



CITY OF OREGON CITY

URBAN RENEWAL COMMISSION

DRAFT MINUTES

Commission Chambers, Libke Public Safety Facility, 1234 Linn Ave, Oregon City
Tuesday, September 12, 2023 at 6:00 PM

CALL TO ORDER

Chair Mike Mitchell called the meeting to order at 6:03 PM.

ROLL CALL

PRESENT: 6 – Commissioner Frank O'Donnell, Commissioner Rocky Smith, Commissioner Denyse McGriff, Commissioner Doug Neeley, Commissioner Adam Marl, Chair Mike Mitchell

ABSENT: 1 - Commissioner Shawn Cross

STAFFERS: 8 - City Manager Tony Konkol, Economic Development Manager James Graham, Finance Director Matt Zook, Community Development Director Aquilla Hurd-Ravich, Planning Manager Pete Walter, Library Director Greg Williams, Police Chief Shaun Davis, Assistant City Recorder Angelique Nomie

CITIZEN COMMENTS\

There were no citizen comments.

DISCUSSION ITEMS

1. Stimson Property - Environmental Assessment Proposals

Tony Konkol, City Manager, reported that the Urban Renewal Commission (URC) had instructed City Staff to engage an environmental firm to review the historical environmental documents related to the Stimson property. Mr. Konkol reported that Staff had received three proposals from consulting firms, and he recommended entering into an agreement with the Environmental Works Agency, who had quoted the work at \$5,500.00.

Commissioner O'Donnell asked what criteria had been used to evaluate the proposals. James Graham, Economic Development Manager, replied that Environmental Works took the time to examine the property before offering their bid, unlike the other agencies that offered proposals. Environmental Works also has a team with diverse specialties, which would enable them to assist with the issues listed in the comparative analysis of the property. Finally, the recommended agency's proposal made fewer references to additional costs than those of the other bidders.

Commissioner O'Donnell suggested that the agency ought to consider environmental data about the property gathered on previous occasions, for example, information about wells in the area.

Commissioner McGriff expressed approval of Environmental Works' proposal and lauded them for physically visiting the property and for listing the members and specialties of their team.

Commissioner Neeley asked whether the location of the old Freight Depot and Amtrak parking area were

included in the area to be examined. Mr. Konkol and Mr. Graham replied that the proposal included examination of “adjoining properties” but did not specify which properties were indicated by that phrase. He said the primary goal was examining the Stimson property, but that research if revealed historical environmental assessments had been done on the Amtrak site as well, that would be considered.

Commissioner McGriff asked whether the recommended agency would examine the environmental analysis that had previously been done on the Stimson property. Mr. Konkol replied that the agency would examine that and all previous analyses of the property, as well as examining the no further action letter that the Department of Environmental Quality (DEQ) had sent in regard to it. Commissioner McGriff observed that if an environmental issue is discovered it would be valuable to see if nearby areas are affected, adding that the Metro might have helpful documentation of the property’s environmental history.

Commissioner O’Donnell asked whether the examination of the property would include geotechnical and buildability studies. Mr. Konkol replied that the proposed study would focus on the environmental component as Phase 1 of the project, and that geotechnical and buildability issues would be addressed subsequently in the next phase. Mr. Graham added that Environmental Services had a geologist on their team who might be able to offer insight, but such work would be in addition to the proposal.

Motion made by Commissioner McGriff, seconded by Chair Mitchell, to approve City Staff’s recommendation to award the contact to Environmental Works.

The motion passed by the following vote:

Yea – 6: Commissioner O’Donnell, Commissioner Smith, Commissioner McGriff, Commissioner Neeley, Commissioner Marl, Chair Mitchell

Mr. Konkol explained that the purpose of the project for which Environmental Works was to be contracted is to establish what environmental assessment had been done on the Stimson property since it was purchased by the URC, and what must be done in order for it to be developed.

Mr. Konkol requested approval to work with Mr. Graham to hire a geotechnical engineer to study the composition of the site and the location of potential fill content. Mr. Konkol asked the URC whether he should enter into a contract on his discretion in his authority as the City Manager, or whether the URC would like the opportunity to approve this and any other smaller contracts related to this project.

Commissioner McGriff asked whether the City has an on-call contractor who could fill this role, and Mr. Konkol replied in the affirmative. Commissioner McGriff recommended utilizing an on-call contractor for this project, and having a scope of work brought before the URC for approval.

Commissioner O’Donnell suggested that there could be value to having the URC approve all contracts in the interest of transparency, but added that small contracts might be better left to the City Manager’s discretion. When asked, Mr. Konkol gave a rough estimate of \$1,500.00 for the value of this potential geotechnical engineer contract.

