



# City of Oregon City

625 Center Street  
Oregon City, OR 97045  
503-657-0891

## Meeting Minutes - Final

### Urban Renewal Commission

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Wednesday, February 3, 2016

5:30 PM

Commission Chambers

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#### 1. Call to Order and Roll Call

*Chair Smith called the meeting to order at 5:30 PM.*

**Present:** 7 - Derrick Beneville, Carol Pauli, Rocky Smith, Brian Shaw, Dan Holladay, Stephen VanHaverbeke and Renate Mengelberg

**Staffers:** 6 - Tony Konkol, Eric Underwood, Jaime Reed, William Kabeiseman, John Lewis and Wyatt Parno

#### 2. Ceremonies and Presentations

##### 2a. Election of Chair and Vice Chair for 2016

**A motion was made by Commissioner Holladay, seconded by Commissioner Shaw, to nominate Derek Beneville as Chair for 2016. The motion carried by the following vote:**

**Aye:** 7 - Derrick Beneville, Carol Pauli, Rocky Smith Jr., Brian Shaw, Dan Holladay, Stephen VanHaverbeke and Renate Mengelberg

**A motion was made by Commissioner Holladay, seconded by Commissioner Pauli, to nominate Brian Shaw as Vice Chair for 2016. The motion carried by the following vote:**

**Aye:** 7 - Derrick Beneville, Carol Pauli, Rocky Smith Jr., Brian Shaw, Dan Holladay, Stephen VanHaverbeke and Renate Mengelberg

#### 3. Citizen Comments

*There were no citizen comments.*

#### 4. Adoption of the Agenda

*The agenda was adopted as presented.*

#### 5. General Business

##### 5a. The Cove - Phase II, Lot 1 Proposal Presentation

*Commissioner Shaw said he worked with Jerry Herrmann regarding the channeling project on the Clackamas and Willamette Rivers and the City of Gladstone was working on a project using the Portland Harbor Superfund for fish mitigation. He thought Oregon City could take advantage of that funding also and that was how the*

*item had been brought forward tonight.*

*Eric Underwood, Economic Development Manager, said this was a new proposal for Phase II, Lot 1 of the Cove development. It would convert Lot 1 from a developable lot to a natural water quality area. Allocation of funds was also being requested to do a feasibility study.*

*Ed Darrow, Cove developer, said he had been concerned about the water quality of the Cove and in working with staff he reviewed the options available. First a feasibility study needed to be done. He explained the plan for the rest of the site. Lot 1 was the best place to have a water quality area. It was a little over four acres and could be used for mitigation.*

*John Runyon, Cascade Environmental Group, said Lot 1 was low enough it could increase the connectivity with the aquatic area, improve habitat values, and create wetlands. It would be aesthetically pleasing and improve water quality.*

*Mr. Darrow said the dredging permit would need to be updated as part of the feasibility study. They would have to create an open channel or do something subterranean. He then discussed the alternative uses for Lot 1 and showed a picture of the overall area.*

*Mr. Runyon said there were endangered salmon and steelhead in the river and Cove area. He explained there were rules that if the habitat values were reduced, they had to be mitigated in kind. There were a number of mitigation markets, such as the Portland Harbor Superfund, which mitigated for past damages. They would look at a range of potential mitigation markets. He explained how the mitigation could be done on the parcel and options for the ownership of the property.*

*Mr. Darrow discussed the capital investment and return on investment.*

*There was discussion regarding the value of the land for water quality and the future recreational fishing, swimming, and waterfront facility.*

*Mr. Darrow was requesting that the Urban Renewal District keep the property, spend \$50,000 for the feasibility study, and create a marketable package for mitigation.*

*There was discussion regarding options for financing the project.*

*Tony Konkol, Interim City Manager, said if there was interest, the Commission could amend the DDA to incorporate the project.*

*Mr. Darrow clarified this would run in parallel to the other projects being done at the Cove.*

**A motion was made by Commissioner Holladay, seconded by Commissioner Smith, to direct staff to move forward with the Cove, Phase II, Lot 1 proposal. The motion carried by the following vote:**

**Aye:** 7 - Derrick Beneville, Carol Pauli, Rocky Smith Jr., Brian Shaw, Dan Holladay, Stephen VanHaverbeke and Renate Mengelberg

## 5b.

### Singer Hill Road Deed of Dedication

*John Lewis, Public Works Director, said this was a request to adopt a deed of dedication. Some survey work had been done on 10th and Main and it was discovered that a portion of Singer Hill was on private property. This dedication would*

*make the private property become public right-of-way and would leave the remnant as available for sale.*

**A motion was made by Commissioner Holladay, seconded by Commissioner Mengelberg, to approve the Singer Hill Road Deed of Dedication. The motion carried by the following vote:**

**Aye:** 7 - Derrick Beneville, Carol Pauli, Rocky Smith Jr., Brian Shaw, Dan Holladay, Stephen VanHaverbeke and Renate Mengelberg

## **2. Consent Agenda**

**A motion was made by Commissioner Holladay, seconded by Commissioner Smith, to approve the consent agenda. The motion carried by the following vote:**

**Aye:** 7 - Derrick Beneville, Carol Pauli, Rocky Smith Jr., Brian Shaw, Dan Holladay, Stephen VanHaverbeke and Renate Mengelberg

Minutes of the November 4, 2015 Regular Meeting

Minutes of the November 18, 2015 Regular Meeting

## **7. Future Agenda Items**

*Commissioner Mengelberg wanted to discuss the option to reduce System Development Charges for mixed use development by using Urban Renewal funds to pay the SDCs. There was consensus to put the discussion on a future agenda.*

## **6. City Manager's Report**

*There was no City Manager's report.*

## **8. Adjournment**

*Chair Beneville adjourned the meeting at 6:22 PM.*

*Respectfully submitted,*

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*Kattie Riggs, City Recorder*