhta <dwest@portlandmaine.gov>, Jessica Grondin <jgrondin@portlandmaine.gov>, Dena Libner <dlibner@portlandmaine.gov>, Michael Goldman <mig@portlandmaine.gov>, Pious Ali <pali@portlandmaine.gov>, April Fournier <afournier@portlandmaine.gov>, Roberto Rodríguez <rrodriguez@portlandmaine.gov>, Anna Trevorrow <atrevorrow@portlandmaine.gov>, Victoria Pelletier <vpelletier@portlandmaine.gov>, Regina Phillips <rphillips@portlandmaine.gov>, Andrew Zarro <Azarro@portlandmaine.gov>, Mark Dion <mdion@portlandmaine.gov>, Brendan T O'Connell <boconnell@portlandmaine.gov>

I have been patiently awaiting the receipt of documents that fully reflect the City of Portland's comprehensive agreements and understandings with the Sea Dogs use of Hadlock Field (SEE email below).

I have also included the most recent detailed information available for Hadlock Field revenue and expenses (showing recent partial FY2021 performance and anticipated (i.e. budgeted) FY2022 performance). SEE ATTACHMENT.

It is very dismaying that this information, which should be at the city's fingertips, appears to be difficult to access and laborious to provide to the public (assuming no one is deliberately foot-dragging the production of my records request). The actual financial performance for FY2021 and FY2022 should also be available to the public using the same breakdowns and format given in the "Budget Book" but it is not, which makes it difficult to understand where things are most recently with respect to Hadlock Field operations (a task for the FINANCE DEPARTMENT).

It should be a relatively simple forward of digital files since the City of Portland probably closely examined the lease arrangement due to the recent change of ownership (occurring over the last year) of the Sea Dogs organization. FYI - most well-written lease agreements require landlord/lessor review and consent when a change-of-control of the tenant/lessee is announced, so at a minimum the Corporation Counsel's office SHOULD HAVE reviewed these documents in the last year in preparation for the consummation of the Sea Dogs ownership change.

I was spurred to inquire about this stuff because it was revealed in the recent past at a City Council meeting that the City of Portland does not get ANY cut of the concessions sold at the ballpark (often a commercial lessor will negotiate for a percentage of the gross or net revenues of a lessee's on-premises business, especially if the underlying base rent is below-market or has little in the way of escalators over time). It is also likely that the City of Portland receives zero share of ticket sales, merchandising or other revenue associated with the Sea Dogs use of Hadlock Field.

I would think that the members of the Park Commission would also be curious to understand this information.

The Commission should make time to put the Hadlock Field arrangements on its agenda at some point in order to refresh everyone's comprehension of this public-private partnership on city-owned land. A possible goal from such a conversation would be to see whether it makes sense for the Commission to formally ask the city staff and City Council to consider opportunities for renegotiating the overall lease agreement to ensure the most favorable possible terms for the City of Portland while also being fair and not unreasonable to the Sea Dogs organization.

---------- Forwarded message ---------
From: **George Rheault** <george.rheault@gmail.com>
Date: Wed, Apr 5, 2023 at 10:39 AM
Subject: Public Records Request - Hadlock Field Lease to Minor League Baseball Team
To: Jessica Grondin <jgrondin@portlandmaine.gov>
Cc: Kate Snyder <ksnyder@portlandmaine.gov>, Danielle West-Chuhta <dwest@portlandmaine.gov>, Michael Goldman <mig@portlandmaine.gov>, Pious Ali <pali@portlandmaine.gov>, April Fournier <afournier@portlandmaine.gov>, Roberto Rodríguez <rrodriguez@portlandmaine.gov>, Anna Trevorrow <atrevorrow@portlandmaine.gov>, Victoria Pelletier <vpelletier@portlandmaine.gov>, Regina Phillips <rphillips@portlandmaine.gov>, Andrew Zarro <Azarro@portlandmaine.gov>, Mark Dion <mdion@portlandmaine.gov>, Dena Libner <dlibner@portlandmaine.gov>

Please provide me with the current contract between the City of Portland and the Sea Dogs organization.

