



Commission Members: Chair Pat Bailey, Vice Chair Steve Morgenstein, Andrew Butcher, Jennifer Fox, Jon Kachmar, Kara Wooldrik, Simon Rucker, and Mayor Kate Snyder

City of Portland
Land Bank Commission Agenda

October 14, 2020

5:00 PM

On Wednesday, October 14, 2020, at 5:00 pm, the Portland Land Bank Commission will conduct a virtual meeting using emergency legislation approved by LD 2167; 1 M.R.S. §403 A, that authorizes cities and towns to conduct meetings online. This meeting will be conducted remotely using Zoom.

Allow your computer to install the free Zoom app to get the best meeting experience. We hope to be able to offer other live stream methods in the future. If you are not able to attend live, we will be posting a recording of the meeting once it has concluded.

Please click the link below to join the webinar:

<https://zoom.us/j/96886489329>

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Webinar ID: 968 8648 9329

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- I. Citizen Comment Period
- II. Agenda Items
 - i. Acceptance of Meeting Minutes: August and September
 - ii. New Business
 - a. Vote to Change Meeting Time
 - iii. Communications/Updates
 - a. Secretary Report
 - b. Treasurer Report
 - c. Parks Commission Report
 - d. Parks Division Report

The Land Bank Commission is responsible for identifying and protecting open space resources within the City of Portland. The commission seeks to preserve a balance between development and conservation of open space important for wildlife, ecological, environmental, scenic or outdoor recreational values.



iv. High Priority Parcels

- a. Redlon Woods
- b. Riverton Trolley Park
- c. PATHS Adjacent Property: 349D6
- d. Rand Road - *The Commission may go into executive session pursuant to 1 M.R.S. 405(6)(C) and (E) to discuss real estate negotiations and the City's legal rights and duties.*

The Land Bank Commission is responsible for identifying and protecting open space resources within the City of Portland. The commission seeks to preserve a balance between development and conservation of open space important for wildlife, ecological, environmental, scenic or outdoor recreational values.



In attendance: Commission Members: Simon Rucker, Kara Wooldrik, Jennifer Fox, Jon Kachmar. City Staff: Doug Roncarati, Michael Goldman, Ethan Hipple, and Alex Marshall.

City of Portland
Land Bank Commission Minutes
September 15, 2020, 11:30 AM

On Tuesday, September 15, 2020, at 11:30am, the Portland Land Bank Commission conducted a virtual meeting using emergency legislation approved by LD 2167; 1 M.R.S. §403A, that authorizes cities and towns to conduct meetings online. This meeting was conducted remotely using Zoom.

I. Citizen Comment Period

No citizen comments.

II. Agenda Items

i. Acceptance of Meeting Minutes

With only four commissioners in attendance there was no quorum for a vote. The Commission will vote on the August minutes at the next meeting.

ii. Communications/Updates

a. Secretary Report

Simon shared that documents continue to be added to the shared LBC drive folder. This includes due diligence items for the Rand Rd property.

b. Treasurer Report

No update.

c. Parks Commission Report

Jon shared that the Parks Commission discussed recent trail work at Baxter Woods as well as a potential license agreement for an encroachment at 46 Western Prom. Other items included a Deering Oaks update, canceling this year's Green Space Gathering, and adding the friends group survey to the annual report.

d. Parks Division Report

Alex shared that Parks, Rec, and Facilities still have vacancies to fill including an arborist and athletic facilities supervisor. City Council extended the dog on leash order to Oct 19. The before and after school rec program just started and the Riverton playground project finished over the past weekend. Amethyst lot is almost ready for the upcoming ribbon

cutting and the Dougherty playground design went out to bid recently.

iii. High Priority Parcels

a. Redlon Woods

A developer is planning on building on one of the lots, but there is not yet a formal plan. There may be an opportunity to acquire lots off of Motley St.

b. Jewell Falls

No updates

c. PATHS Adjacent Property: 349D6

No updates

d. Riverton Trolley Park

Jon summarized that additional funding will be needed as the landowner rejected the initial offer. There have been discussions with a local brewery about a possible donation.

Kara mentioned that she was under the impression this was not a priority parcel based on the scorecard. Jon said he's happy to have the commission reevaluate the priority level. The next step may be to have Greg Mitchell do an interdepartmental survey. The commission will revisit this discussion at the next meeting.

e. Rand Road - *The Commission may go into executive session pursuant to 1 M.R.S. 405(6)(C) and (E) to discuss real estate negotiations and the City's legal rights and duties.*

No update and this will not be going before the City Council at the next meeting.

iv. Discuss Meeting Time Change

There is an interest in switching the meetings back to the second Wednesday at 5pm. This will be voted on at the next meeting.



In attendance: Commission Members: Chair Patrizia Bailey, Kara Wooldrik, Simon Rucker, Jon Kachmar, Jennifer Fox, and Andrew Butcher. City Staff: Doug Roncarati, Michael Goldman, and Alex Marshall.

