



CITY OF OREGON CITY

URBAN RENEWAL COMMISSION - REVISED

MINUTES

Commission Chambers, Libke Public Safety Facility, 1234 Linn Ave, Oregon City
Wednesday, February 21, 2024 at 6:00 PM

CALL TO ORDER

Chair Mitchell called the meeting to order at 6:00 P.M.

ROLL CALL

PRESENT: 7 - Commissioner Denyse McGriff, Commissioner Frank O'Donnell, Commissioner Rocky Smith, Commissioner Doug Neeley, Commissioner Adam Marl, Commissioner Laurie Ariniello, Chair Mike Mitchell

STAFFERS: 7 - City Manager Tony Konkol, Assistant City Manager Alexandra Rains, City Recorder Jakob Wiley, Assistant City Recorder Evan Lee, Economic Development Director James Graham, Public Works Director John Lewis, Police Chief Shaun Davis

CITIZEN COMMENTS

There were no citizen comments.

DISCUSSION ITEMS

Chair Mitchell requested that items two and three from the original agenda order be reversed, and the Commissioners agreed to this change. As originally published, the agenda placed the discussion of the Potential Redevelopment Options for the Stimson Property second, and the discussion regarding Clackamette Cove third. In the meeting these items were reversed, with the Clackamette Cove item discussed second and the Stimson property discussed third.

1. Personal Services Agreement with Pali Consulting, Inc. for the 1795 Washington Street Geotechnical Site Analysis (PS 23-018)

Tony Konkol, City Manager, requested that the Urban Renewal Commission (URC) approve and authorize the City Manager to execute the Personal Service Agreement (PSA) with Pali Consulting, and offered the draft PSA for the Commission's review. The PSA was for the provision of geotechnical site analysis and report preparation services for 1795 Washington Street, in the amount of \$34,960.00. Mr. Konkol noted that a contract with another consultant had formerly been executed for this work but that consultant had been unable to provide sufficient staff for the work, so the present PSA was offered by the next consultant in consideration.

Commissioner O'Donnell noted that the PSA contained several options reflecting potential cost deductions, and he proposed that the Commission defer to City Staff to choose between those options as the project developed. Commissioner McGriff agreed with Commissioner O'Donnell's suggestion.

Motion made by Commissioner McGriff, seconded by Commissioner Neeley, to support signing the Personal Services Agreement with Pali Consulting, Inc. for the 1795 Washington Street Geotechnical Site Analysis (PS 23-018).

The motion passed by the following vote:

Yea: 7 – Commissioner McGriff, Commissioner O'Donnell, Commissioner Smith, Commissioner Neeley, Commissioner Marl, Commissioner Ariniello, Chair Mitchell

2. Information for Discussion and Direction Related to Water Quality and Alternatives Evaluation of Clackamette Cove

John Lewis, Public Works Director, opened an informational discussion with the stated intention to advertise for Requests for Proposals (RFP) for water analysis at Clackamette Cove. He reported that at the last discussion of this topic, Staff had been directed to discuss the Scope of Work draft with a selection of specialists with whom the Commission was acquainted. Mr. Lewis reported that this informal advisory team had examined and discussed the RFP, offering insight which had been integrated into the document.

Commissioner Marl asked Mr. Lewis to discuss any changes made to the RFP due to the input from the community advisors. Mr. Lewis responded that on page 4 of the RFP, a section headed "Several factors to be better understood" had been contributed by the advisory group. He also mentioned new language on page 3 describing how seasonal Cove water quality affects recreational and developmental use of the Cove.

Commissioner O'Donnell expressed approval of the informal advisory committee's review of the RFP and suggested the Commission discuss whether to structure the project over a six-month period with an option to extend, or over a twelve-month period.

Commissioner Marl asked whether the informal advisory group's contribution to the RFP consisted of expanding the scope of the project or specifying the goals of the project. Mr. Lewis replied that the group's advice could be best characterized as specifying the goals, such as focusing on the blue-green algae issue. He suggested that the RFP should not overly narrow the scope of the project in a way that limits the creativity of the experts who will apply to perform the project.

Chair Mitchell asked whether Commissioner O'Donnell's suggestion of structuring the project over a six-month period would allow flexibility for the consultant. Mr. Lewis replied that the idea has merit, but suggested not changing the RFP at this time, and rather, waiting to see what the consultant applicants suggest.

Commissioner McGriff suggested retaining a full year of monitoring but including a six-month check-in to present research as an opportunity for course correction. She also remarked upon the history of waste dumping in the Cove area which may be contributing to water contamination, and suggested the project should investigate this. Mr. Lewis noted the request for a six-month check-in and added that though the project was focused on water quality, it could include research on work history in the area, including data from a piping project by Westside Express Service (WES).

