



# City of Oregon City

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

### City Commission

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Wednesday, December 4, 2019

6:00 PM

Commission Chambers

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#### Work Session

#### 1. Convene Work Session

*Mayor Holladay called the meeting to order at 6:02 PM.*

#### 2. Roll Call

**Present:** 4 - Mayor Dan Holladay, Commissioner Frank O'Donnell, Commissioner Rocky Smith Jr. and Commissioner Denyse McGriff

**Absent:** 1 - Commissioner Rachel Lyles Smith

**Staffers:** 9 - City Manager Tony Konkol, City Attorney William Kabeiseman, City Recorder Kattie Riggs, Police Chief and Public Safety Director James Band, Community Development Director Laura Terway, Public Works Director John Lewis, Human Resources Director Patrick Foiles, Finance Director Wyatt Parno and Assistant to the City Manager Lisa Oreskovich

#### 3. Discussion

##### 3a. Interviews for the Urban Renewal Commission Positions:

6:00 PM - Dirk Schlagenhauser

6:15 PM - Shawn Cross

6:30 PM - Steve VanHaverbeke

*The City Commission interviewed Dirk Schlagenhauser, Shawn Cross, and Steve VanHaverbeke for two Urban Renewal Commission positions.*

*The candidates introduced themselves and stated why they wanted to serve on the Urban Renewal Commission, their level of understanding of how Urban Renewal worked, what impacts to the community they had observed as a result of Urban Renewal, if they thought Urban Renewal was a beneficial economic development tool and why or why not, how the objectives and priorities of the Urban Renewal Work Plan aligned with their objectives and priorities as an Urban Renewal Commissioner, what contribution they thought they could make to accomplish the goals and objectives of the Urban Renewal Plan, how to improve communication with Oregon City residents about Urban Renewal, and what would be their role and expectations as an Urban Renewal Commissioner.*

##### 3b. Presentation to Inform City Commission about Proposed Redevelopment of the Lower Campus of the Forest Edge Apartments

## Complex

*John Lewis, Public Works Director, gave a presentation on the proposed redevelopment of the lower campus of the Forest Edge Apartment complex. This was a Type II application and the public comment period would open tomorrow, December 5, 2019. He described the subject site, development background, development application received, proposed driveway extension, site work, and Natural Resources Overlay District (NROD) mitigation, and specific geologic solutions. The solutions included a dewatering system (with an operations and maintenance (O&M) covenant), professional third party peer review, specialized design, review, and approval for the structural fill and retaining walls, specialty and more frequent inspections and certifications during construction, and executing an indemnity and hold harmless agreement.*

*Mayor Holladay wanted to make sure the dewatering system O&M covenant would be attached to the deed.*

*Mr. Lewis discussed the City requirements prior to occupancy including several permits, building requirements, and Clackamas Fire District approval. He then introduced the owner/development team.*

*Jamison Luther, RGL Holdings, was one of the owners. They had purchased the property three years ago and were aware of the history of the site. Previously the site was missing a responsible owner to address the issues. He thought they could solve this and had hired a geotechnical engineer and had been in conversations with City staff to reopen the lower 42-units. The buildings were still structurally intact and the units were in good condition.*

*Erick Staley, Geotechnical Engineer, explained why the previous system had failed on the site. The solution for this property was a dewatering system. They had implemented a dewatering system that had lowered the water levels in the winter to be below summer levels. They also put in an inclinometer to show the displacement of the ground and it had not shown displacement since the system was put in. The focus was on the lower campus because if it was stabilized it would help hold the upper campus in place.*

*There was discussion regarding who managed the inspection and monitoring as well as the dewatering system long term.*

*There was consensus that the Commission wanted to weigh-in on this decision before it was approved.*

*Bill Kabeiseman, City Attorney, explained how the City Commission could call this decision up to be reviewed.*

## 4. Adjournment

*Mayor Holladay adjourned the meeting at 7:03 PM.*

*Respectfully submitted,*

  
Katie Riggs, City Recorder