



# CITY OF OREGON CITY

## URBAN RENEWAL COMMISSION

### MINUTES

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Commission Chambers, Libke Public Safety Facility, 1234 Linn Ave, Oregon City  
Wednesday, December 20, 2023 at 6:00 PM

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#### CALL TO ORDER

*Chair Mitchell called the meeting to order at 5:59 P.M.*

#### ROLL CALL

**PRESENT: 6 -** Commissioner Denyse McGriff, Commissioner Rocky Smith, Commissioner Doug Neeley, Commissioner Adam Marl, Vice Chair Shawn Cross, Chair Mike Mitchell

**EXCUSED: 1 -** Commissioner Frank O'Donnell

**STAFFERS: 11 -** City Manager Tony Konkol, City Recorder Jakob Wiley, Assistant City Recorder Evan Lee, Economic Development Manager James Graham, Chief of Police Shaun Davis, IT Director Mike Dobaj, Parks and Recreation Director Kendall Reid, Community Development Director Aquilla Hurd-Ravich, Finance Director Matt Zook, Human Resources Director Patrick Foiles, Communications Manager Jarrod Lyman

#### CITIZEN COMMENTS

*There were no citizen comments at this time.*

#### DISCUSSION ITEM

1. Disposition of Commercial Lease with Clackamas Landscape Supply, Inc.

*James Graham, Economic Development Manager, discussed proposed changes to the City's commercial lease with Clackamas Landscape Supply, due to the health issues experienced by the company's owner. The new lease would have a term of one year, expiring on December 31, 2024, with a promise of six months' advance notice of any changes.*

**Motion made by Commissioner McGriff, seconded by Commissioner Smith, to accept the lease terms as submitted by City Staff.**

**The motion passed by the following vote:**

**Yea: 6 – Commissioner McGriff, Commissioner Smith, Commissioner Neeley, Commissioner Marl, Vice Chair Cross, Chair Mitchell**

2. Stimson Property – Phase 1 Environmental Assessment – Final Report

*Tony Konkol, City Manager, invited Jen Park of Environmental Works to present the results of their Phase 1 Environmental Site Assessment of the Stimson property. The report concluded that the subject property appears ready for redevelopment.*

*Commissioner Neeley asked for clarification about the circumstances of the Department of Environmental Quality's (DEQ) Voluntary Cleanup Program. Mr. Park explained that the Voluntary Cleanup Program involves obtaining help and guidance from the DEQ to achieve environmental remediation goals in a project.*

*Commissioner Neeley asked whether the site drained into Clackamette Cove. Mr. Park estimated that around 80 percent of the water surface drains into Clackamette Cove and that around 20 percent drains into Abernethy Creek.*

*Commissioner Mitchell asked about the No Further Action (NFA) status of the property. Mr. Park explained that an NFA letter is a legal document presented by the DEQ after it is satisfied that a property no longer poses a threat to human health or the environment, adding that this document protects a property owner from liability. Mr. Park said that the former lumber mill site on the property has received an NFA letter, but he pointed out a few areas of environmental concern that would nonetheless merit further investigation, including methane release that may be caused by remaining wood debris on the site.*

*Commissioner McGriff observed that a second environmental assessment would likely be advisable. Mr. Park responded that the amount of additional investigation needed would likely be minimal due to the engineering and institutional controls placed on the property.*

*Chair Mitchell asked whether a Phase 2 Environmental Assessment would be the responsibility of the Urban Renewal Commission or of a prospective developer. Mr. Graham replied that Phase 2 Assessment would be the developer's responsibility. Mr. Konkol also suggested pursuing professional review of the geotechnical site analysis after it is completed.*

*Commissioner Mitchell asked whether Mr. Konkol required any action from the Commission in order to discuss surface water drainage questions. Mr. Konkol replied that he was able to pursue this issue without further action from the Commission, but that he would bring the matter before them if it developed into anything exceeding the amount for which he is authorized to sign.*

**Motion made by Commissioner McGriff, Seconded by Commissioner Neeley, to accept the final report from Environmental Works and direct Staff to undertake next steps.**

**The motion passed by the following vote:**

**Yea: 6 – Commissioner McGriff, Commissioner Smith, Commissioner Neeley, Commissioner Marl, Vice Chair Cross, Chair Mitchell**

**3. Personal Services Agreement with NV5 for the 1795 Washington Street Geotechnical Site Analysis (PS 23-018)**

*Mr. Konkol presented for approval a Personal Services Agreement from NV5 to perform geotechnical site analysis upon the property at 1795 Washington Street. The project was quoted at \$31,100.00.*

**Motion made by Commissioner Neeley, Seconded by Commissioner McGriff, to approve the Personal Services agreement and authorize the City Manager to execute said Agreement with Geotech Inc.**

**The motion passed by the following vote:**

**Yea: 6 – Commissioner McGriff, Commissioner Smith, Commissioner Neeley, Commissioner Marl, Vice Chair Cross, Chair Mitchell**

**4. Minutes of the August 16, 2023 Urban Renewal Commission Meeting**

**Motion made by Commissioner Cross, Seconded by Commissioner McGriff, to approve the minutes of the August 16, 2023 and September 12, 2023 Urban Renewal Commission Meetings.**

**The motion passed by the following vote:**

**Yea: 6 – Commissioner McGriff, Commissioner Smith, Commissioner Neeley, Commissioner Marl, Vice Chair Cross, Chair Mitchell**

5. Minutes of the September 12, 2023 Urban Renewal Commission Meeting

**COMMUNICATIONS**

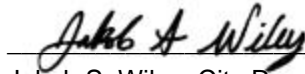
*Mr. Konkol discussed the city's work with Brown and Caldwell regarding the Clackamette Cove water quality monitoring program. The program will be brought forward in a January 2024 meeting for approval. The program will provide baseline water quality conditions on an annual basis. The expectation is that the program will determine the cause of algae blooms and poor water quality.*

*It was noted that it was Commissioner Cross's last day serving on the Commission. Commissioner Mitchell thanked Commissioner Cross for his service on the Urban Renewal Commission.*

**ADJOURNMENT**

*Chair Mitchell adjourned the meeting at 6:40 P.M.*

Respectfully submitted,



Jakob S. Wiley, City Recorder