Commissioner O'Donnell suggested that a six-month contract would place the City in a stronger negotiating position than a twelve-month contract because it would allow for project redirection. Mr. Lewis observed that as structured, the RFP calls for a six-month sampling period followed by analysis, report creation, and solution proposals, which is why a year-long contract is indicated.

There was discussion about the merits of Commissioner O'Donnell's proposal of a six-month contract, and about the correct sampling period. Mr. Lewis said that he would ensure that the RFP allowed for contract flexibility and a six-month review.

Motion made by Commissioner McGriff, seconded by Commissioner O'Donnell, to direct City Staff to send out the Request for Proposals related to water quality and alternatives evaluation at Clackamette Cove.

The motion passed by the following vote:

Yea: 7 – Commissioner McGriff, Commissioner O'Donnell, Commissioner Smith, Commissioner Neeley, Commissioner Marl, Commissioner Ariniello, Chair Mitchell

3. Potential Redevelopment Options for the Stimson Property

Mr. Konkol presented a staff report summarizing permitted land uses for the Stimson Property, in order that the Commission could discuss their preferences and decide how much development direction to give to potential buyers.

Commissioner McGriff suggested that stating land use preferences in an RFP would yield better results than allowing open-ended proposals.

Commissioner Neeley suggested uses supporting tourism due to the site's proximity to the End of the Oregon Trail Interpretive Center.

Commissioner Marl noted that the property is zoned for mixed use and suggested emphasizing this by encouraging multifamily housing and retail uses.

Commissioner Smith suggested using the property to support tourism in reflection of its location off the freeway where tourists may enter the city, and to support the End of the Oregon Trail Interpretive Center. Commissioner Neeley suggested that the location of the site was more conducive to a hotel than to housing. There was discussion about the future of the End of the Oregon Trail Center and how that might affect the uses of the Stimson site.

There was discussion about uses that the Commissioners did not prefer. The location of the site on a flood plain was cited as a barrier to using the site for long-term residential care. Commissioner McGriff also suggested that medical or dental clinics and indoor entertainment centers were not ideal uses for the site.

James Graham, Economic Development Director, suggested undertaking a market feasibility study to help assess the concept of placing a hotel on the site. Commissioner O'Donnell suggested that seeing results to a RFP was another way to gauge market interest in building a hotel on the site.

Chair Mitchell led the Commissioners in summarizing their levels of support for the various approved uses. There was consensus that the Commissioners supported the following uses: conference facilities, meeting rooms, lodging facilities, restaurants without drive-through services (especially restaurants connected to a hotel), studios and galleries.

There was consensus that the Commissioners were willing to consider the following uses: indoor entertainment centers, museums or libraries, retail trade, and after-hours public parking. There was consensus to allow residential use in conjunction with non-residential use in the context of residences integrated into a lodging facility.

There was consensus that the Commissioners did not support the following uses: child care centers, arcades, medical or dental clinics, finance, insurance, real estate, government offices, outdoor markets, postal services, repair shops, multifamily residential, personal, professional, educational, or financial services, residential care, public facing utilities, veterinary clinics, home occupations, research and development, temporary real estate, live/work use, marina, and religious use.

There was consensus that the term "transportation" required better definition before the Commission could form an opinion about supporting it at the Stimson site.

Mr. Konkol suggested considering mobile food carts at the site because they could support the pedestrian-friendly goals of the area while being able to negotiate the flood plain.

Commissioner Marl made a case for considering mixed-use residential development at the site, noting that the State would be giving quotas for housing provision that the City will need to fill. He suggested that residential use would complement the retail and restaurant use considered for the site and noted that the State was considering expanding urban growth boundaries if housing quotas are not met. Commissioner Neeley responded with the suggestion that residential development could be more appropriate at Abernethy Street. Commissioner O'Donnell responded that other properties exist which could give a higher yield in housing.

Mr. Konkol asked the Commissioners to consider whether they would like to pursue adjusting the building height restrictions at the site to increase its marketability, with the understanding that such a decision would be under the authority of the City Commission. He also asked if the Commissioners would like Staff to investigate vacating some unused rights-of-way near the property to expand its usable area.

Commissioner Neeley asked whether, if the height restriction were changed, it would apply to the entire property. Mr. Konkol replied that measurements would need to be taken but suggested that the entire property would fall under one height restriction.

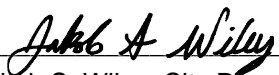
COMMUNICATIONS

There were no further communications.

ADJOURNMENT

Chair Mitchell adjourned the meeting at 7:02 P.M.

Respectfully submitted,



Jakob S. Wiley, City Recorder