I would expect this to be a lease agreement of some sort but it may not be titled that way.

Please include ALL amendments and attachments (including exhibits, schedules, insurance riders, related side-agreements, licenses, etc.).

I do not know if the original agreement from the early 1990s remains essentially in effect (with merely time extensions) or if it has been renegotiated over time as a new separate agreement, but to the extent any prior agreements are incorporated by reference please include those as well since they would be necessary for understanding the overall arrangement currently in force.

Thanks a bunch.

Hadlock Field Details - FY2022 Budget Book Page.pdf
119K

Hadlock Stadium

This program includes all expenses for maintaining Hadlock Stadium, a 7,400-seat baseball stadium which was opened in 1994. Hadlock Stadium is home to the Portland Seadogs, an AA affiliate of the Boston Red Sox.

The FY22 expenditure budget decreased $56,100 or 17.3%. The program revenue reflects stadium rental and reimbursement of utility costs.

Division Summary

Department: Public Buildings & Waterfront **Division:** Hadlock Stadium **Account:** 10035204

	FY21 Approp.	FY21 Projected Expend.	FY22 Department Submission	FY22 Manager's Recomm.	FY22 Finance Comm.	FY22 Final Allowance
Classification Breakdown						
Contractual Services	4,325	4,170	6,725	6,725	6,725	6,725
Maintenance and Repairs	70,120	70,120	50,120	50,120	50,120	50,120
Supplies	31,500	31,500	23,000	23,000	23,000	23,000
Utilities	198,000	73,000	188,000	188,000	188,000	188,000
Capital Outlay	20,000	20,000	0	0	0	0
Total	323,945	198,790	267,845	267,845	267,845	267,845
Less Revenues	(348,000)	(210,000)	(338,000)	(338,000)	(338,000)	(338,000)
Net Division Total	(24,055)	(11,210)	(70,155)	(70,155)	(70,155)	(70,155)

Thomas Nickerson <tnickerson@portlandmaine.gov>

Public Comment - Missing 2012 Riverside Golf Course Evaluation Report from National Golf Foundation Consulting

1 message

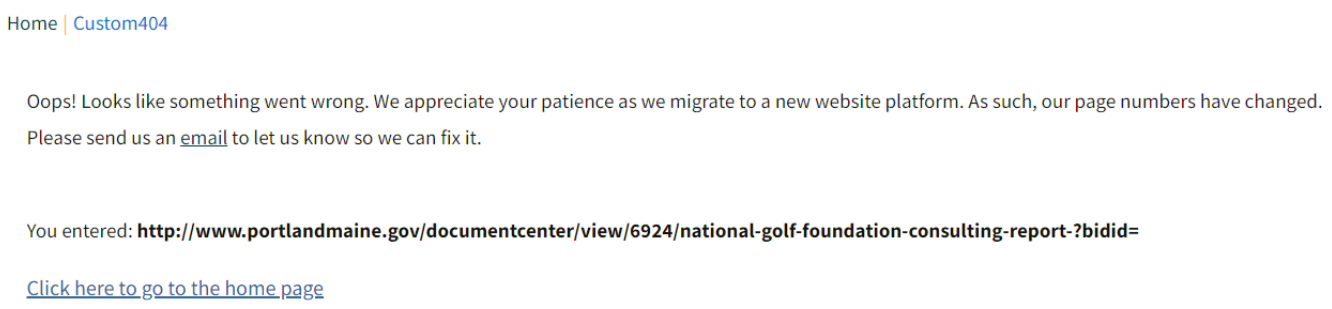
George Rheault <george.rheault@gmail.com> Wed, May 3, 2023 at 11:41 AM
To: Parks Commission <parkscommission@portlandmaine.gov>, Thomas Nickerson <tnickerson@portlandmaine.gov>, Alex Marshall <amarshall@portlandmaine.gov>, "Hipple, Ethan" <EHIPPLE@portlandmaine.gov>
Cc: Kate Snyder <ksnyder@portlandmaine.gov>, Danielle West-Chuhta <dwest@portlandmaine.gov>, Dena Libner <dlibner@portlandmaine.gov>, Jessica Grondin <jgrondin@portlandmaine.gov>, Michael Goldman <mig@portlandmaine.gov>, Pious Ali <pali@portlandmaine.gov>, April Fournier <afournier@portlandmaine.gov>, Roberto Rodríguez <rrodriguez@portlandmaine.gov>, Anna Trevorrow <atrevorrow@portlandmaine.gov>, Victoria Pelletier <vpelletier@portlandmaine.gov>, Regina Phillips <rphillips@portlandmaine.gov>, Andrew Zarro <Azarro@portlandmaine.gov>, Mark Dion <mdion@portlandmaine.gov>, Brendan T O'Connell <boconnell@portlandmaine.gov>

