



CITY OF OREGON CITY

CITY COMMISSION REGULAR MEETING - REVISED AGENDA

Commission Chambers, 625 Center Street, Oregon City
Wednesday, November 04, 2020 at 7:00 PM

EXECUTIVE SESSION: To immediately follow the regular meeting of the City Commission.

- i. Pursuant to ORS 192.660(2)(e): To conduct deliberations with persons designated by the governing body to negotiate real property transactions.

REGULAR MEETING OF THE CITY COMMISSION

The public is strongly encouraged to relay concerns and comments to the Commission in one of three ways:

- *Email at any time up to 12 p.m. the day of the meeting to recorderteam@orc.org.*
- *Phone call (Monday – Friday, 8 am – 5 pm) to 503-496-1505, all messages will be relayed and/or citizens can sign-up to be called during the meeting to provide over-the-phone testimony.*
- *Mail to City of Oregon City, Attn: City Recorder, P.O. Box 3040, Oregon City, OR 97045*

1. CONVENE MEETING AND ROLL CALL

2. FLAG SALUTE

3. CEREMONIES, PROCLAMATIONS, AND PRESENTATIONS

[3a.](#) Proclaiming the Month of November as "Shop Oregon City"

[3b.](#) Proclaiming November 1, 2020 Extra Mile Day

[3c.](#) FEMA Community Rating System 2020 Annual Report

4. CITIZEN COMMENTS

Citizens are allowed up to 3 minutes to present information relevant to the City but not listed as an item on the agenda. Prior to speaking, citizens shall complete a comment form and deliver it to the City Recorder. The City Commission does not generally engage in dialog with those making comments but may refer the issue to the City Manager. Complaints shall first be addressed at the department level prior to addressing the City Commission.

5. ADOPTION OF THE AGENDA

6. PUBLIC HEARINGS**7. GENERAL BUSINESS**

[7a.](#) First Reading of Ordinance No. 20-1010, Designating Property Adjacent to Waterboard Park as Part of Waterboard Park and Designating the Area as a Park Under Oregon City Charter Chapter X

[7b.](#) Resolution No. 20-34, Declaring an Emergency and Exempting a Temporary Warming Shelter at The Father's Heart Street Ministry from Planning Code Requirements (November 5, 2019 until March 31, 2020)

[7c.](#) Expanding the Existing Tourism Infrastructure Support Initiative to Include a Debt Relief Initiative Option

7d. Investigation Report Regarding Mayor Dan Holladay

8. CONSENT AGENDA

This section allows the City Commission to consider routine items that require no discussion and can be approved in one comprehensive motion. An item may only be discussed if it is pulled from the consent agenda.

[8a.](#) Resolution No. 20-33, Adopting a Policy for Additional Permitting, Notification, and Other Requirements for Removal of Significant City Trees

[8b.](#) Request to Delegate Authority to Take all Necessary and Reasonable Actions to Implement HB 4006 Including Holding a Public Meeting to the Community Development Department.

[8c.](#) Deed of Dedication for the Molalla Avenue Streetscape Project (CI 18-004) – Wiesberg Family Properties, LLC (Southridge Center)

[8d.](#) Change Order No. 3 for Tyrone S. Woods Memorial Park

[8e.](#) Public Works Storm Division Replacement Vehicle

[8f.](#) Public Works Water Division Replacement Vehicle

[8g.](#) Minutes of the July 15, 2020 Work Session

[8h.](#) Minutes of the July 15, 2020 Regular Meeting

[8i.](#) Minutes of the August 5, 2020 Work Session

[8j.](#) Minutes of the August 5, 2020 Regular Meeting

9. COMMUNICATIONS

City Manager

Commissioners

Mayor

10. ADJOURNMENT

PUBLIC COMMENT GUIDELINES

Complete a Comment Card prior to the meeting and submit it to the City Recorder. When the Mayor calls your name, proceed to the speaker table, and state your name and city of residence into the microphone. Each speaker is given three (3) minutes to speak. To assist in tracking your speaking time, refer to the timer on the table.

As a general practice, the City Commission does not engage in discussion with those making comments. Electronic presentations are permitted but shall be delivered to the City Recorder 48 hours in advance of the meeting.

ADA NOTICE

The location is ADA accessible. Hearing devices may be requested from the City Recorder prior to the meeting. Individuals requiring other assistance must make their request known 48 hours preceding the meeting by contacting the City Recorder's Office at 503 657 0891

Agenda Posted at City Hall, Pioneer Community Center, Library, City Web site.

Video Streaming & Broadcasts: The meeting is streamed live on Internet on the Oregon City's Web site at www.orcity.org and available on demand following the meeting. The meeting can be viewed live on Willamette Falls Television on channel 28 for Oregon City area residents. The meetings are also rebroadcast on WFMC. Please contact WFMC at 503 650 0275 for a programming schedule

PROCLAMATION

WHEREAS, Downtown Oregon City Association, the Oregon City Chamber of Commerce, and Buy Local Oregon City seeks to bring the local community together to support economic vitality and the Quality of life in Oregon City and wishes to celebrate the independence of the citizens of Oregon City and the entrepreneurial spirit represented by our core of local independent businesses; and

WHEREAS, the individual decisions every community member makes today affect the future of Oregon City; and

WHEREAS, the greatness of our community, state and ultimately our nation is attributed to freedom of choice and competition – the basic elements of our free enterprise system; and

WHEREAS, the small business owners of our community are the risk-takers who have invested their knowledge, energy and personal assets in a variety of independent business careers, and in doing so, they have created employment opportunities for others while reaping the rewards of their independence; and

WHEREAS, the small business owners of our community work hard in the marketplace to provide quality goods and services, and this, in turn evokes the confidence of the consumers who respond in a fashion which keeps the economy healthy and vital; and

WHEREAS, Oregon City's independent business owners and employees enrich community members' shopping experiences with their knowledge & passion.

NOW, THEREFORE, I, Dan Holladay, Mayor of the City of Oregon City, do hereby proclaim:

The Month of November 2020 as “Shop Oregon City”

AND salute our community members and locally owned independent businesses who are integral to the unique flavor of Oregon City and honor their efforts to make Oregon City the place we want to live, work and shop. Also urging the residents of our community, and communities across the country, to support small businesses and merchants in November and throughout the year.

IN WITNESS WHEREOF, I hereunto set my hand this 4th day of November 2020.

DAN HOLLADAY, Mayor

PROCLAMATION

Whereas, Oregon City, Oregon is a community which acknowledges that a special vibrancy exists within the entire community when its individual citizens collectively “go the extra mile” in personal effort, volunteerism, and service; and

Whereas, Oregon City, Oregon is a community which encourages its citizens to maximize their personal contribution to the community by giving of themselves wholeheartedly and with total effort, commitment, and conviction to their individual ambitions, family, friends, and community; and

Whereas, Oregon City, Oregon is a community which chooses to shine a light on and celebrate individuals and organizations within its community who “go the extra mile” in order to make a difference and lift up fellow members of their community; and

Whereas, Oregon City, Oregon acknowledges the mission of the Extra Mile America to create 550 Extra Mile cities in America and is proud to support “Extra Mile Day” on November 1, 2020.

Now, Therefore, I, Dan Holladay, Mayor of Oregon City, do hereby proclaim

November 1, 2020

as

Extra Mile Day

And encourage Oregon City citizens to take time on this day to not only “go the extra mile” in his or her own life, but to also acknowledge all those who are inspirational in their efforts and commitment to make their organizations, families, community, country, or world a better place.

In Witness Whereof, I have hereunto set my hand this 4th day of November 2020.

DAN HOLLADAY, Mayor



CITY OF OREGON CITY

Staff Report

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

To: City Commission
From: Public Works Director John M. Lewis

Agenda Date: 11/04/2020

SUBJECT:

FEMA Community Rating System 2020 Annual Report

STAFF RECOMMENDATION:

City Commission will hear a summary of the Community Rating System 2020 Annual Report to understand the state of the City's participation in the program.

EXECUTIVE SUMMARY:

In order to reduce the potential for personal and property losses in the City's floodplain, the City participates in the Federal Emergency Management Agency (FEMA) Community Rating System (CRS) program. The CRS program requires that the City document its floodplain code, flood prevention and forecasting efforts, and other facets of flood management. The CRS annual report summarizes the City's current efforts, how these achieved past goals, and sets future goals. The program requires that the annual report be heard by the City's governing body.

BACKGROUND:

The City participates in the FEMA Community Rating System (CRS). Annual recertification is a CRS process to verify that the City continues to implement its program per standards and as specified by the City during 5-year CRS reviews. The annual recertification ensures that the City maintains its current rating in the program. The City's current recertification period is October 16, 2019 through October 15, 2020.

CRS involvement has the benefit of discounting flood insurance as provided by National Flood Insurance Program (NFIP)-certified flood insurers. The City's CRS rating is an 8 on a scale of 1 to 10 (1 is best). The City's rating saves property owners in the floodplain 10% on flood insurance and property owners outside the floodplain 5% on flood insurance. As of 2020, 43 policies were in effect in the City.

The annual report is one aspect of the annual recertification submittal. The program requires informing the City's governing body of the annual report. Below is a summary of the annual report:

1. The City continues to participate in the Clackamas County Natural Hazard Mitigation Plan (NHMP) by way of a jurisdictional addendum.
2. The City has not had the resources to assess vulnerability to flooding.
3. Portions of Oregon City are within the floodplain or Special Flood Hazard Area (SFHA) – along the Willamette River, Clackamas River, and Abernethy Creek.
4. No flooding of the SFHA has occurred, and therefore, no damage to development or riparian habitat has occurred during the reporting period.
5. The City continues to provide the following mitigation activities:
 - a. Upholding code
 - b. Implementing master plans
 - c. Providing stormwater management
 - d. Providing regular inspections and maintenance
6. The City continues to implement and enhance the public education program regarding flooding by use of the City's website and newsletter.
7. The City continues to partner in the Clackamas County Community Emergency Notifications System (CENS).
8. The City has participated in over 8 activities, exercises, planning groups, trainings this year to help with emergency preparedness.

OPTIONS:

N/A

BUDGET IMPACT:

Amount: \$0

FY(s): N/A

Funding Source(s): N/A



CITY OF OREGON CITY

Staff Report

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

To: City Commission
From: City Manager Tony Konkol

Agenda Date: 11/04/2020

SUBJECT:

First Reading of Ordinance No. 20-1010, Designating Property Adjacent to Waterboard Park as Part of Waterboard Park and Designating the Area as a Park Under Oregon City Charter Chapter X

STAFF RECOMMENDATION:

Approve the First Reading of Ordinance No. 20-1010, designating property adjacent to Waterboard Park as part of Waterboard Park and designating the areas as a Park under Oregon City Charter Chapter X.

EXECUTIVE SUMMARY:

Ordinance Number 20-1010 will designate Tract 2, consisting of the Public Works Upper Yard and the Armory site, as a Charter park under Oregon City Charter Chapter X. As directed by the Commission, the demolition contract to remove the two outbuildings has been approved and is expected to begin the week of November 2, 2020.

BACKGROUND:

The Commission directed staff to prepare an ordinance designating the Public Works Upper Yard as a Charter Park and to proceed with the removal of the two outbuildings on the property. The proposed area of the park includes the property that has historically been identified as the Armory property, which reverted back to City ownership once the demolition of the Armory building was completed by the State.

Included in the ordinance is the legal descriptions of Tract 2 (upper yard and Armory site) which is to become the park, the easement language for the existing utilities and access along the bluff edge and identification of the two outbuildings that are to be removed from the property. The ordinance will take effect 30 days after the 2nd reading of the proposed ordinance or upon the removal of the two outbuildings.

The following is a general outline of the direction provided by the Commission.

On March 18, 2020, City Commission directed staff to identify the Public Works Upper Yard property boundary and bring back to a future meeting for further discussion to consider designating this area as a charter park. At this time, the Oregon Military Department was considering demolition of the Armory building and asked for City support of this action. To align with the State's decision, the Commission instructed staff to start the Request for Proposal process for demolition of the two (2) Camp Adair buildings, otherwise known as the Cannery and Warehouse buildings, and rescind the 2017 Historic Review Board application for Phase 1 of the Master Plan.

On May 6, 2020, City Commission directed staff to prepare an Ordinance designating the Public Works Upper Yard as an addition to Water Board Park and to explore removal, salvage, or demolition of the two Camp Adair buildings. The Commission expressed their support of the State's demolition of the Armory building.

At the May 20, 2020 City Commission meeting, City Manager Tony Konkol provided an update to City Commission on the current Operations Center property tax lots. The Commission directed staff to obtain values of the Public Works properties and provide a preliminary map demonstrating the potential lot line adjustment for tax lot 500. In addition, they asked staff to bring back information on access to tax lot 1700. The Commission indicated their support for the City Manager to continue moving forward with advertising the purchase and removal of the two (2) Camp Adair Buildings, as well as soliciting for demolition based on the desire to remove the buildings in preparation of dedicating the land as a charter park.

A Broker's Opinion of Value was presented to the City Commission at the July 1, 2020 City Commission meeting for the seven (7) properties associated with the current Public Works Operations Center. A map was provided of the potential boundary of the Upper Yard, Armory property, and tax lot 1700. The Armory building demolition was completed in early July.