City of Portland
Land Bank Commission Minutes
August 3, 2020, 11:30 AM

On Monday, August 3, 2020, at 11:30 am, the Portland Land Bank Commission conducted a virtual meeting using emergency legislation approved by LD 2167; 1 M.R.S. §403A, that authorizes cities and towns to conduct meetings online. This meeting was conducted remotely using Zoom.

I. Citizen Comment Period

George R. expressed concerns about issues logging into zoom meetings as a member of the public. He also stated that he does not agree that open space is needed in this area and believes a housing development would be a better use of the parcel.

The commission discussed that it is inappropriate and not in line with City Council rules for any meeting participant to reference a commissioner's personal information and reminded participants that these meetings are recorded.

Michael also confirmed that the meeting protocols have been in alignment with the applicable virtual meeting requirements and the entirety of each meeting is broadcast to the public.

II. Agenda Items

i. Acceptance of Meeting Minutes

Kara motioned to accept the meeting minutes of July. Simon seconded. Andrew abstained. Motion passed with five in favor.

ii. New Business

a. Rand Road -- *Vote to recommend Rand Rd acquisition to City Council*

The owners of the Rand Rd property have agreed to the generic terms of the purchase and sale contract. Pat asked for comments and concerns from the commissioners regarding the acquisition of the parcel before holding the vote to move forward.

Kara reiterated that there is no housing potential on this land. The parcel is mostly under a wetland/protected designation and the remainder is also undevelopable due to slope, power lines, etc. She also suggested we emphasize a need for a more robust way to access this green space from the Sagamore Village neighborhood.

Pat shared that Greg Mitchell surveyed other departments within the city and they were very supportive of adding this parcel to the land bank. One department mentioned building a parking area, but this would not align with the commission's goal of maintaining this parcel as open space. The seller is not in favor of building a parking area.

Pat recommended that the commission ascertain whether the seller is comfortable with the protections provided by the land bank as outlined in the ordinance or if they would require adding a restriction to the contracts.

Andrew requested clarification as to whether there are additional financial implications associated with the acquisition. Pat shared that a survey and appraisal are two potential costs that may be required, and she requested that, in the future, all costs that may be incurred by the commission be presented and approved beforehand.

Jon motioned for the Land Bank Commission to recommend that the City Council approve the proposed purchase and sale agreement for the Rand Rd property. Simon seconded. The motion passed unanimously.



CITY OF PORTLAND
Parks, Recreation & Facilities Department
Ethan Hipple, Acting 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: October 2020

Parks Division Staffing

Openings in our division include:

- Arborist II
- Athletic Facilities Supervisor

During the Council vote over the budget we were fortunate to have a position placed back in our budget, a maintenance Worker related to implementing organic practices across our ballfields.

We were also approved to hire an additional full time Park Ranger in our budget.

FY21 Budget

The City budget has been approved for FY21. The only changes are that they kept our Ballfields position that was proposed to be eliminated and added \$50,000 for Porta-Potties and a staff member to clean them.

Western Promenade Improvements

Vista clearing continues at the end of Carroll Street. The paved Serpentine Trail from Valley Street is currently being constructed to help with winter operations. The Valley Street Dog Park had a face lift of new stone dust and erosion control. A new flower bed was installed at the turnaround of the upper walkway at the end of Bowdoin Street. It includes black eyed susans, echinacea, sedum, agastache, liatris, and daylilies all surrounding a hinoki cypress.

Heritage Tree Ordinance

The City Council has adopted a Heritage Tree Ordinance for the protection of heritage trees within Historic Districts. The goal is to discourage removal or extensive pruning of trees on Maine's Register of Big Trees, certain trees 24" or larger in diameter, ornamental trees 12" or larger in diameter and native rare and threatened stands of trees. These trees are important for a variety of reasons such as carbon sequestration, reduction of energy consumption, noise baffling, and erosion control just to name a few. There will be a permit process for approval through the City Arborist who will determine what is needed to replace the lost heritage tree. Unfortunately, efforts to add funding to the budget to help implement the ordinance were not successful.



CITY OF PORTLAND
Parks, Recreation & Facilities Department
Ethan Hipple, Acting Director

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Parks, Recreation & Facilities Department
Alex Marshall, Parks Director

Park Projects Update

Staff are working on the following Park Improvement projects:

- Amethyst Lot Park Conversion: The park is complete! Small touch up work remaining for city staff
- Riverton School Playground: The playground is OPEN! The City's first inclusive playground is complete with turf safety surfacing, a paved walkway, boulders, and a large variety of equipment for the kids to play on. The only piece remaining is some landscape plantings to beautify the space as they fill in over the years.
- Dougherty Field Playground: We are getting the results of the RFP back this week for review.
- Park Walkway improvements: Eastern Prom walkway improvements have been unanimously approved by Historic Preservation. Deering Oaks is next up for a combined RFP to be executed in the Spring/Summer of 2021.
- Futsal Court at Fox Field: Bids have been received and we will be breaking ground this fall, pending contractor availability.
- Baxter Woods Improvements: Relocation of the fence perimeter trail and renovation of the outdoor classroom space is in progress. Resurfacing the main carriage path is next on the list.
- Franklin Meadow Project: We will be removing the tarps in a few weeks to begin some fall plantings for Spring bloom