I ask that the Parks Commission formally request that the November 2012 National Golf Foundation Consulting Report be accessible once again on the City's website.

This report was ONCE easily available to the public (who likely paid for it), but thanks to the City's updating of its website in 2022, the original link to it has not been updated/repaired. SEE BELOW for a screenshot of the link which has been broken probably since early last June.

This report is the best long-term evaluation for the Riverside Golf Course but is now effectively HIDDEN from public view which is a shame since it is a terrific way for the members of the Park Commission to comprehensively understand the challenges surrounding Riverside Golf Course.

Of course, the more than a decade-old National Golf Foundation Consulting report is now VERY LONG IN THE TOOTH and some thought should be given to commissioning a refresh of it (not necessarily by NGF but someone who has real professional chops to analyze golf course performance independent of the city staff). This should be done in conjunction with a broader qualitative/holistic examination of the golf course including how best Portland can make use of the vast acreage covered by the course and its still-very-much defunct adjacent driving range across the street (which a local real estate developer agitated about for housing in 2017 and has continued to lay fallow ever since then).



Commission Members:

Jaime Parker, Chair - Jon Kachmar, Vice Chair - Cheri Musgrave - Kristen Fulmer - Beth Rabbitt - Marie Gray - Zack Anchors - Stephen Bentsen- Katie Mears- William Elting- Donna Gartland - Alison Mehlsak - City Councilor Victoria Pelletier

Not in attendance: Victoria, Katie, Stephen, Zack

City of Portland
Parks Commission Agenda
April 6, 2023 at 5:00 PM

I. Call to Order
II. General Citizen Comment Period - Emailed public comment
III. Agenda Items
  A. Acceptance of Meeting Minutes: March 2, 2023 - Move to accept minutes - Motion passed unanimously. Actions taken - Thom will review how votes need to be counted.
    i. Jaime - Yes
    ii. John - Yes
    iii. Marie - Yes
    iv. Zack - Absent
    v. Beth - Yes
    vi. Stephen - Yes
    vii. Cheri - Yes
    viii. Katie - Yes
    ix. Will - Yes
    x. Donna - Yes
    xi. Alison - Yes
    xii. Kristen - Yes

  B. New Business
    i. Acceptance of new Hybrid Meeting rules - see attached -
      a) Commission members discussed rules.

  C. Old Business
    i. CIP update
      a) Alex detailed what the council agreed to regarding the CIP.
        (1) ADA compliance on sidewalks
        (2) Commissioners had questions about the Great Diamond basketball court, Alex confirmed that the court is for general public use and not private property. There are public assets on Great Diamond: playground, ferry dock, beach, restaurant, barracks. Pickleball lines will also be added. The Commission asked if there will be advertisements to confirm its public use.
        (3) Tyng-Tate playground
        (4) Riverton tennis court conversion to Pickleball.