At the August 5, 2020 City Commission meeting, the City Manager provided an update on the process to designate the Upper Yard as a charter park. He informed the Commission that the surveying of the property and the phase 1 environmental assessment had begun to help inform the scope of work for the demolition contract. A quitclaim deed to transfer the Armory property back to the City was underway.

The Quitclaim Deed for the Armory property was recorded on September 2, 2020 reverting the real property back to the City.

At the September 16, 2020 City Commission meeting the City Manager provided a status update on the progress of the lot line adjustment and designation of the Upper Yard and Waterboard Park, the posting of the advertisement for the sale and removal of the Camp Adair buildings as well as the invitation to bid on the demolition of the buildings.

The advertisement for the sale and removal of the Camp Adair buildings ran from September 9 to October 9, 2020 without receiving a responsible bid.

The invitation to bid for the demolition of the buildings ran from September 9 to September 24, 2020 with five (5) bids received. The lowest responsible bidder was Pleasant Hill Development Company, LLC for \$22,550.00.

On October 9, 2020, James Nicita filed an application to designate the Cannery and Warehouse buildings as historic landmarks on the City's local historic inventory. Mr. Nicita withdrew his application on October 23, 2020.

OPTIONS:

1. Approve Ordinance No. 20-1010
2. Do not approve Ordinance No. 20-1010
3. Direct staff to amend the proposed Ordinance

ORDINANCE NO. 20-1010

AN ORDINANCE OF THE CITY OF OREGON CITY DESIGNATING PROPERTY ADJACENT TO WATERBOARD PARK AS PART OF WATERBOARD PARK AND DESIGNATING THE AREA AS A PARK UNDER OREGON CITY CHARTER CHAPTER X

WHEREAS, the Board of Water Commissioners of Oregon City purchased approximately 13 ½ acres of property from Harry and Edith Jones in 1910, which property was later transferred to the ownership of the City of Oregon City; and

WHEREAS, the property purchased by the Board of Water Commissioners was used for a variety of purposes since coming into the possession of the City, including for recreational, educational, and other City purposes; and

WHEREAS, in 1972, the voters of Oregon City approved an amendment to the Charter of the City of Oregon City, now known as Chapter X of the Charter, which includes Section 42(e), which designates a portion of the property purchased by the Board of Water Commissioners as a charter park as follows:

“The area designated as WATERBOARD PARK on the map of Oregon City revised 1969, and the adjoining areas thereof lying below the high bluff, the westerly end of which area is at the southwesterly corner of Tract 19, FIELDS ADDITION, and the easterly end of which area is approximately at the intersection of Quarry and Third Streets; except any portion thereof lying north of the road running from John Adams Street and the extension thereof around the south side of the Armory and connecting to South 2nd Street. WATERBOARD PARK as above described is designated as a natural park;”

and

WHEREAS, the City disposed of and acquired properties adjacent to the property purchased by the Board of Water Commissioners, resulting in a property that the City has now performed a Lot Line Adjustment and a Lot Line Abandonment, survey number LL 20-00009, to create a tract of land to be added to Waterboard Park; and

WHEREAS, the tract to be added to Waterboard Park is identified as Tract 2 in the Record of Survey attached to this Ordinance as Exhibit A, which tract is adjacent to boundaries of Waterboard Park as described in Section 42(e) of the Oregon City Charter; and

WHEREAS, Tract 2 is subject to several exceptions from title, including a dedicated right of way, a sewer easement, a water line easement, an access easement, and a powerline easement, to be referred to collectively below as “the Easements,” as shown in the maps and legal descriptions attached to this Ordinance as Exhibit B; and

WHEREAS, the easements and encumbrances in existence at the time of designation are exempt from the limitations of the Charter; and

WHEREAS, there are two buildings, commonly known as the Cannery Building and Outbuilding 2, that have most recently been used by the Oregon City Department of Public Works

and are currently located on Tract 2 as shown in red on the map attached to this Ordinance as Exhibit C, to be referred to below as “the Outbuildings;” and

WHEREAS, it is the intent of the City Commission to exclude the Outbuildings currently located on Tract 2 from any designation as part of a City park and to ensure that the Outbuildings can be removed or demolished without seeking a vote of the citizens of Oregon City; and

WHEREAS, adding Tract 2 as shown in the attached Record of Survey as part of Waterboard Park and designating it as a park under Chapter X of the City Charter would ensure protection of the park by preventing the transfer, sale, vacation or major changes to this park without a legal vote of the people; and

NOW, THEREFORE, OREGON CITY ORDAINS AS FOLLOWS:

Section 1. Tract 2 on the Record of Survey attached to this Ordinance as Exhibit A, and as described in the accompanying legal description, is hereby added to Waterboard Park and designated as a park in accordance with the Charter of Oregon City, Chapter X, Section 43, creating a permanent park for the enjoyment of the citizens of Oregon City. The newly added portion of Waterboard Park is not designated as a natural park.

Section 2. The designation of Tract 2 as a park does not include the Easements identified in Exhibit 2 of this ordinance, nor does it include the Outbuildings identified in Exhibit 3 of this Ordinance.

Section 3. This Ordinance takes effect 30 days from the final adoption, or the day after the removal or demolition of the Outbuildings, whichever is later.

Read for the first time at a regular meeting of the City Commission held on the 4th day of November 2020, and the City Commission finally enacted the foregoing Ordinance this 18th day of November 2020.

DAN HOLLADAY, Mayor

Attested to this 18th day of November 2020:

Approved as to legal sufficiency:

Kattie Riggs, City Recorder

City Attorney

Attachment:

Exhibit A – Record of Survey and Legal Description

Exhibit B – Easement Maps and Legal Descriptions

Exhibit C – Map of Area with Outbuildings designated in red

AREA TABLE

TRACT 1 - ORIGINAL AREA, INCLUDING DN 2006-010483 AREA
= 201,674 SF, OR 4.630 ACRES

TRACT 1 - ADJUSTED AREA = 45,245 SF OR 1.05 ACRES

TRACT 2 - ORIGINAL AREA = 95,885 SF, OR 2.201 ACRES

TRACT 2 - ADJUSTED AREA = 251,814 SF OR 5.781 ACRES

EXCHANGE TRACT = 155,929 SF OR 3.580 ACRES
INCLUDES DN 2006-010483 AREA

RECORD OF SURVEY
PROPOSED PROPERTY LINE ADJUSTMENT
AND LOT CONSOLIDATION

SITUATED IN THE SOUTH HALF OF SECTION 31, T.2S., R.2E., W.M.,
CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON
FOR: CITY OF OREGON CITY PUBLIC WORKS

CLACKAMAS COUNTY SURVEYOR

RECEIVED: _____

ACCEPTED FOR FILING: _____

SURVEY NUMBER: _____

CITY APPROVAL

OREGON CITY PLANNING DEPARTMENT FILE NO. _____

APPROVED THIS ____ DAY OF _____, 2020

BY: _____
PLANNING DIRECTOR

LEGEND

- = 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "REPPETO & ASSOC. INC." SET _____, 2020.
 - = FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "REPPETO & ASSOC. INC." HELD AS PER R1, UNLESS OTHERWISE NOTED.
 - ▲ = FOUND BRASS SCREW WITH A 3/4" BRASS WASHER STAMPED "REPPETO & ASSOC. INC.", HELP PER R1.
 - = FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PACIFIC SURVEYS PLS 2319", HELD AS PER SN 27049
- CCDR = CLACKAMAS COUNTY DEED RECORDS
CLF = CHAIN LINK FENCE
DN = DEED DOCUMENT NUMBER, CCDR
D1= DN 2005-030395
FNC = FENCE
R1 = DATA PER SN 2005-328
R2 = DATA PER SN 27049
SF = SQUARE FEET
SN = SURVEY NUMBER, CLACKAMAS COUNTY SURVEY RECORDS
() = RECORD DATA

NARRATIVE

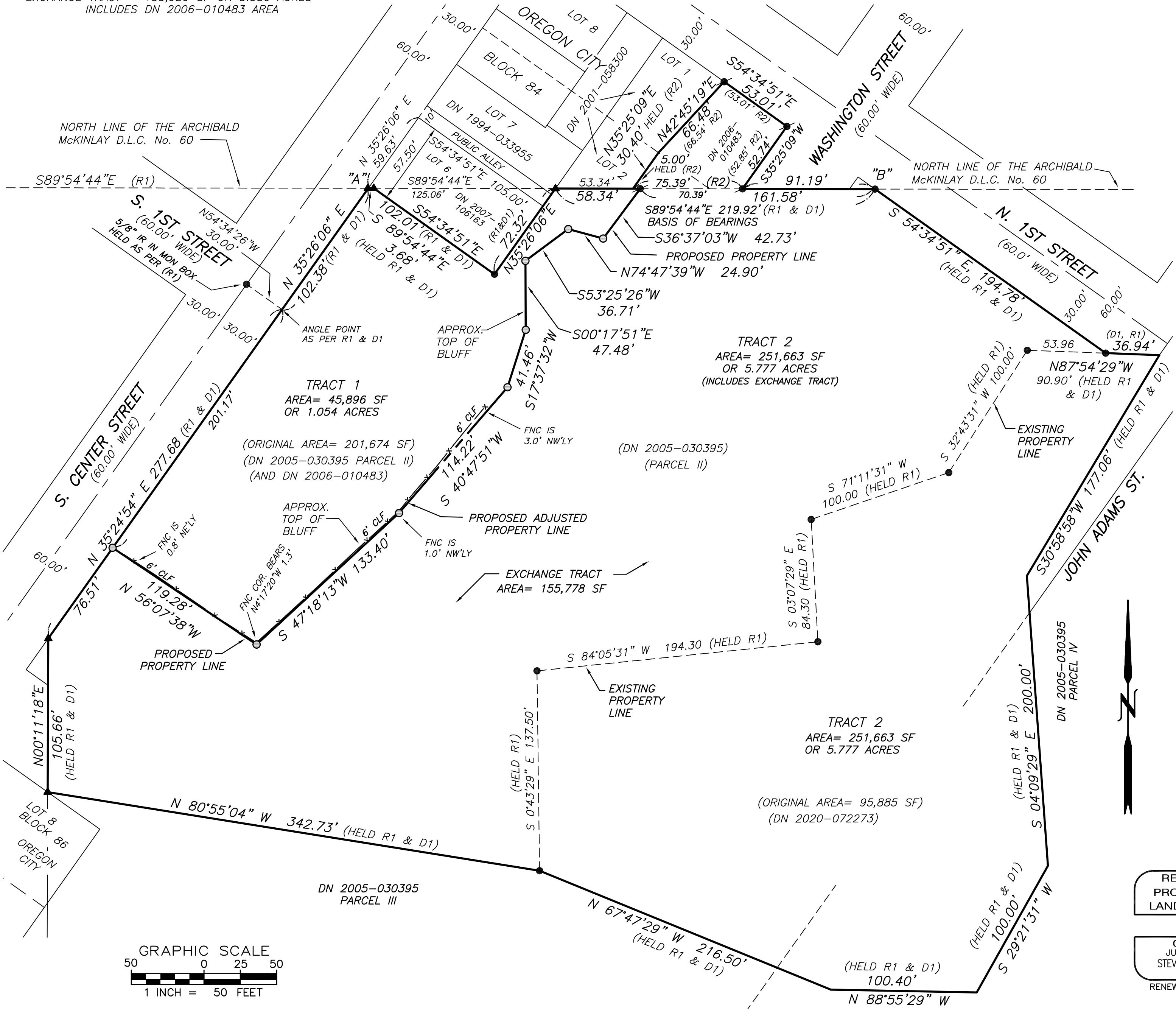
THE PURPOSE OF THIS SURVEY IS MONUMENT THE PROPOSED ADJUSTMENT TO THE BOUNDARY LINES IN COMMON WITH THAT TRACT OF LAND AS DESCRIBED BY DEED RECORDED AS DOCUMENT NUMBER 2020-072273 AND THAT TRACT OF LAND AS DESCRIBED BY DEED AS PARCEL II RECORDED AS DOCUMENT NUMBER 2005-030395, CLACKAMAS COUNTY DEED RECORDS. THAT TRACT OF LAND AS DESCRIBED BY DEED RECORDED AS DOCUMENT NUMBER 2006-010483, CLACKAMAS COUNTY DEED RECORDS IS BEING CONSOLIDATED TO BE PART OF TRACT 2.

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF THE ARCHIBALD MCKINLAY DLC SHOWN AS SOUTH 89°54'44" EAST BETWEEN FOUND MONUMENTS "A" AND "B" AS PER SURVEY NUMBER 2005-328, CLACKAMAS COUNTY SURVEY RECORDS.

SAID SURVEY NUMBER 2005-328 ESTABLISHED THE PERIMETER BOUNDARY OF THE TRACTS OF LAND BEING SURVEYED AND WAS HELD FOR THE ORIGINAL BOUNDARY LINES OF THE TRACTS SHOWN ON THIS PROPERTY LINE ADJUSTMENT SURVEY. THE MONUMENTS WERE FIELD VERIFIED AND HELD AS SHOWN.

RECORD DATA FROM SURVEY NUMBER 27049 WAS HELD TO ESTABLISH THE PERIMETER BOUNDARY LINES AS DESCRIBED IN SAID DOCUMENT NO. 2006-010483, AS SHOWN.

