



# City of Oregon City

625 Center Street  
Oregon City, OR 97045  
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## Meeting Minutes - Final

### City Commission

*Dan Holladay, Mayor*  
*Brian Shaw, Commission President*  
*Nancy Ide, Frank O'Donnell, Renate Mengelberg*

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Monday, July 17, 2017

5:30 PM

Commission Chambers

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#### Work Session - REVISED

#### 1. Convene Work Session and Roll Call

*Mayor Holladay called the meeting to order at 5:34 PM.*

**Present:** 3 - Commissioner Brian Shaw, Mayor Dan Holladay and Commissioner Nancy Ide

**Absent:** 2 - Commissioner Renate Mengelberg and Commissioner Frank O'Donnell

**Staffers:** 11 - City Manager Tony Konkol, Community Development Director Laura Terway, Human Resources Director Jim Loeffler, Community Services Director Phil Lewis, Police Chief and Public Safety Director James Band, Economic Development Manager Eric Underwood, Finance Director Wyatt Parno, Library Director Maureen Cole, City Recorder Kattie Riggs, Jonathan Archibald and Public Works Director John Lewis

#### 2. Future Agenda Items

*No future agenda items were suggested.*

#### 3. Discussion Items

##### 3a. Proposal to Proceed with Submittal of Permits and Construction of the Annex Building at Mt. Pleasant

*Laura Terway, Community Development Director, introduced the presentation on the relocation of the Community Development Department to the Annex Building at Mt. Pleasant. The department was currently located on Molalla Avenue with a ten year lease that would expire on April 21, 2018. Staff was looking for a permanent location and had researched the Annex.*

*Zach Stokes from ZCS Engineering had looked at the Annex and thought it had good bones. The roof would need to be replaced and there were issues with the siding. The heating and ventilation system was old. The structure was the correct size and it was a good location. It would fit in the budget to make the needed adjustments to accommodate the department in that space.*

*Ms. Terway said they had budgeted a little over \$1 million towards the project. She showed aerial photos of the site and gave a history of the Annex building. She then explained the proposed site plan. The site circulation would not be changed, but there*

would be some amenities added such as landscaping, bike racks, sidewalk extension, and picnic table.

There was discussion regarding parking for the facility.

Ms. Terway then showed pictures of the current facade of the building and the proposed new design.

Mr. Stokes explained there would be a new roof and siding. The existing structure would be used as much as possible. It would be more of a commercial look rather than residential.

Mayor Holladay wanted a flag pole added.

Ms. Terway discussed the current interior layout of the building and the proposed changes. They would keep the gym for Police Officer use. The size for the Community Development Department would be the same as they had now and they would be using their existing cubicles as well. When the new Police Department was constructed, the gym would be used for space to grow. The planning applications to use the site would include a Comprehensive Plan amendment, zone change, and minor site plan and design review. They were also going to be doing a trip cap where they would look at how many trips the school was using when it was a school and say they would not use any more than that for the site.

Commissioner Shaw clarified seismic upgrades were included in the project. Chief Band thought the expense was worth it since the department would be using this building long term.

Mr. Stokes thought with good, regular maintenance this building could last for 50 or more years.

Commissioner Ide asked how this building would fit in with the new police building. Ms. Terway said the drawings for the proposed police building were used as inspiration for this building. It would be the same color scheme and there would be a landscaping buffer.

Mayor Holladay suggested using brick accents to tie it back to the Mt. Pleasant School feel. Ms. Terway said there would be some elements of the school included.

### 3b.

#### Clackamas Cove Water Quality and Habitat Improvement Feasibility Study

John Lewis, Public Works Director, said the Cove developers were looking at innovative ways to make improvements to the Cove and surrounding environment. They had been working with John Runyon from Cascade Environmental Group. He gave Mr. Runyon's background in working with the environment.

Mr. Runyon said he had been hired to analyze the Cove's setting and habitat. He did not specifically analyze the development in order to keep a broad focus on surrounding land uses and habitats and the development was in a lot of flux. Clackamette Cove was an old gravel pit which presented challenges. One of the issues that drove the study was looking at water quality, and one of the key concerns was the harmful algae blooms. He discussed the blue-green algae health advisory trend for the lower Willamette region. There was one closure of the Cove in 2015 due to the algae. Another issue was the steep banks and debris. The topography created limited shallow

water habitats. He thought it was worth evaluating creating a channel for flow in and out of the Cove to help prevent the algae blooms. He then discussed the floodplain vegetation. The conclusions from the study included: the Cove was a regionally important habitat area, was a regionally significant recreational resource, was subject to water quality, human health, and visual issues related to algae blooms, and the Cove's water quality/algae blooms would need to be improved before there could be habitat mitigation and restoration investments. He thought the City should develop sustainable approaches to improve connectivity and water quality and he gave some options of what could be done. There should be phased restoration after the water quality was addressed. He showed an example of the creation of a wetland and integration of recreation and human access into the strategy. He discussed the opportunities for stormwater retrofits and recreation. The recommended next steps were: investigate stormwater retrofit/treatment, explore engineering feasibility for connectivity to the Clackamas River integrated with habitat restoration sceneries, investigate funding for comprehensive recreation plan and designs that were integrated with habitat restoration, establish and implement a water quality monitoring program, explore partnerships and funding opportunities with the Clackamas River Basin Council, Metro, and others, and investigate mitigation bank funding options.

There was discussion regarding fitting this project into the City's list of projects and what the Cove development could contribute.

### 3c.

#### Sewer Inflow and Infiltration Abatement Program Update

Mr. Lewis introduced Jon Holland and Ryan Retzlaff with Brown and Caldwell who had been helping with the City's inflow and infiltration abatement program.

Mr. Holland explained what inflow and infiltration (I/I) was. Private property accounted for 50% of the I/I in the system. One of the biggest issues with I/I was that it moved readily through gravel bedding and backfill. The need for I/I reduction was due to its expense and local impacts, such as moratoriums, overflows/backups, and erosion of bedding/backfill support for sewers. The objectives for the I/I program were to remove the cost-effective portions of I/I, to narrow the focus and prioritize, to measure and document the benefit over time, and to build community understanding and support. The Sanitary Sewer Master Plan had been completed in 2014. One of the goals in the Plan was to quantify the I/I in the City. They found that the peak wet weather flows ranged from 3 times to 13 times higher than average dry weather flows. They estimated an ongoing annual investment of \$1.3 million to \$2.3 million was needed to address I/I and structural integrity. They recommended developing a private property I/I policy and prioritizing basins for further field investigation.

Mr. Retzlaff discussed the actions of the I/I program that were outlined in the Master Plan, ranking of the basins by normalized peak I/I rates, flow monitoring and smoke testing that was done, selection of 11 higher resolution flow monitoring locations, prioritized basins by normalized peak I/I rates, and summary of smoke testing results. He then described the next steps for the I/I reduction program which included further investigations of I/I such as CCTV camera inspections of the sanitary system and developing projects that were manageable and measurable. This was a long term investment for the City.

There was discussion regarding how to reduce I/I on private property.

## 4. City Manager's Report

*There was no City Manager's report.*

## **5. Adjournment**

*Mayor Holladay adjourned the meeting at 7:04 PM.*

*Respectfully submitted,*

  
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*Katie Riggs, City Recorder*