(5) Court resurfacing around the city for various courts.

b) Congress Square redesign will be funded via Urban Development

(1) The Commission raised questions about the development of this project

c) Deering Oaks to Park street additional space for trail development. - Actions taken: Alex will review the impacted bike lanes. Potential presentation from DPW to help address the bike lane issues raised, printed details are requested.

(1) The commission asked, what is the process when it comes to CIP projects and having them introduced to the Parks Commission: Alex provided some details
   (a) June - the survey goes out to Neighborhood groups. These are reviewed, we like to see associated cost estimates. These are due by July.
   (b) August - Parks Commission is presented with the final list.
   (c) September - Parks Commission votes on their top three projects
   (d) October - Parks Director submits this to the City Council.
   (e) Commissioners asked about the breakdown of the Parkside to Libbytown trail: who is paying for what, how is it planned? Alex provided additional information.
   (f) Will this impact the bike lanes already in place? Can we incorporate the bike lanes? The bike lane is rarely usable. Issues raised with lost parking spaces. 'Union Branch Pathway'. Commissioners would like plan design if possible.
   (g) Riverton trail access - will that be looped into the other riverton project?

ii. Homeless Encampment Update
   a) 102 tent sites across the city reported, half on the bayside trail. Expo opening Monday to accommodate additional housing. Hoping for State level support.
      (1) Expo will be an open shelter space - not reserved for just families.
      (2) Commission members advised that the Bayside area is impassible, Deering Oaks was once determined as a 'Emphasis Zone', will this happen with Bayside? Patience is needed, as this is a complicated issue. Only the City Manager and Corp Council can declare an Emphasis Area. State Pier to Ocean Gateway and Deering Oaks are already designated Emphasis Areas. Commission members raised concerns about how these areas are being impacted.

D. Communications and Updates
   i. Parks Division Report -
      a) Any questions about the Parks Division report? Lot of positive things are happening! Public is pleased with the addition of public bathrooms. Spring Street and Central fire will be getting vaulted toilets, more around the city: Peaks Island, Playgrounds, etc. Payson park bathroom has groundwater issues, but we are going to reseal the tank and prevent additional flooding by adding drainage. Baxter will MAYBE open in July.
         (1) Food Trucks - seven have been selected. Amethyst has two, but more are possible. Trucks are permitted to be there overnight.
         (2) Doherty Field question - does this include a pump track? No, we are

working on a flow and bike pump track in Riverton Trolley park.

ii. Land Bank Commission Report -
   a) Bayside Neighborhood Ass asked about the community gardens being acquired on Franklyn, this is a private garden currently. Not really in the Land Bank mission, but some volunteers are trying to help keep this garden space in Bayside. This is a small parcel of land. 7300 square feet.
   b) Land Bank will be digging into Affordable Housing and the Land Bank properties. The Commission does review the properties they try to acquire as potential sites for housing, but there is additional oversight needed. Additionally, they are looking into reviewing their current properties as potential housing. Commissioners have questions about how that will happen.

iii. Parks Department Hiring
   a) Parks division hired Parks Maintainer, City Arborist will be filled soon, returning the Parks dept to a fully staffed status. Alex tried to sell the seasonal positions pretty hard.

iv. Committee Reports
   a) Cheri and Jaime are working on the annual report.
   b) Greenspace is coming up fast - theme is needed - Could we get Elizabeth Collado as a potential speaker.
   c) Suggested themes:
      (1) Changing needs for our public spaces.
      (2) How to engage different communities
   d) Mega events - sub-committee - what else needs to happen? How do we mitigate concerns? The Facilities team has made improvements to the application process: more information is being provided to the City Council to help them make better decisions. When these applications come in, they are provided to the Chair who will then decide if a special session is needed. Jaime confirmed he did receive and review the applications for Circus-Smirkus and another large event.
      Circus-Smirkus will be using a small portion of Payson. The Commission would like to see them more involved in events that are of a certain scale and size. Right now, only 2000+ attendee events reach the Commission. Additional policy is needed to determine when an event comes to the Commission for discussion.
      (1) Proposed resolution: have two people review internally and determine if the application needs to escalate to the Parks Commission. More data is needed to determine how a potential rubric is designed.
      (2) Annual Report - rough outline provided to Alex. Three main areas of focus: need for additional staffing resources, Impact of homelessness on the parks and the Parks Staff, Outreach and Inclusion (impact of the pandemic on the parks) This is 2 years behind, but they are aiming for end of the year.