THE PROPOSED ADJUSTED PROPERTY LINE WAS ESTABLISHED AT THE REQUEST OF THE CITY OF OREGON CITY AND FOLLOWS THE TOP OF THE BLUFF, AS APPROVED IN CITY PLANNING CASE FILE NO. _____.



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 17, 1986
STEVEN P. BUCKLES
2231
RENEW: 12/31/21

REPPETO & ASSOCIATES, INC.
LAND SURVEYORS

Plaza 125, Building G
12730 SE Stark Street
Portland, Oregon 97233
Phone: (503) 408-1507
www.reppetosurveying.com

DATE: SEPT. 30, 2020	FILE: 004019-ROS.DWG
DRAWN BY: RL/SB	JOB NO. 004019

Reppeto & Associates, Inc.
Land Surveyors

12730 SE Stark St.
Plaza 125, Building G
Portland, OR 97233

Phone: 503-408-1507
Fax: 503-408-2370

EXHIBIT "B"

TRACT 2

A TRACT OF LAND SITUATED IN THE SOUTH HALF OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 2 EAST, WILLAMEETE MERIDIAN, IN THE CITY OF OREGON CITY, CLACKAMAS COUNTY, STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A BRASS SCREW WITH A 3/4 INCH BRASS WASHER STAMPED "REPPETO & ASSOC. INC." FOUND AT THE SOUTHWEST CORNER OF PARCEL II OF THAT TRACT OF LAND AS DESCRIBED BY DEED CONVEYED TO OREGON CITY RECORDED AS DOCUMENT NUMBER 2005-030395, CLACKAMAS COUNTY DEED RECORDS, SAID POINT ALSO BEING ON THE WEST LINE OF THAT TRACT OF LAND AS DESCRIBED IN DEED BOOK 417, PAGE 385, CLACKAMAS COUNTY DEED RECORDS, AND BEING ON THE NORTHEASTERLY LINE OF LOT 8, BLOCK 86, "OREGON CITY", CLACKAMAS COUNTY PLAT RECORDS; THENCE, ALONG THE WEST LINE OF SAID OREGON CITY TRACT, NORTH 00°11'18" EAST A DISTANCE OF 105.66 FEET TO A BRASS SCREW WITH A 3/4 INCH BRASS WASHER STAMPED "REPPETO & ASSOC. INC." FOUND AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF S. CENTER STREET; THENCE, ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTH 35°24'54" EAST A DISTANCE OF 76.51 FEET; THENCE, LEAVING SAID RIGHT OF WAY LINE, SOUTH 56°07'38" EAST A DISTANCE OF 119.28 FEET; THENCE, NORTH 47°18'13" EAST A DISTANCE OF 133.40 FEET; THENCE, NORTH 40°47'51" EAST A DISTANCE OF 114.22 FEET; THENCE, NORTH 17°37'32" EAST A DISTANCE OF 41.46 FEET; THENCE, NORTH 00°17'51" WEST A DISTANCE OF 47.48 FEET; THENCE, NORTH 53°25'26" EAST A DISTANCE OF 36.71 FEET; THENCE, SOUTH 74°47'39" EAST A DISTANCE OF 24.90 FEET; THENCE, NORTH 36°37'03" EAST A DISTANCE OF 42.73 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PACIFIC SURVEYS PLS 2319" FOUND ON THE NORTH LINE OF SAID PARCEL II; THENCE, ALONG THE NORTH LINE OF SAID PARCEL II, NORTH 89°54'44" WEST A DISTANCE OF 5.00 FEET TO THE SOUTHWEST CORNER OF THAT TRACT OF LAND AS DESCRIBED BY DEED CONVEYED TO THE CITY OF OREGON CITY, RECORDED AS DOCUMENT NUMBER 2006-010483 CLACKAMAS COUNTY DEED RECORDS; THENCE, ALONG THE WESTERLY, NORTHERLY AND EASTERLY LINES OF SAID CITY OF OREGON CITY TRACT THE FOLLOWING FOUR COURSES: NORTH 35°25'09" EAST A DISTANCE OF 30.40 FEET; THENCE, NORTH 42°45'19" EAST A DISTANCE OF 66.48

FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PACIFIC SURVEYS PLS 2319" FOUND ON THE SOUTHERLY RIGHT OF WAY LINE OF N 1ST STREET; THENCE, ALONG THE SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 54°34'51" EAST A DISTANCE OF 53.01 FEET TO A FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PACIFIC SURVEYS PLS 2319"; THENCE, SOUTH 35°25'09" EAST A DISTANCE OF 52.74 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PACIFIC SURVEYS PLS 2319" FOUND ON THE NORTH LINE OF SAID PARCEL II; THENCE, ALONG THE NORTH LINE OF SAID PARCEL II, SOUTH 89°54'44" EAST A DISTANCE OF 91.19 FEET TO A FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "REPPETO & ASSOC. INC."; THENCE, ALONG THE NORTHERLY LINE OF SAID PARCEL II, SOUTH 54°34'51" EAST A DISTANCE OF 194.78 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "REPPETO & ASSOC. INC." FOUND ON THE NORTH LINE OF THAT TRACT OF LAND AS DESCRIBED BY DEED CONVEYED TO THE CITY OREGON CITY, RECORDED AS DOCUMENT NUMBER 2020-072273, CLACKAMAS COUNTY DEED RECORDS; THENCE, ALONG THE NORTH, EAST AND SOUTH LINES OF SAID CITY OF OREGON CITY TRACT, THE FOLLOWING SIX COURSES: SOUTH 87°54'29" EAST A DISTANCE OF 36.94 FEET; THENCE, SOUTH 30°58'58" WEST A DISTANCE OF 177.06 FEET; THENCE, SOUTH 04°09'29" EAST A DISTANCE OF 200.00 FEET; THENCE, SOUTH 29°21'31" WEST A DISTANCE OF 100.00 FEET; THENCE, NORTH 88°55'29' WEST A DISTANCE OF 100.40 FEET; THENCE, NORTH 67°47'29" WEST A DISTANCE OF 216.50 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "REPPETO & ASSOC. INC" FOUND AT THE SOUTHWEST CORNER THEREOF; THENCE, ALONG THE SOUTH LINE OF SAID PARCEL II, NORTH 80°55'04" WEST A DISTANCE OF 342.73 FEET THE POINT OF BEGINNING.

CONTAINS 251,663 SQUARE FEET, OR 5.777 ACRES, MORE OR LESS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 17, 1986
STEVEN P. BUCKLES
2231

RENEWS 12-31-21

68

AFTER RECORDING RETURN TO:

City of Oregon City, City Recorder
P.O. Box 3040
Oregon City, Oregon 97045-0304

Clackamas County Official Records
Sherry Hall, County Clerk

2020-01 Item 7a.



\$118.00

10/21/2020 09:51:37 AM

D-E Cnt=1 Stn=9 COUNTER1
\$30.00 \$16.00 \$62.00 \$10.00

Planning No.: CI-20-006

Tax Map & Lot: 2-2E-31 -00400

GRANTOR: City of Oregon City

CITY OF OREGON CITY, OREGON PUBLIC ACCESS EASEMENT

KNOW ALL BY THESE PRESENTS, THAT City of Oregon City, hereinafter called "**Grantor**", does hereby grant unto the City of Oregon City, hereinafter called the "**City**", and its successors in interest and assigns, a permanent easement, including the permanent right to access, operate, and conduct activity within the easement, described as follows:

See attached **Exhibit A** Legal Description, and

Exhibit B Drawing for Legal Description

TO HAVE AND TO HOLD, the above described easement unto the CITY, its successors in interest and assigns forever.

Upon completion of the construction, the CITY shall restore the surface of the property to its original condition and shall indemnify and hold the GRANTOR harmless against all loss, cost, or damage arising out of the exercise of the rights granted herein.

GRANTOR reserves the right to use the surface of the land for walkways, plantings, parking, and related uses. Such uses undertaken by the GRANTOR shall not be inconsistent or interfere with the use of the subject easement area by the CITY. No building or utility shall be placed upon, under, or within the property subject to the foregoing easement during the term thereof, however, without the written permission of the CITY.

The true consideration of this conveyance is for other value given, the receipt of which is hereby acknowledged by GRANTOR.

And the GRANTOR above named hereby covenants to and with the CITY, and CITY's successors in interest and assigns that GRANTOR is lawfully seized in fee simple of the above granted premises, free from all encumbrances (no exceptions), and that GRANTOR and their heirs and personal representatives shall warrant and forever defend the said premises and every part thereof to the CITY, its successors in interest and assigns against the lawful claims and demands of all persons claiming by, through or under the GRANTOR.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the Permittee has executed this instrument this 20th day of October, 20 20. The person(s) whose name(s) is/are subscribed to the within instrument acknowledge that he/she/they executed the instrument in his/her/their legally authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

[Signature Page(s) Follow]

GRANTOR: City of Oregon City
 As shown on Page 1 (name of organization or individual property owner(s))

Anthony J. Konkol III
 Signature No. 1

Anthony J. Konkol III CITY MANAGER
 Signer printed name, Title (if any)

Signature No. 2

Signer printed name, Title (if any)

STATE OF OREGON)
)
 County of Clackamas)

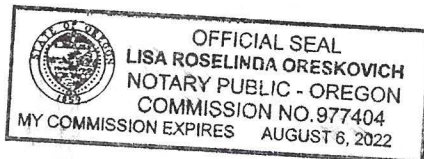
This record was acknowledged before me on (date) October 20, 2020

by Anthony J. Konkol, III
 Signer's printed name

as City Manager of the City of Oregon City
 Title and (if applicable) Name of Corporation or Party on whose behalf the record is executed

Stamp notary seal:

WITNESS my hand and official seal.



Lisa R Oreskovich
 Signature of Notary Public

My commission expires: August 6, 2022

Accepted on behalf of the City of Oregon City:

Anthony J. Konkol III
 By: Anthony J. Konkol III, City Manager

John M. Lewis
 By: John M. Lewis, Public Works Director

Kattie Riggs
 Attest: Kattie Riggs, City Recorder

Reppeto & Associates, Inc.
Land Surveyors

12730 SE Stark St.
Portland, OR 97233

Phone: 503-408-1507
www.reppetosurveying.com

EXHIBIT "A"

ACCESS EASEMENT
LEGAL DESCRIPTION

A TRACT OF LAND, SITUATED IN THE SOUTHEAST AND SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL II OF THAT TRACT OF LAND AS DESCRIBED BY DEED CONVEYED TO OREGON CITY RECORDED AS DOCUMENT NUMBER 2005-030395, CLACKAMAS COUNTY DEED RECORDS; THENCE, ALONG THE WEST LINE OF SAID OREGON CITY TRACT, NORTH 00°11'18" EAST A DISTANCE OF 28.40 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUING ALONG THE WESTERLY LINE OF SAID PARCEL II, NORTH 35°24'54" EAST A DISTANCE OF 18.65 FEET; THENCE, SOUTH 74°46'32" EAST A DISTANCE OF 45.55 FEET; THENCE, NORTH 88°28'24" EAST A DISTANCE OF 31.09 FEET; THENCE, NORTH 59°52'24" EAST A DISTANCE OF 20.61 FEET; THENCE, NORTH 48°38'45" EAST A DISTANCE OF 61.19 FEET; THENCE, NORTH 56°07'38" WEST A DISTANCE OF 123.66 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF S. CENTER STREET; THENCE, ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTH 35°24'54" EAST A DISTANCE OF 15.00 FEET; THENCE, SOUTH 56°07'38" EAST A DISTANCE OF 119.28 FEET; THENCE, NORTH 47°18'13" EAST A DISTANCE OF 133.40 FEET; THENCE, NORTH 40°47'51" EAST A DISTANCE OF 144.22 FEET; THENCE, NORTH 17°37'32" EAST A DISTANCE OF 41.46 FEET; THENCE, NORTH 00°17'51" WEST A DISTANCE OF 47.48 FEET; THENCE, NORTH 53°25'26" EAST A DISTANCE OF 36.71 FEET; THENCE, SOUTH 74°47'39" EAST A DISTANCE OF 24.90 FEET; THENCE, SOUTH 36°48'03" EAST A DISTANCE OF 58.26 FEET; THENCE, SOUTH 28°40'29" WEST A DISTANCE OF 46.65 FEET; THENCE, SOUTH 13°44'19" WEST A DISTANCE OF 45.15 FEET; THENCE, SOUTH 05°54'48" WEST A DISTANCE OF 52.03 FEET; THENCE, NORTH 84°57'38" WEST A DISTANCE OF 25.71 FEET; THENCE, SOUTH 82°14'21" WEST A DISTANCE OF 29.20 FEET; THENCE, SOUTH 68°09'18" WEST A DISTANCE OF 27.04 FEET; THENCE, SOUTH 57°50'27" WEST A DISTANCE OF 23.50 FEET; THENCE, SOUTH 53°22'57" WEST A DISTANCE OF 139.15 FEET; THENCE, SOUTH 48°05'34" WEST A DISTANCE OF 49.93 FEET; THENCE, SOUTH 34°26'57" WEST A DISTANCE OF 21.33 FEET; THENCE, SOUTH