Commissioner O’Donnell suggested authorizing the City Manager to contract with approved City contractors with a stated limit on the contract value.

Commissioner Smith expressed disagreement with providing this type of contract authorization authority to the City Manager, adding that the City and the Urban Renewal Commission ought to remain separate.

Motion made by Commissioner McGriff, seconded by Commissioner Neeley, to authorize the Director of the Urban Renewal Agency to contract with one of the City’s existing on-call geotechnical consultants, creating a scope of work for approval by the Urban Renewal Commission, and that the said contract be authorized for up to \$25,000.00.

The motion passed by the following vote:

Yea – 5: Commissioner O'Donnell, Commissioner McGriff, Commissioner Neeley, Commissioner Marl, Chair Mitchell

Nay – 1: Commissioner Smith

2. Information for Discussion and Direction Related to Clackamette Cove

Mr. Konkol reported that Commissioners Mitchell, O'Donnell and McGriff had attended a tour of the Lake Oswego Corporation facilities to observe its water quality measures. The purpose of the tour had been to gather insight regarding techniques that could be applied to improving the water quality at Clackamette Cove. Mr. Konkol explained that in order to move forward with dredging the Cove, the City would need to consult with the Department of Environmental Quality and the Department of State Lands agency. He asked for guidance from the URC regarding which amelioration measures to pursue at the Cove. Mr. Konkol added that several experts with whom Commissioner O'Donnell had previously met regarding this matter were present, namely Richard Crave, Jerry Herrmann, John Border, and Doug DeHart. Mr. Konkol suggested discussing the matter with these gentlemen at the present meeting.

Commissioner O'Donnell observed that during his previous meetings with the experts present, consensus had leaned toward chemical treatment with alum and aeration.

Commissioner McGriff asked about the water exchange at Oswego Lake. Mr. Konkol replied that it was his understanding that water was brought in from the Tualatin via the Oswego Canal, and that equilibrium was maintained by outletting water during the rainy season. Commissioner McGriff observed that the Clackamette Cove had a more direct water supply.

Commissioner Mitchell observed that the procedures at Lake Oswego demonstrated the benefit of combining more than one method of water amelioration. He also observed that all the methods had downsides if applied excessively, and that because the Cove is much smaller than Oswego Lake, potential oversaturation of chemicals was a risk. Commissioner Mitchell also suggested that any measures taken should commence promptly before the weather becomes colder and skews the results.

Commissioner Neeley observed that aeration would also cause evaporation, which could add a further cooling effect.

Commissioner O'Donnell suggested that a study of water quality in the Cove would need to take place over a period of time, for example a twelve month period, in order to account for seasonal fluctuations.

Richard Craven observed that if dredging were undertaken, due to bed load movement, water exchange would diminish as time passes.

Commissioner Neeley asked whether any chemical analysis of the Cove water had yet been done, and Mr. Konkol replied that it had not.

Commissioner McGriff recommended a study of what organisms are present in the Cove.

Jerry Herrmann recounted that the Cove area was once used as a source of gravel, and that when its gravel was depleted, gravel was added from Ross Island and other points upriver, and a 12-foot channel was dredged from the mouth of the Clackamas to the Cove. He explained that this is the source of the gravel bar which currently exists. He added that though the Cove essentially started its existence as a quarry, it has become a natural area and can be improved into an asset for the community.

John Borden suggested starting the project by making a temperature profile of the Cove and possibly following up with aeration.

Mr. Craven suggested studying the phosphates, nitrates, and nutrients in the Cove over the course of a year.

Commissioner Marl emphasized the importance of soliciting multiple bids and added that undertaking the study over the course of a year would give time for the courts to rule on the matter of the URC's purchasing permissions.

Motion made by Commissioner McGriff, seconded by Commissioner Neeley, to solicit proposals for a water quality study at Clackamette Cove, including but not limited to the water's temperature profile, circulation, and composition.

The motion passed by the following vote:

Yea – 5: Commissioner O'Donnell, Commissioner Smith, Commissioner McGriff, Commissioner Neeley, Commissioner Marl, Chair Mitchell

3. Minutes of the July 19, 2023 Urban Renewal Commission Meeting

Motion made by Commissioner McGriff, seconded by Commissioner Marl, to approve the minutes of the July 19, 2023 Urban Renewal Commission Meeting.

The motion passed by the following vote:

Yea – 5: Commissioner O'Donnell, Commissioner Smith, Commissioner McGriff, Commissioner Neeley, Commissioner Marl, Chair Mitchell

COMMUNICATIONS

There were no additional communications.

ADJOURNMENT

Chair Mitchell adjourned the meeting at 6:58 PM.

Respectfully submitted,

Jakob S. Wiley, City Recorder