E. Commissioner requests for Agenda Items

IV. Adjournment

Green Space Gathering 2023 - Ideas from Beth, Donna, and Stephen as of April 28th

- Date/Time: traditionally replace a Parks Commission meeting
  - Think June 1st is too soon
  - Perhaps August 3rd or September 7th

- Location: Outdoors would be cool, but I think weather could be iffy. Easy access with parking would be ideal. Feel we need to plan for indoor space given ideas for format.
  - Riverton school
  - Lyseth school

- Theme: evolving uses for public spaces/parks
  - “Making Things Happen in Public Park and Public Spaces”
  - “Getting Creative in Public Parks”
  - Other unique uses for Parks - things that are out of the ordinary to spark imagination and interest.

- Format idea - panel discussion / short presentations and then discussion
  - perhaps Liz C. Park Ranger and Portland Trails Inclusion Manager (Jaimie suggested)
  - someone who is organizing the Portland Youth Corps? https://www.portlandmaine.gov/560/Youth-Corps---Summer-Program
  - Someone involved with the Skate Park Expansion in Dougherty Field? They worked through a lot of red tape and funding issues to make it happen and its currently under construction.
  - Congress Square Park person? They seem to be evolving their uses of the Park and it’d be interesting to hear what drives that and how they select their programming.
  - Park as Art: Nan Cumming - Portland Parks Conservancy: she could talk about Riverton Trolley Park and how they are developing the bike park there.
  - North Deering Park - someone who can tell about how this area became a park and plans for it.
  - Pamela Moulton or Tempo Ars Maine https://tempoartmaine.org/projects/beneath-the-forest-beneath-the-sea/ The artist and group behind the pink art installations in Payson Park
  - Wabanaki educator associated with Portland Schools
  - Outdoor classroom use in Portland Public Schools
  - Food truck vendor

- Format idea - offer small group activity / discussion 20-30 minute break out sessions
    - Forage in the park activity
    - Yoga in the park activity
    - Smaller group discussion about visions for how to use the parks

- Other Thoughts:
    - Invitations and announcements
    - Food
    - Raffle or give away prizes
    - Ways for the public to provide feedback to Parks Commission beyond email - surveys, social media, QR codes?

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Parks, Recreation & Facilities Department
Ethan Hipple, Director

CITY OF PORTLAND
Parks, Recreation & Facilities Department
Alex Marshall, Parks Director

Memorandum

TO: Parks Commission and Land Bank Commission
FROM: Alex Marshall, Parks Director, Parks, Recreation and Facilities Department
SUBJECT: Parks Division Update
DATE: May 2023

Parks Division Staffing

- Total Budgeted positions in Parks Division: 33
- Vacancy: City Arborist. We are advertising this position again
- Seasonal Positions: Park Maintenance, Horticulture, Forestry, Ballfields, Playgrounds, Park Rangers

Tree Hugging and Planting Event at Deering Oaks

The Parks, Recreation and Facilities Team is hosting the first annual Tree Hugging and Planting event at Deering Oaks led by our very own Park Ranger, Liz Collado. This will be happening on Saturday, May 20th from 11am-1pm in recognition of National 'Love a Tree Day' on May 16th. The act of tree hugging has origins back to 1730 when hundreds of men and women in India lost their lives while trying to protect trees that were destined to become materials for building a palace. Today it is celebrated by bringing awareness to the importance of trees and their effects on our climate. Please join us in this celebration