30°09'33" WEST A DISTANCE OF 19.49 FEET; THENCE, SOUTH 79°34'36" WEST A DISTANCE OF 44.85 FEET; THENCE, NORTH 85°52'25" WEST A DISTANCE OF 21.62 FEET; THENCE, NORTH 73°48'15" WEST A DISTANCE OF 44.39 FEET TO THE POINT OF BEGINNING.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Steven P. Buckles

OREGON
JULY 17, 1986
STEVEN P. BUCKLES
2231

RENEWS 12-31-21

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Steven P. Buckles

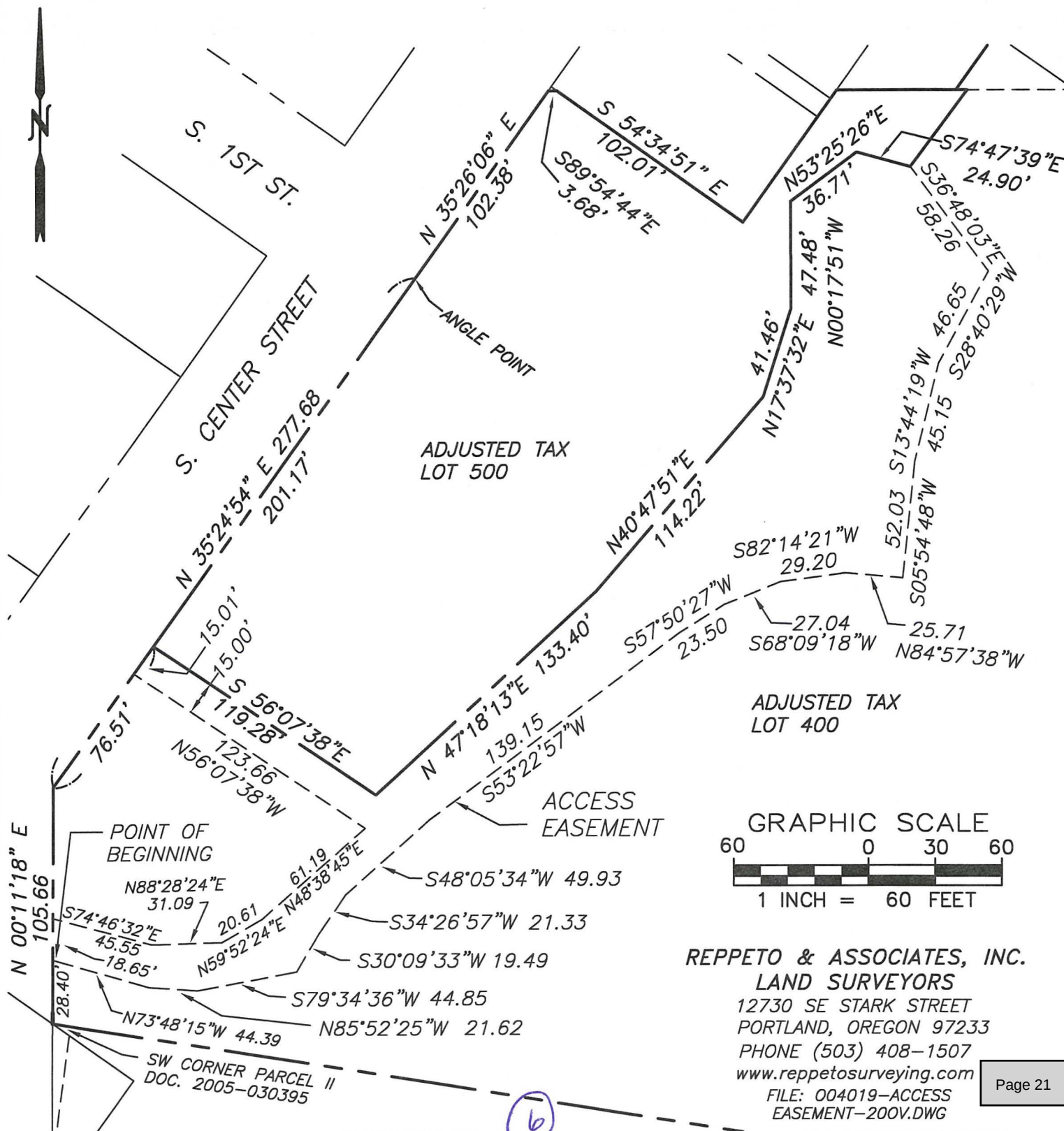
OREGON
JULY 17, 1986
STEVEN P. BUCKLES
2231

RENEWS: 12/31/21

EXHIBIT "B"

ACCESS EASEMENT

IN THE SE AND SW QUARTER OF SECTION
31, T.2S., R.2E., W.M., CITY OF OREGON
CITY, CLACKAMAS COUNTY, OREGON



5P

AFTER RECORDING RETURN TO:

City of Oregon City, City Recorder
P.O. Box 3040
Oregon City, Oregon 97045-0304

Planning No.: CI-20-006

Tax Map & Lot: 2-2E-31 -00400

GRANTOR: City of Oregon City

Clackamas County Official Records
Sherry Hall, County Clerk

2020-08 Item 7a.



\$113.00

10/21/2020 09:51:37 AM

D-E Cnt=1 Stn=9 COUNTER1
\$25.00 \$16.00 \$62.00 \$10.00

CITY OF OREGON CITY, OREGON PUBLIC WATER UTILITY EASEMENT

KNOW ALL BY THESE PRESENTS, THAT City of Oregon City, hereinafter called "**Grantor**", does hereby grant unto the City of Oregon City, hereinafter called the "**City**", and its successors in interest and assigns, a permanent easement, including the permanent right to construct, reconstruct, operate, and maintain water lines within the easement, described as follows:

See attached **Exhibit A** Legal Description, and

Exhibit B Drawing for Legal Description

TO HAVE AND TO HOLD, the above described easement unto the CITY, its successors in interest and assigns forever.

Upon completion of the construction, the CITY shall restore the surface of the property to its original condition and shall indemnify and hold the GRANTOR harmless against all loss, cost, or damage arising out of the exercise of the rights granted herein.

GRANTOR reserves the right to use the surface of the land for walkways, plantings, parking, and related uses. Such uses undertaken by the GRANTOR shall not be inconsistent or interfere with the use of the subject easement area by the CITY. No building or utility shall be placed upon, under, or within the property subject to the foregoing easement during the term thereof, however, without the written permission of the CITY.

The true consideration of this conveyance is for other value given, the receipt of which is hereby acknowledged by GRANTOR.

And the GRANTOR above named hereby covenants to and with the CITY, and CITY's successors in interest and assigns that GRANTOR is lawfully seized in fee simple of the above granted premises, free from all encumbrances (no exceptions), and that GRANTOR and their heirs and personal representatives shall warrant and forever defend the said premises and every part thereof to the CITY, its successors in interest and assigns against the lawful claims and demands of all persons claiming by, through or under the GRANTOR.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the Permittee has executed this instrument this 20th day of October, 20 20. The person(s) whose name(s) is/are subscribed to the within instrument acknowledge that he/she/they executed the instrument in his/her/their legally authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

[Signature Page(s) Follow]

GRANTOR: City of Oregon City
 As shown on Page 1 (name of organization or individual property owner(s))

Anthony J. Konkol III
 Signature No. 1

Anthony J. Konkol III CITY MANAGER
 Signer printed name, Title (if any)

Signature No. 2

Signer printed name, Title (if any)

STATE OF OREGON)
)
 County of Clackamas)

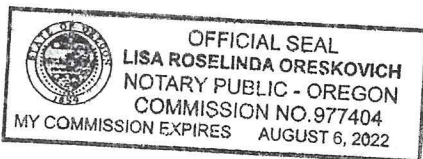
This record was acknowledged before me on (date) October 20, 2020

by Anthony J. Konkol, III
 Signer's printed name

as City Manager of the City of Oregon City
 Title and (if applicable) Name of Corporation or Party on whose behalf the record is executed

Stamp notary seal:

WITNESS my hand and official seal.



Lisa R Oreskovich
 Signature of Notary Public

My commission expires: August 6, 2022

Accepted on behalf of the City of Oregon City:

Anthony J. Konkol III
 By: Anthony J. Konkol III, City Manager

John M. Lewis
 By: John M. Lewis, Public Works Director

Kattie Riggs
 Attest: Kattie Riggs, City Recorder

Reppeto & Associates, Inc.
Land Surveyors

12730 SE Stark St.
Portland, OR 97233

Phone: 503-408-1507
www.reppetosurveying.com

EXHIBIT "A"

WATER LINE EASEMENT
LEGAL DESCRIPTION

A STRIP OF LAND, SITUATED IN THE SOUTHEAST AND SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 10.00 FOOT WIDE STRIP OF LAND BEING 5.00 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE;

COMMENCING AT THE NORTHEAST CORNER THAT TRACT OF LAND AS DESCRIBED BY DEED CONVEYED TO THE CITY OF OREGON CITY, RECORDED AS DOCUMENT NUMBER 2020-072273, CLACKAMAS COUNTY DEED RECORDS; THENCE, ALONG THE NORTH LINE OF SAID CITY OF OREGON CITY TRACT AND THE SOUTHERLY RIGHT OF WAY LINE OF N. 1ST STREET, NORTH 87°54'29" WEST A DISTANCE OF 36.94 FEET; THENCE, ALONG THE NORTH LINE OF PARCEL II OF THAT TRACT OF LAND AS DESCRIBED BY DEED CONVEYED TO OREGON CITY, RECORDED AS DOCUMENT NUMBER 2005-030395, CLACKAMAS COUNTY DEED RECORDS AND SAID SOUTHERLY RIGHT OF WAY LINE, NORTH 54°34'51" WEST A DISTANCE OF 2.72 FEET TO SAID CENTERLINE AND THE POINT OF BEGINNING; THENCE, SOUTH 71°34'53" WEST A DISTANCE OF 48.50 FEET; THENCE, SOUTH 35°41'35" WEST A DISTANCE OF 57.19 FEET; THENCE, SOUTH 37°31'49" WEST A DISTANCE OF 45.44 FEET; THENCE, SOUTH 69°01'57" WEST A DISTANCE OF 30.96 FEET; THENCE, SOUTH 83°53'18" WEST A DISTANCE OF 57.46 FEET; THENCE, SOUTH 76°57'35" WEST A DISTANCE OF 16.56 FEET; THENCE, SOUTH 52°33'16" WEST A DISTANCE OF 36.98 FEET; THENCE, SOUTH 70°44'00" WEST A DISTANCE OF 158.47 FEET TO THE TERMINUS OF SAID CENTERLINE.

THE SIDELINES ARE TO BE LENGTHENED OR SHORTENED TO TERMINATE UPON THE BOUNDARY LINES OF THE GRANTOR'S LAND.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Steven P. Buckles

OREGON
JULY 17, 1986
STEVEN P. BUCKLES
2231

RENEWS 12-31-21

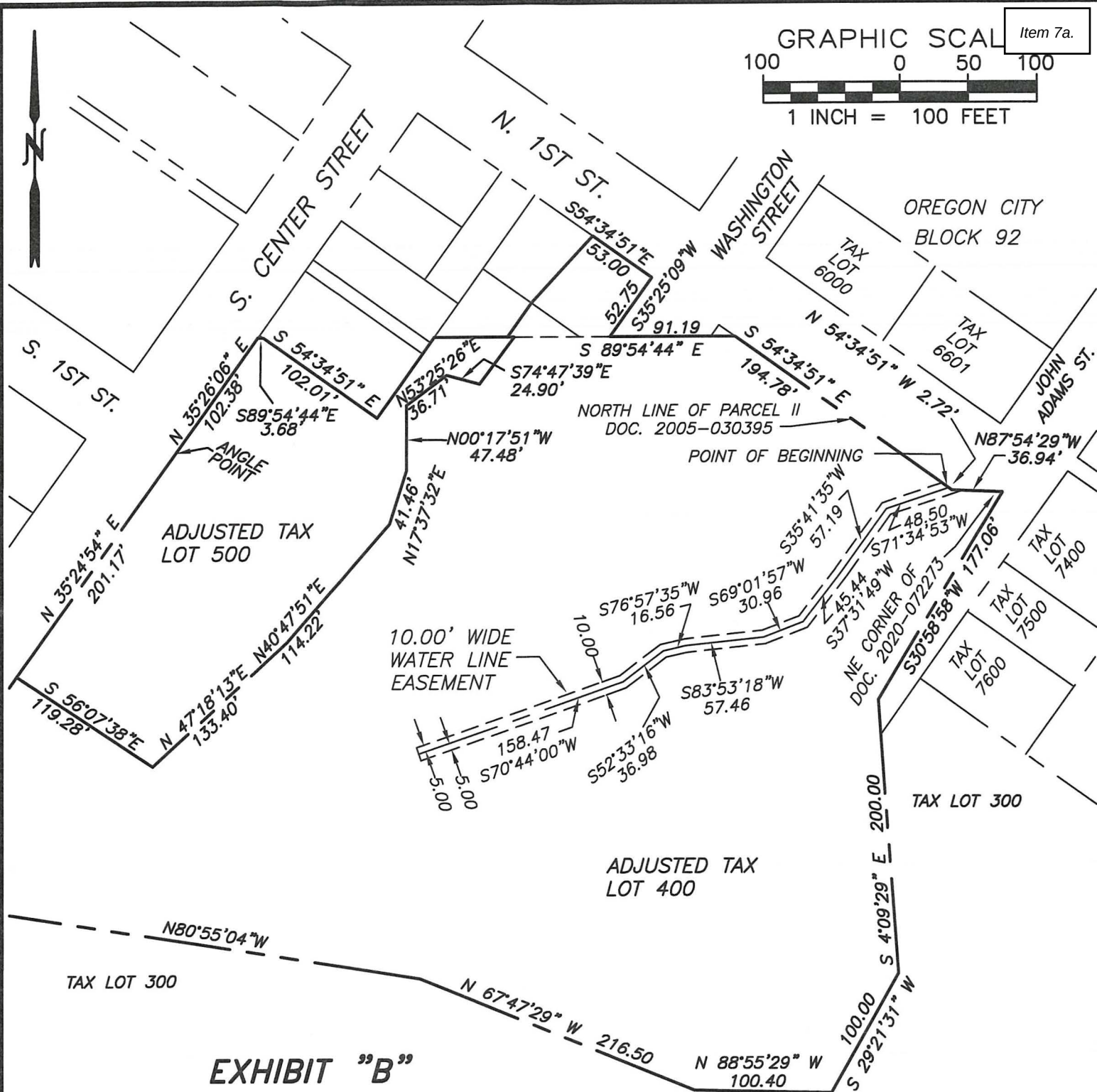


EXHIBIT "B"

WATER LINE EASEMENT

IN THE SE AND SW QUARTER OF SECTION
31, T.2S., R.2E., W.M., CITY OF OREGON
CITY, CLACKAMAS COUNTY, OREGON

REPPETO & ASSOCIATES, INC.
LAND SURVEYORS
12730 SE STARK STREET
PORTLAND, OREGON 97233
PHONE (503) 408-1507

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Steven P. Buckles

OREGON
JULY 17, 1986
STEVEN P. BUCKLES
2231

RENEWS: 12/31/21

FILE: 004019-WATER LINE
EASEMENT-200V.DWG

6P

AFTER RECORDING RETURN TO:

City of Oregon City, City Recorder
P.O. Box 3040
Oregon City, Oregon 97045-0304

Planning No.: CI-20-006

Tax Map & Lot: 2-2E-31 -00500

GRANTOR: City of Oregon City

Clackamas County Official Records
Sherry Hall, County Clerk

2020 Item 7a.



02385906202000877880050057

\$113.00

10/21/2020 09:51:37 AM

D-E Cnt=1 Stn=9 COUNTER1
\$25.00 \$16.00 \$62.00 \$10.00

CITY OF OREGON CITY, OREGON PUBLIC SEWER EASEMENT

KNOW ALL BY THESE PRESENTS, THAT City of Oregon City, hereinafter called "**Grantor**", does hereby grant unto the City of Oregon City, hereinafter called the "**City**", and its successors in interest and assigns, a permanent easement, including the permanent right to construct, reconstruct, operate, and maintain sewer lines within the easement, described as follows:

See attached **Exhibit A** Legal Description, and

Exhibit B Drawing for Legal Description

TO HAVE AND TO HOLD, the above described easement unto the CITY, its successors in interest and assigns forever.

Upon completion of the construction, the CITY shall restore the surface of the property to its original condition and shall indemnify and hold the GRANTOR harmless against all loss, cost, or damage arising out of the exercise of the rights granted herein.

GRANTOR reserves the right to use the surface of the land for walkways, plantings, parking, and related uses. Such uses undertaken by the GRANTOR shall not be inconsistent or interfere with the use of the subject easement area by the CITY. No building or utility shall be placed upon, under, or within the property subject to the foregoing easement during the term thereof, however, without the written permission of the CITY.

The true consideration of this conveyance is for other value given, the receipt of which is hereby acknowledged by GRANTOR.

And the GRANTOR above named hereby covenants to and with the CITY, and CITY's successors in interest and assigns that GRANTOR is lawfully seized in fee simple of the above granted premises, free from all encumbrances (no exceptions), and that GRANTOR and their heirs and personal representatives shall warrant and forever defend the said premises and every part thereof to the CITY, its successors in interest and assigns against the lawful claims and demands of all persons claiming by, through or under the GRANTOR.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the Permittee has executed this instrument this 20th day of October, 2020. The person(s) whose name(s) is/are subscribed to the within instrument acknowledge that he/she/they executed the instrument in his/her/their legally authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

[Signature Page(s) Follow]

GRANTOR: City of Oregon City
 As shown on Page 1 (name of organization or individual property owner(s))

Anthony J. Konkol III
 Signature No. 1

Anthony J. Konkol III CITY MANAGER
 Signer printed name, Title (if any)

Signature No. 2

Signer printed name, Title (if any)

STATE OF OREGON)
)
 County of Clackamas)

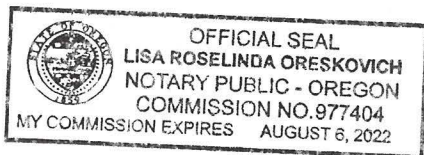
This record was acknowledged before me on (date) October 20, 2020

by Anthony J. Konkol, III
 Signer's printed name

as City Manager of the City of Oregon City
 Title and (if applicable) Name of Corporation or Party on whose behalf the record is executed

Stamp notary seal:

WITNESS my hand and official seal.



Lisa R Oreskovich
 Signature of Notary Public

My commission expires: August 6, 2022

Accepted on behalf of the City of Oregon City:

Anthony J. Konkol III
 By: Anthony J. Konkol III, City Manager

John M. Lewis
 By: John M. Lewis, Public Works Director

Katie Riggs
 Attest: Katie Riggs, City Recorder

Reppeto & Associates, Inc.
Land Surveyors

12730 SE Stark St.
Portland, OR 97233

Phone: 503-408-1507
www.reppetosurveying.com

EXHIBIT A

SEWER EASEMENT
LEGAL DESCRIPTION

A STRIP OF LAND, SITUATED IN THE SOUTHEAST AND SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 10.00 FOOT WIDE STRIP OF LAND BEING 5.00 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE;

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL II OF THAT TRACT OF LAND AS DESCRIBED BY DEED CONVEYED TO OREGON CITY RECORDED AS DOCUMENT NUMBER 2005-030395, CLACKAMAS COUNTY DEED RECORDS; THENCE, ALONG THE WEST LINE OF SAID OREGON CITY TRACT, NORTH 00°11'18" EAST A DISTANCE OF 105.66 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF S. CENTER STREET; THENCE, CONTINUING ALONG EASTERLY RIGHT OF WAY LINE AND THE NORTH LINE OF SAID PARCEL II, NORTH 35°24'54" EAST A DISTANCE OF 277.68 FEET TO AN ANGLE POINT; THENCE, CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE AND THE NORTH LINE OF SAID PARCEL II, NORTH 35°26'06" EAST A DISTANCE OF 5.71 FEET TO SAID CENTERLINE AND THE POINT OF BEGINNING; THENCE, SOUTH 83°22'12" EAST A DISTANCE OF 62.43 FEET; THENCE, SOUTH 74°17'58" EAST A DISTANCE OF 88.67 FEET; THENCE, SOUTH 36°05'47" EAST A DISTANCE OF 12.91 FEET TO TERMINUS OF SAID CENTERLINE AND BEING A POINT ON THE EASTERLY LINE OF ADJUSTED TAX LOT 500. THE SIDELINES ARE TO BE LENGTHENED OR SHORTENED TO TERMINATE UPON THE BOUNDARY LINES OF THE GRANTOR'S LAND.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Steven P. Buckles

OREGON
JULY 17, 1986
STEVEN P. BUCKLES
2231

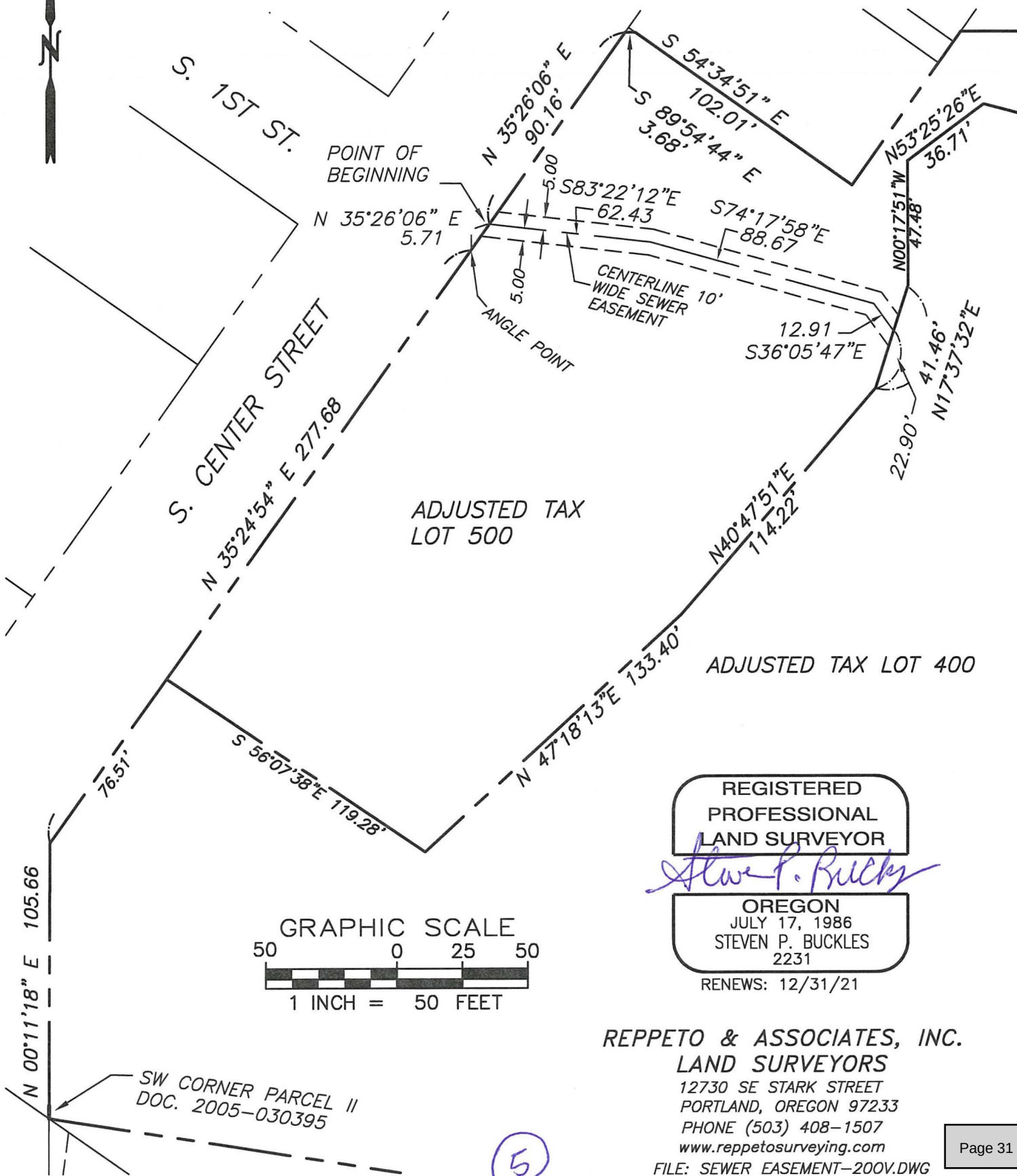
RENEWS 12-31-21

EXHIBIT "B"

Item 7a.

SEWER EASEMENT

IN THE SE AND SW QUARTER OF SECTION 31, T.2S., R.2E.,
W.M., CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Steven P. Buckles

OREGON
JULY 17, 1986
STEVEN P. BUCKLES
2231

RENEWS: 12/31/21

REPPETO & ASSOCIATES, INC.
LAND SURVEYORS

12730 SE STARK STREET
PORTLAND, OREGON 97233
PHONE (503) 408-1507
www.reppetosurveying.com

FILE: SEWER EASEMENT-200V.DWG

78

AFTER RECORDING RETURN TO:

City of Oregon City, City Recorder
P.O. Box 3040
Oregon City, Oregon 97045-0304

Planning No.: CI-20-006

Tax Map & Lot: 2-2E-31-~~004000~~ & -00500

GRANTOR: City of Oregon City

Clackamas County Official Records
Sherry Hall, County Clerk

Item 7a.
2020-001191



02385909202000877910070072

\$123.00

10/21/2020 09:51:37 AM

D-E Cnt=1 Stn=9 COUNTER1
\$35.00 \$16.00 \$62.00 \$10.00

CITY OF OREGON CITY, OREGON POWERLINE EASEMENT

KNOW ALL BY THESE PRESENTS, THAT City of Oregon City, hereinafter called "**Grantor**", does hereby grant unto the City of Oregon City, hereinafter called the "**City**", and its successors in interest and assigns, a permanent easement, including the permanent right to allow construction, reconstruction, operation, and maintenance of powerlines within the easement, described as follows:

See attached **Exhibit A** Legal Description, and

Exhibit B Drawing for Legal Description

TO HAVE AND TO HOLD, the above described easement unto the CITY, its successors in interest and assigns forever.

Upon completion of the construction, the CITY shall restore the surface of the property to its original condition and shall indemnify and hold the GRANTOR harmless against all loss, cost, or damage arising out of the exercise of the rights granted herein.