Browntail Moth Update

Portland's Forestry Division partners with the Maine Forest Service on a number of initiatives. One of them has been managing Browntail Moth and its persistence in Deering Oaks Park and a few other smaller spaces. In 2020 and 2021 we saw some fairly significant numbers of caterpillars within the park. In 2022 those numbers decreased drastically and in 2023 we are seeing very minimal web counts. This is obviously great news and exactly what we were hoping to see after consecutive years of treatments and cooler/wet Spring weather. The Portland Farmers Market will also benefit from this news as they remain in place at Deering Oaks on Wednesdays and Saturdays.

Duck House and Fountain Installation

The first week in May is the annual Duck House and Water Fountain installation week at Deering Oaks. Both of these items are maintained and regularly restored by our Playgrounds Staff each year. This same team is who you may see wading out in the water every week performing fountain maintenance so that it functions properly and continues to be the beautiful display that everyone loves.
During the installation of the duck house, the Playgrounds Team and Forestry Crews work closely to transport and place the historic feature in its designated spot on the island.

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Parks, Recreation & Facilities Department
Ethan Hipple, Director

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Parks, Recreation & Facilities Department
Alex Marshall, Parks Director

Additional Public Restrooms

Public Buildings Staff have added two more vaulted public restrooms over the last few weeks. One of them lives at Talbot School and the other over at Riverton Trolley Park which will be a nice compliment to all the great improvements coming to this park in the next few years. Keep your eyes peeled for additional restrooms being added along Spring Street, next to Central Fire Station and additional units within Deering Oaks Park. We are very excited by all of these incredible upgrades for folks to have access to.

'Thank You' For All The Wonderful Earth Day Cleanups

Earth Day has increasingly become a day where the city is transformed overnight. Each of the past few years we have seen more and more Friends Groups, Neighborhood Associations and Volunteer Groups step up and offer to pitch in with a variety of different cleanups. We are extremely appreciative of this work and it is incredible how much of an impact it has on the community. Thank You to all of these groups and the City and Parks Conservancy Staff who help coordinate the events by providing roll off dumpsters, trucks for hauling debris, trash bags, trash pickers and other personal protective gear that may be needed.

Park Projects and Department Updates

Staff are working on the following Park Improvement projects:

- Park ADA Walkway improvements: Phase 3 of 3 at Deering Oaks Park has begun and all new walkway base work has been completed. The contractor is mobilizing their team to Dougherty Field Playground to finish some site work as they wait for asphalt plants to open up for the season.
- Fitzpatrick Drainage Improvements: Drawings are complete. An RFP is ready to be advertised.
- Talbot School Basketball Court Reconstruction: The bid documents have been advertised.
- Preble Street Field & Stormwater Project: Final design and landscaping plans are being finalized. There have been some construction delays that will push the installation of the field back to the Fall of 2023 with field play to begin in the late Spring or Summer of 2024.
- Riverton Preserve: Recreation improvement plans are in progress and will consist primarily of a trail network with other improvements. This project is intended to fulfill LWCF conversion requirements, and final approval of the improvement plan rests with the state and National Park Service, which has a public engagement process.
- Riverton Trolley Park: The Bicycle Skills Course RFP has been advertised and staff are working on the next phase of the improvements
- Lower Western Prom Park Improvements: Final design improvements have been made and we have secured the additional funding via CDBG to execute the project later in 2023 or beginning of 2024
- Dougherty Field Skatepark Expansion: Construction has begun. The Contractor will be working on site for the next 10-12 weeks with the anticipation of finishing the project before the

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Parks, Recreation & Facilities Department
Alex Marshall, Parks Director

Summer.

- Community Garden Fence and Shed Replacement: All new sheds and planting soil have been installed. We are waiting on the fencing contractor to come back to finish the project.