GRANTOR reserves the right to use the surface of the land for walkways, plantings, parking, and related uses. Such uses undertaken by the GRANTOR shall not be inconsistent or interfere with the use of the subject easement area by the CITY. No building or utility shall be placed upon, under, or within the property subject to the foregoing easement during the term thereof, however, without the written permission of the CITY.

The true consideration of this conveyance is for other value given, the receipt of which is hereby acknowledged by GRANTOR.

And the GRANTOR above named hereby covenants to and with the CITY, and CITY's successors in interest and assigns that GRANTOR is lawfully seized in fee simple of the above granted premises, free from all encumbrances (no exceptions), and that GRANTOR and their heirs and personal representatives shall warrant and forever defend the said premises and every part thereof to the CITY, its successors in interest and assigns against the lawful claims and demands of all persons claiming by, through or under the GRANTOR.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the Permittee has executed this instrument this 20th day of October, 20 20. The person(s) whose name(s) is/are subscribed to the within instrument acknowledge that he/she/they executed the instrument in his/her/their legally authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

[Signature Page(s) Follow]

GRANTOR: City of Oregon City
 As shown on Page 1 (name of organization or individual property owner(s))

Anthony J. Konkol III
 Signature No. 1

Anthony J. Konkol III CITY MANAGER
 Signer printed name, Title (if any)

Signature No. 2

Signer printed name, Title (if any)

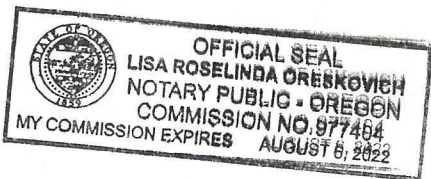
STATE OF OREGON)
)
 County of Clackamas)

This record was acknowledged before me on (date) October 20, 20 20

by Anthony J. Konkol, III
 Signer's printed name

as City Manager of the City of Oregon City
 Title and (if applicable) Name of Corporation or Party on whose behalf the record is executed

Stamp notary seal:



WITNESS my hand and official seal.

Lisa R. Oreskovich
 Signature of Notary Public

My commission expires: August 6, 2022

Accepted on behalf of the City of Oregon City:

Anthony J. Konkol III
 By: Anthony J. Konkol III, City Manager

John M. Lewis
 By: John M. Lewis, Public Works Director

Kattie Riggs
 Attest: Kattie Riggs, City Recorder

Reppeto & Associates, Inc.
Land Surveyors

12730 SE Stark St.
Portland, OR 97233

Phone: 503-408-1507
www.reppetosurveying.com

EXHIBIT "A"

1 of 2

POWER LINE EASEMENT
LEGAL DESCRIPTION

A STRIP OF LAND, SITUATED IN THE SOUTHEAST AND SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 10.00 FOOT WIDE STRIP OF LAND BEING 5.00 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE;

COMMENCING AT THE NORTHEAST CORNER THAT TRACT OF LAND AS DESCRIBED BY DEED CONVEYED TO THE CITY OF OREGON CITY, RECORDED AS DOCUMENT NUMBER 2020-072273, CLACKAMAS COUNTY DEED RECORDS; THENCE, ALONG THE NORTH LINE OF SAID CITY OF OREGON CITY TRACT AND THE SOUTHERLY RIGHT OF WAY LINE OF N. 1ST STREET, NORTH 87°54'29" WEST A DISTANCE OF 36.94 FEET; THENCE, ALONG THE NORTH LINE OF PARCEL II OF THAT TRACT OF LAND AS DESCRIBED BY DEED CONVEYED TO OREGON CITY, RECORDED AS DOCUMENT NUMBER 2005-030395, CLACKAMAS COUNTY DEED RECORDS AND SAID SOUTHERLY RIGHT OF WAY LINE, NORTH 54°34'51" WEST A DISTANCE OF 15.69 FEET; THENCE, SOUTH 71°26'34" WEST A DISTANCE OF 178.57 FEET; THENCE, SOUTH 86°42'09" WEST A DISTANCE OF 245.47 FEET; THENCE, NORTH 65°04'41" WEST A DISTANCE OF 13.00 FEET TO A POINT ON THE EAST LINE OF ADJUSTED TAX LOT 500, AND THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE, NORTH 65°04'41" WEST A DISTANCE OF 113.18 FEET TO THE TERMINUS OF SAID CENTERLINE.

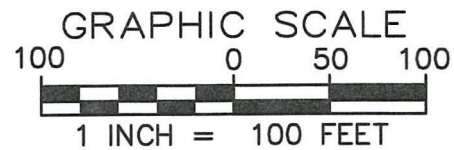
THE SIDELINES ARE TO BE LENGTHENED OR SHORTENED TO TERMINATE UPON THE BOUNDARY LINES OF THE GRANTOR'S LAND.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Steven P. Buckles

OREGON
JULY 17, 1986
STEVEN P. BUCKLES
2231

RENEWS 12-31-21



Item 7a.

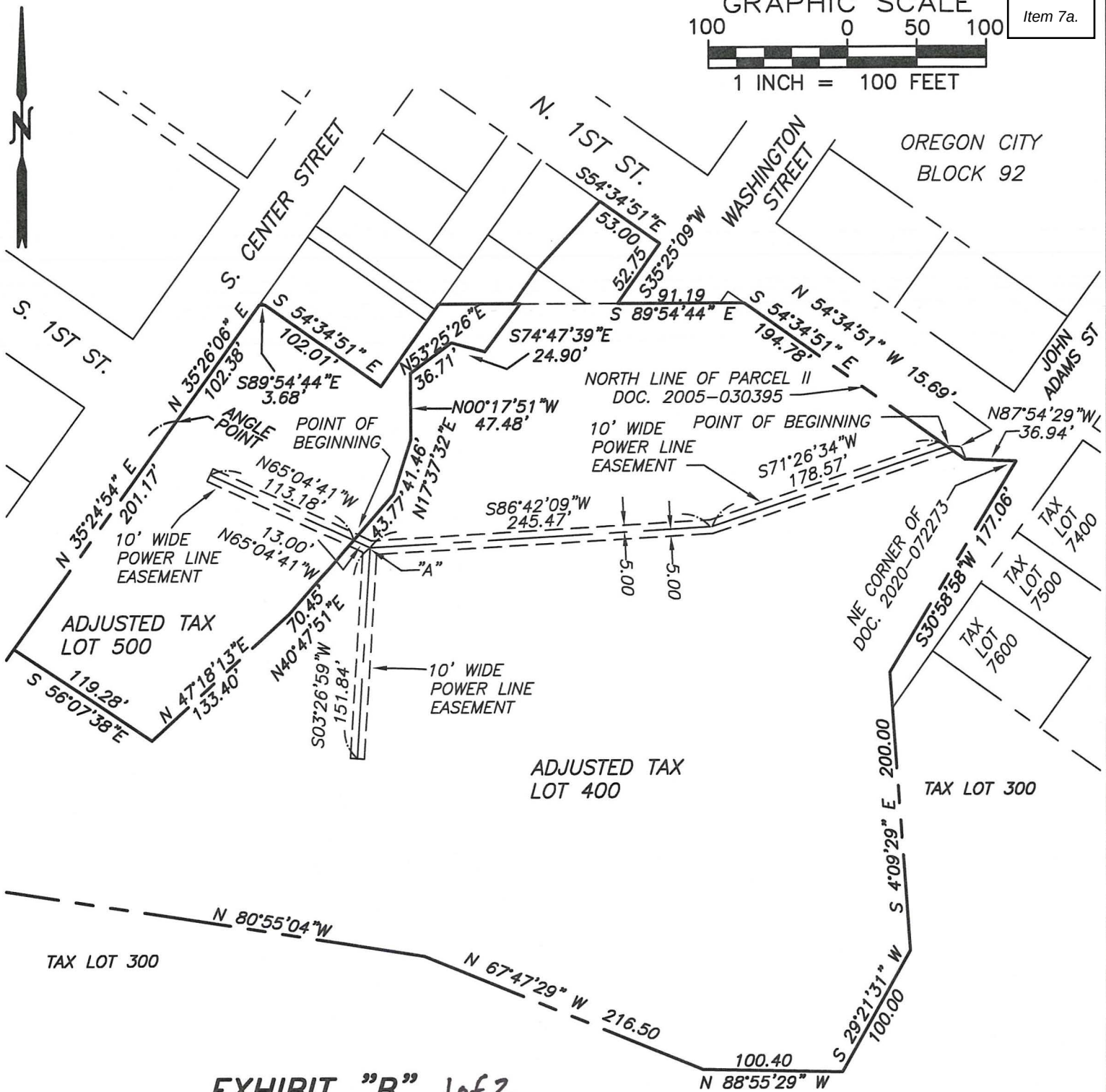


EXHIBIT "B" 1 of 2

POWER LINE EASEMENT

IN THE SE AND SW QUARTER OF SECTION
31, T.2S., R.2E., W.M., CITY OF OREGON
CITY, CLACKAMAS COUNTY, OREGON

REPPETO & ASSOCIATES, INC.
LAND SURVEYORS
12730 SE STARK STREET
PORTLAND, OREGON 97233
PHONE (503) 408-1507

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Steven P. Buckles

OREGON
JULY 17, 1986
STEVEN P. BUCKLES
2231

RENEWABLE: 12/31/21

FILE: 004019-POWER LINE
EASEMENT-200V.DWG

Page 36

5

Reppeto & Associates, Inc.
Land Surveyors

12730 SE Stark St.
Portland, OR 97233

Phone: 503-408-1507
www.reppetosurveying.com

EXHIBIT "A"
2 of 2

POWER LINE EASEMENT
LEGAL DESCRIPTION

A STRIP OF LAND, SITUATED IN THE SOUTHEAST AND SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 10.00 FOOT WIDE STRIP OF LAND BEING 5.00 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE;

COMMENCING AT THE NORTHEAST CORNER THAT TRACT OF LAND AS DESCRIBED BY DEED CONVEYED TO THE CITY OF OREGON CITY, RECORDED AS DOCUMENT NUMBER 2020-072273, CLACKAMAS COUNTY DEED RECORDS; THENCE, ALONG THE NORTH LINE OF SAID CITY OF OREGON CITY TRACT AND THE SOUTHERLY RIGHT OF WAY LINE OF N. 1ST STREET, NORTH 87°54'29" WEST A DISTANCE OF 36.94 FEET; THENCE, ALONG THE NORTH LINE OF PARCEL II OF THAT TRACT OF LAND AS DESCRIBED BY DEED CONVEYED TO OREGON CITY, RECORDED AS DOCUMENT NUMBER 2005-030395, CLACKAMAS COUNTY DEED RECORDS AND SAID SOUTHERLY RIGHT OF WAY LINE, NORTH 54°34'51" WEST A DISTANCE OF 15.69 FEET TO SAID CENTERLINE AND THE POINT OF BEGINNING; THENCE, SOUTH 71°26'34" WEST A DISTANCE OF 178.57 FEET; THENCE, SOUTH 86°42'09" WEST A DISTANCE OF 245.47 FEET TO POINT "A"; THENCE, NORTH 65°04'41" WEST A DISTANCE OF 13.00 FEET TO A POINT ON THE WEST LINE OF ADJUSTED TAX LOT 400, AND THE TERMINUS OF SAID CENTERLINE; ALSO AND TOGETHER WITH THE FOLLOWING DESCRIBED CENTERLINE; BEGINNING AT SAID POINT "A"; THENCE, SOUTH 03°26'59" WEST A DISTANCE OF 151.84 FEET TO THE TERMINUS OF SAID CENTERLINE.

THE SIDELINES ARE TO BE LENGTHENED OR SHORTENED TO TERMINATE UPON THE BOUNDARY LINES OF THE GRANTOR'S LAND.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Steven P. Buckles

OREGON
JULY 17, 1986
STEVEN P. BUCKLES
2231

RENEWS 12-31-21

48
AFTER RECORDING RETURN TO:

City of Oregon City, City Recorder
P.O. Box 3040
Oregon City, Oregon 97045-0304

Planning File No.: CI-20-006

Tax Map & Lot: 2-2E-31 -00400

Streets: 204 S John Adams St

Clackamas County Official Records
Sherry Hall, County Clerk

2020-08 Item 7a.



02385905202000877870040044

\$108.00

10/21/2020 09:51:37 AM

D-DED Cnt=1 Stn=9 COUNTER1
\$20.00 \$16.00 \$62.00 \$10.00

GRANTOR: City of Oregon City

DEED OF DEDICATION

KNOW ALL BY THESE PRESENTS, THAT City of Oregon City
hereinafter called "**Grantor**", does hereby grant unto the City of Oregon City, hereinafter called the "**City**",
its successors in interest and assigns, all the following real property in the County of Clackamas, State of
Oregon, to be used and held by the City for street, road, right-of-way, and public utility purposes, bounded
and described as follows, to wit:

See attached **Exhibit A** Legal Description and;
attached **Exhibit B** Drawing for Legal Description

TO HAVE AND TO HOLD, the above described and granted premises unto the said CITY, its successors in
interest and assigns forever.

The true consideration of this conveyance is for other value given, the receipt of which is hereby
acknowledged by GRANTOR.

And the GRANTOR above named hereby covenants to and with the CITY, and the CITY's successors in
interest and assigns that GRANTOR is lawfully seized in fee simple of the above named premises, free from
all encumbrances (no exceptions), and that GRANTOR and their heirs and personal representatives shall
warrant and forever defend the said premises against the lawful claims and demands of all persons claiming
by, through, or under the GRANTOR.

In construing this deed and where the text so requires, the singular includes the plural and all
grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to
individuals.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument this 20th day of

October, 2020. The person(s) whose name(s) is/are subscribed to the within
instrument acknowledge that he/she/they executed the instrument in his/her/their legally authorized
capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon
behalf of which the person(s) acted, executed the instrument.

GRANTOR: City of Oregon CityAs shown on Page 1 (name of organization or individual property owner(s))

Anthony J. Konkol III
 Signature No. 1

Anthony J. Konkol III CITY MANAGER
 Signer's printed name Title (if applicable)

Signature No. 2

Signer's printed name Title (if applicable)

STATE OF OREGON)
 County of Clackamas)

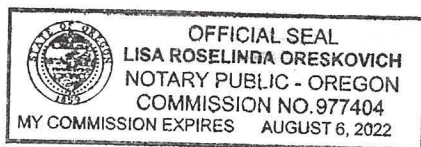
This record was acknowledged before me on (month & day) October 20, 2020

by Anthony J. Konkol, III, as City Manager
 Signer's printed name Title (write "N/A" if not applicable)

of the City of Oregon City
 Name of Corporation on whose behalf record is executed (write "N/A" if not applicable)

Stamp notary seal:

WITNESS my hand and official seal.



Lisa R Oreskovich
 Signature of Notary Public
 My commission expires: August 6, 2022

Accepted on behalf of the City of Oregon City:

Anthony J. Konkol III
 By: Anthony J. Konkol III, City Manager

John M. Lewis
 By: John M. Lewis, Public Works Director

Kattie Riggs
 Attest: Kattie Riggs, City Recorder

Reppeto & Associates, Inc.
Land Surveyors

12730 SE Stark St.
Portland, OR 97233

Phone: 503-408-1507
www.reppetosurveying.com

EXHIBIT "A"

RIGHT OF WAY DEDICATION
LEGAL DESCRIPTION

A TRACT OF LAND, SITUATED IN THE SOUTHEAST AND SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER THAT TRACT OF LAND AS DESCRIBED BY DEED CONVEYED TO THE CITY OF OREGON CITY, RECORDED AS DOCUMENT NUMBER 2020-072273, CLACKAMAS COUNTY DEED RECORDS; THENCE, ALONG THE EAST LINE OF SAID CITY OF OREGON CITY TRACT AND THE WESTERLY RIGHT OF WAY LINE OF JOHN ADAMS STREET, SOUTH 30°58'58" WEST A DISTANCE OF 177.06 FEET; THENCE, CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE AND SAID EASTERLY LINE, SOUTH 4°09'29" EAST A DISTANCE OF 25.56 FEET; THENCE, NORTH 54°34'29" WEST A DISTANCE OF 30.00 FEET; THENCE, NORTH 35°25'31" EAST A DISTANCE OF 196.23 FEET TO THE POINT OF BEGINNING.

COANTAINS 1641 SQUARE FEET, MORE OR LESS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Steven P. Buckles

OREGON
JULY 17, 1986
STEVEN P. BUCKLES
2231

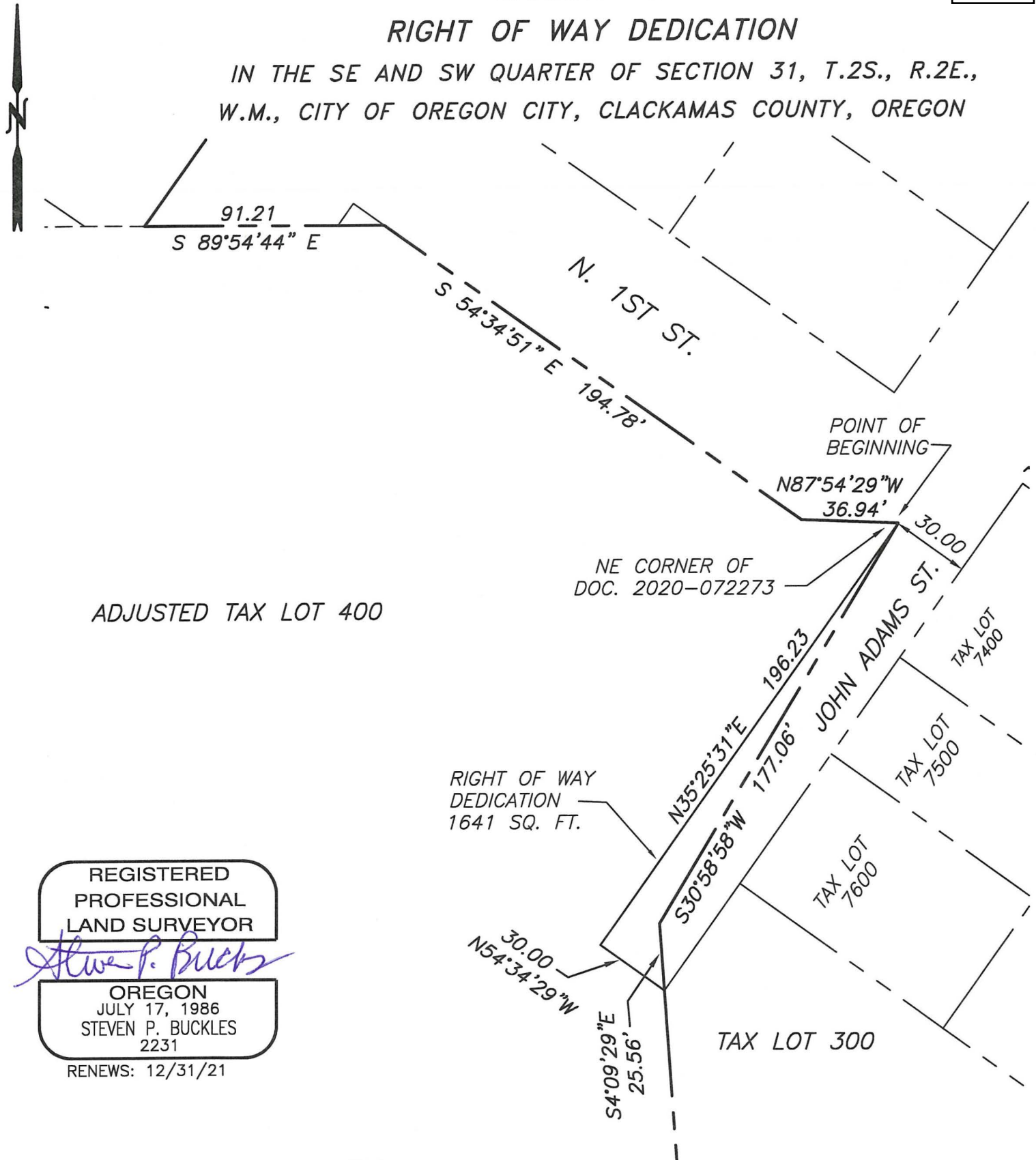
RENEWS 12-31-21

EXHIBIT "B"

Item 7a.

RIGHT OF WAY DEDICATION

IN THE SE AND SW QUARTER OF SECTION 31, T.2S., R.2E.,
W.M., CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Steven P. Buckles

OREGON
JULY 17, 1986
STEVEN P. BUCKLES
2231

RENEWS: 12/31/21

REPPETO & ASSOCIATES, INC.
LAND SURVEYORS

12730 SE STARK STREET
PORTLAND, OREGON 97233

PHONE (503) 408-1507

www.reppetosurveying.com

FILE: 004019-ROW-DED.DWG

4

82

AFTER RECORDING RETURN TO:

City of Oregon City, City Recorder
P.O. Box 3040
Oregon City, Oregon 97045-0304

Clackamas County Official Records
Sherry Hall, County Clerk

2020-088274

Item 7a.

\$128.00



02386428202000882740080085

10/22/2020 10:51:57 AM

D-D Cnt=1 Stn=9 COUNTER1
\$40.00 \$16.00 \$62.00 \$10.00

Planning File No.: LL-20-00009 & -00010

Tax Map & Lot: 2-2E-31-00400 & -00500

GRANTOR: City of Oregon City

BARGAIN AND SALE DEED

City of Oregon City, hereinafter called "Grantor",
does hereby grant, bargain, sell and convey to the City of Oregon City, an Oregon municipal corporation,
hereinafter called "Grantee", the following real property in Clackamas County, Oregon.

See Exhibit A for Adjusted Tract 1 Grantor's Legal Description

See Exhibit B for Adjusted Tract 2 Grantor's Legal Description

See Exhibit C for Transfer (Exchange Tract) Legal Description

Grantor is vested in Tract 1 by DN 2005-030395 and DN 2006-010483, Clackamas County Deed Records

Grantor is vested in Tract 2 by DN 2020-072273, Clackamas County Deed Records

Grantor executes this deed to facilitate an approved City of Oregon City, Clackamas County, Planning File
No. LL-20-00009 and LL-20-00010

The true consideration for this conveyance is \$0.00

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD
INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336
AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855,
OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES
NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND
USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY
PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY
ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF
THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES,
AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF
ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424,
OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7,
CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument this 21st day of
October, 2020. The person(s) whose name(s) is/are subscribed to the within
instrument acknowledge that he/she/they executed the instrument in his/her/their legally authorized
capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon
behalf of which the person(s) acted, executed the instrument.

Page 1

City of Oregon City – BARGAIN AND SALE DEED

GRANTOR: City of Oregon CityAs shown on Page 1 (name of organization or individual property owner(s))

Signature No. 1

Anthony J. Konkol III

Signer's printed name

Anthony J. Konkol IIICITY MANAGER

Title (if applicable)

Signature No. 2

Signer's printed name

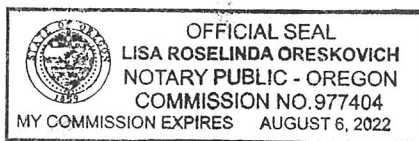
Title (if applicable)

STATE OF OREGON)

County of Clackamas)This record was acknowledged before me on (month & day) October 21, 2020by Anthony J. Konkol, III, as City Manager
Signer's printed name Title (write "N/A" if not applicable)of the City of Oregon City
Name of Corporation on whose behalf record is executed (write "N/A" if not applicable)

Stamp notary seal:

WITNESS my hand and official seal.



Signature of Notary Public

My commission expires: August 6, 2022

Accepted on behalf of the City of Oregon City:

By: Anthony J. Konkol III
Anthony J. Konkol III, City ManagerBy: John M. Lewis
John M. Lewis, PE, Public Works Director

Reppeto & Associates, Inc.
Land Surveyors

12730 SE Stark St.
Plaza 125, Building G
Portland, OR 97233

Phone: 503-408-1507
www.reppetosurveying.com

EXHIBIT "A"

TRACT 1

A TRACT OF LAND SITUATED IN THE SOUTH HALF OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 2 EAST, WILLAMEETE MERIDIAN, IN THE CITY OF OREGON CITY, CLACKAMAS COUNTY, STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS SCREW WITH A 3/4 INCH BRASS WASHER STAMPED "REPPETO & ASSOC. INC." FOUND AT THE SOUTHWEST CORNER OF PARCEL II OF THAT TRACT OF LAND AS DESCRIBED BY DEED CONVEYED TO OREGON CITY RECORDED AS DOCUMENT NUMBER 2005-030395, CLACKAMAS COUNTY DEED RECORDS, SAID POINT ALSO BEING ON THE WEST LINE OF THAT TRACT OF LAND AS DESCRIBED IN DEED BOOK 417, PAGE 385, CLACKAMAS COUNTY DEED RECORDS, AND BEING ON THE NORTHEASTERLY LINE OF LOT 8, BLOCK 86, "OREGON CITY", CLACKAMAS COUNTY PLAT RECORDS; THENCE, ALONG THE WEST LINE OF SAID OREGON CITY TRACT, NORTH 00°11'18" EAST A DISTANCE OF 105.66 FEET TO A BRASS SCREW WITH A 3/4 INCH BRASS WASHER STAMPED "REPPETO & ASSOC. INC." FOUND AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF S. CENTER STREET; THENCE, ALONG THE SAID EASTERLY RIGHT OF WAY LINE, NORTH 35°24'54" EAST A DISTANCE OF 76.51 FEET TO THE TRUE POINT OF BEGINNING; THENCE, CONTINUING ALONG THE SAID EASTERLY RIGHT OF WAY LINE, NORTH 35°24'54" EAST A DISTANCE 201.17 FEET TO AN ANGLE POINT; THENCE, CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTH 35°26'06" EAST A DISTANCE OF 102.38 FEET TO A BRASS SCREW WITH A 3/4 INCH BRASS WASHER STAMPED "REPPETO & ASSOC. INC." FOUND AT THE NORTHWEST CORNER OF SAID PARCEL II; THENCE, ALONG THE NORTH LINE OF SAID PARCEL II, SOUTH 89°54'44" EAST A DISTANCE OF 3.68 FEET TO A BRASS SCREW WITH A 3/4 INCH BRASS WASHER STAMPED "REPPETO & ASSOC. INC." FOUND AT AN ANGLE PONT ON THE NORTH LINE OF SAID PARCEL II; THENCE, CONTINUING ALONG THE NORTHERLY LINE OF SAID PARCEL II, THE FOLLOWING THREE COURSES; SOUTH 54°34'51" EAST A DISTANCE OF 102.01 FEET TO A FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "REPPETO & ASSOC. INC."; THENCE, NORTH 35°26'06" EAST A DISTANCE OF 72.32 FEET TO A FOUND BRASS SCREW WITH A 3/4 INCH BRASS WASHER STAMPED "REPPETO & ASSOC, INC,"; THENCE, SOUTH 89°54'44" EAST A DISTANCE OF 58.34 FEET TO A FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PACIFIC SURVEYS PLS 2319"; THENCE, SOUTH 36°37'03" WEST A DISTANCE OF 42.73 FEET; THENCE, NORTH 74°47'39" WEST A

DISTANCE OF 24.90 FEET; THENCE, SOUTH 53°25'26" WEST A DISTANCE OF 36.71 FEET; THENCE, SOUTH 00°17'51" EAST A DISTANCE OF 47.48 FEET; THENCE, SOUTH 17°37'32" WEST A DISTANCE OF 41.469 FEET; THENCE SOUTH 40°47'51" WEST A DISTANCE OF 114.22 FEET; THENCE, SOUTH 47°18'13" WEST A DISTANCE OF 133.40 FEET; THENCE, NORTH 56°07'38" WEST A DISTANCE OF 119.28 FEET TO THE POINT OF BEGINNING.

CONTAINS 45,896 SQUARE FEET, MORE OR LESS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Steven P. Buckles

OREGON
JULY 17, 1986
STEVEN P. BUCKLES
2231

RENEWS 12-31-21

Reppeto & Associates, Inc.
Land Surveyors

12730 SE Stark St.
Plaza 125, Building G
Portland, OR 97233

Phone: 503-408-1507
Fax: 503-408-2370

EXHIBIT "B"

TRACT 2

A TRACT OF LAND SITUATED IN THE SOUTH HALF OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 2 EAST, WILLAMEETE MERIDIAN, IN THE CITY OF OREGON CITY, CLACKAMAS COUNTY, STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A BRASS SCREW WITH A 3/4 INCH BRASS WASHER STAMPED "REPPETO & ASSOC. INC." FOUND AT THE SOUTHWEST CORNER OF PARCEL II OF THAT TRACT OF LAND AS DESCRIBED BY DEED CONVEYED TO OREGON CITY RECORDED AS DOCUMENT NUMBER 2005-030395, CLACKAMAS COUNTY DEED RECORDS, SAID POINT ALSO BEING ON THE WEST LINE OF THAT TRACT OF LAND AS DESCRIBED IN DEED BOOK 417, PAGE 385, CLACKAMAS COUNTY DEED RECORDS, AND BEING ON THE NORTHEASTERLY LINE OF LOT 8, BLOCK 86, "OREGON CITY", CLACKAMAS COUNTY PLAT RECORDS; THENCE, ALONG THE WEST LINE OF SAID OREGON CITY TRACT, NORTH 00°11'18" EAST A DISTANCE OF 105.66 FEET TO A BRASS SCREW WITH A 3/4 INCH BRASS WASHER STAMPED "REPPETO & ASSOC. INC." FOUND AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF S. CENTER STREET; THENCE, ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTH 35°24'54" EAST A DISTANCE OF 76.51 FEET; THENCE, LEAVING SAID RIGHT OF WAY LINE, SOUTH 56°07'38" EAST A DISTANCE OF 119.28 FEET; THENCE, NORTH 47°18'13" EAST A DISTANCE OF 133.40 FEET; THENCE, NORTH 40°47'51" EAST A DISTANCE OF 114.22 FEET; THENCE, NORTH 17°37'32" EAST A DISTANCE OF 41.46 FEET; THENCE, NORTH 00°17'51" WEST A DISTANCE OF 47.48 FEET; THENCE, NORTH 53°25'26" EAST A DISTANCE OF 36.71 FEET; THENCE, SOUTH 74°47'39" EAST A DISTANCE OF 24.90 FEET; THENCE, NORTH 36°37'03" EAST A DISTANCE OF 42.73 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PACIFIC SURVEYS PLS 2319" FOUND ON THE NORTH LINE OF SAID PARCEL II; THENCE, ALONG THE NORTH LINE OF SAID PARCEL II, NORTH 89°54'44" WEST A DISTANCE OF 5.00 FEET TO THE SOUTHWEST CORNER OF THAT TRACT OF LAND AS DESCRIBED BY DEED CONVEYED TO THE CITY OF OREGON CITY, RECORDED AS DOCUMENT NUMBER 2006-010483 CLACKAMAS COUNTY DEED RECORDS; THENCE, ALONG THE WESTERLY, NORTHERLY AND EASTERLY LINES OF SAID CITY OF OREGON CITY TRACT THE FOLLOWING FOUR COURSES: NORTH 35°25'09" EAST A DISTANCE OF 30.40 FEET; THENCE, NORTH 42°45'19" EAST A DISTANCE OF 66.48

FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PACIFIC SURVEYS PLS 2319" FOUND ON THE SOUTHERLY RIGHT OF WAY LINE OF N 1ST STREET; THENCE, ALONG THE SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 54°34'51" EAST A DISTANCE OF 53.01 FEET TO A FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PACIFIC SURVEYS PLS 2319"; THENCE, SOUTH 35°25'09" EAST A DISTANCE OF 52.74 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PACIFIC SURVEYS PLS 2319" FOUND ON THE NORTH LINE OF SAID PARCEL II; THENCE, ALONG THE NORTH LINE OF SAID PARCEL II, SOUTH 89°54'44" EAST A DISTANCE OF 91.19 FEET TO A FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "REPPETO & ASSOC. INC."; THENCE, ALONG THE NORTHERLY LINE OF SAID PARCEL II, SOUTH 54°34'51" EAST A DISTANCE OF 194.78 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "REPPETO & ASSOC. INC." FOUND ON THE NORTH LINE OF THAT TRACT OF LAND AS DESCRIBED BY DEED CONVEYED TO THE CITY OREGON CITY, RECORDED AS DOCUMENT NUMBER 2020-072273, CLACKAMAS COUNTY DEED RECORDS; THENCE, ALONG THE NORTH, EAST AND SOUTH LINES OF SAID CITY OF OREGON CITY TRACT, THE FOLLOWING SIX COURSES: SOUTH 87°54'29" EAST A DISTANCE OF 36.94 FEET; THENCE, SOUTH 30°58'58" WEST A DISTANCE OF 177.06 FEET; THENCE, SOUTH 04°09'29" EAST A DISTANCE OF 200.00 FEET; THENCE, SOUTH 29°21'31" WEST A DISTANCE OF 100.00 FEET; THENCE, NORTH 88°55'29" WEST A DISTANCE OF 100.40 FEET; THENCE, NORTH 67°47'29" WEST A DISTANCE OF 216.50 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "REPPETO & ASSOC. INC" FOUND AT THE SOUTHWEST CORNER THEREOF; THENCE, ALONG THE SOUTH LINE OF SAID PARCEL II, NORTH 80°55'04" WEST A DISTANCE OF 342.73 FEET THE POINT OF BEGINNING.

CONTAINS 251,663 SQUARE FEET, OR 5.777 ACRES, MORE OR LESS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Steven P. Buckles

OREGON
JULY 17, 1986
STEVEN P. BUCKLES
2231

RENEWS 12-31-21

Reppeto & Associates, Inc.
Land Surveyors

Item 7a.

12730 SE Stark St.
Plaza 125, Building G
Portland, OR 97233

Phone: 503-408-1507
Fax: 503-408-2370

EXHIBIT "C"

EXCHANGE TRACT

A TRACT OF LAND SITUATED IN THE SOUTH HALF OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 2 EAST, WILLAMEETE MERIDIAN, IN THE CITY OF OREGON CITY, CLACKAMAS COUNTY, STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A BRASS SCREW WITH A 3/4 INCH BRASS WASHER STAMPED "REPPETO & ASSOC. INC." FOUND AT THE SOUTHWEST CORNER OF PARCEL II OF THAT TRACT OF LAND AS DESCRIBED BY DEED CONVEYED TO OREGON CITY RECORDED AS DOCUMENT NUMBER 2005-030395, CLACKAMAS COUNTY DEED RECORDS, SAID POINT ALSO BEING ON THE WEST LINE OF THAT TRACT OF LAND AS DESCRIBED IN DEED BOOK 417, PAGE 385, CLACKAMAS COUNTY DEED RECORDS, AND BEING ON THE NORTHEASTERLY LINE OF LOT 8, BLOCK 86, "OREGON CITY", CLACKAMAS COUNTY PLAT RECORDS; THENCE, ALONG THE WEST LINE OF SAID OREGON CITY TRACT, NORTH 00°11'18" EAST A DISTANCE OF 105.66 FEET TO A BRASS SCREW WITH A 3/4 INCH BRASS WASHER STAMPED "REPPETO & ASSOC. INC." FOUND AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF S. CENTER STREET; THENCE, ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTH 35°24'54" EAST A DISTANCE OF 76.51 FEET; THENCE, LEAVING SAID RIGHT OF WAY LINE, SOUTH 56°07'38" EAST A DISTANCE OF 119.28 FEET; THENCE, NORTH 47°18'13" EAST A DISTANCE OF 133.40 FEET; THENCE, NORTH 40°47'51" EAST A DISTANCE OF 114.22 FEET; THENCE, NORTH 17°37'32" EAST A DISTANCE OF 41.46 FEET; THENCE, NORTH 00°17'51" WEST A DISTANCE OF 47.48 FEET; THENCE, NORTH 53°25'26" EAST A DISTANCE OF 36.71 FEET; THENCE, SOUTH 74°47'39" EAST A DISTANCE OF 24.90 FEET; THENCE, NORTH 36°37'03" EAST A DISTANCE OF 42.73 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PACIFIC SURVEYS PLS 2319" FOUND ON THE NORTH LINE OF SAID PARCEL II; THENCE, ALONG THE NORTH LINE OF SAID PARCEL II, NORTH 89°54'44" WEST A DISTANCE OF 5.00 FEET TO THE SOUTHWEST CORNER OF THAT TRACT OF LAND AS DESCRIBED BY DEED CONVEYED TO THE CITY OF OREGON CITY, RECORDED AS DOCUMENT NUMBER 2006-010483 CLACKAMAS COUNTY DEED RECORDS; THENCE, ALONG THE WESTERLY, NORTHERLY AND EASTERLY LINES OF SAID CITY OF OREGON CITY TRACT THE FOLLOWING FOUR COURSES: NORTH 35°25'09" EAST A DISTANCE OF 30.40 FEET; THENCE, NORTH 42°45'19" EAST A DISTANCE OF 66.48 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PACIFIC SURVEYS PLS

2319" FOUND ON THE SOUTHERLY RIGHT OF WAY LINE OF N 1ST STREET; THENCE, ALONG THE SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 54°34'51" EAST A DISTANCE OF 53.01 FEET TO A FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PACIFIC SURVEYS PLS 2319"; THENCE, SOUTH 35°25'09" WEST A DISTANCE OF 52.74 FEET TO A 5/8 INCH IRON ROD WITH A YELOW PLASTIC CAP STAMPED "PACIFIC SURVEYS PLS 2319" FOUND ON THE NORTH LINE OF SAID PARCEL II; THENCE, ALONG THE NORTH LINE OF SAID PARCEL II, SOUTH 89°54'44" EAST A DISTANCE OF 91.19 FEET TO A FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "REPPETO & ASSOC. INC."; THENCE, ALONG THE NORTHERLY LINE OF SAID PARCEL II, SOUTH 54°34'51" EAST A DISTANCE OF 194.78 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "REPPETO & ASSOC. INC." FOUND ON THE NORTH LINE OF THAT TRACT OF LAND AS DESCRIBED BY DEED CONVEYED TO THE CITY OREGON CITY, RECORDED AS DOCUMENT NUMBER 2020-072273, CLACKAMAS COUNTY DEED RECORDS; THENCE, ALONG THE NORTH AND WESTERLY LINES OF SAID CITY OF OREGON CITY TRACT, THE FOLLOWING SIX COURSES: NORTH 87°54'29" WEST A DISTANCE OF 53.96 FEET TO A FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED 'REPPETO & ASSOC. INC.'; THENCE, SOUTH 32°43'31" WEST A DISTANCE OF 100.00 FEET TO A FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED 'REPPETO & ASSOC. INC.'; THENCE, SOUTH 71°11'31" WEST A DISTANCE OF 100.00 FEET TO A FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED 'REPPETO & ASSOC. INC.'; THENCE, SOUTH 03°07'29" EAST A DISTANCE OF 84.30 FEET TO A FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED 'REPPETO & ASSOC. INC.'; THENCE, SOUTH 84°05'31" WEST A DISTANCE OF 194.30 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED 'REPPETO & ASSOC. INC.'; THENCE, SOUTH 00°43'29" EAST A DISTANCE OF 137.50 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED 'REPPETO & ASSOC. INC.' FOUND AT THE SOUTHWEST CORNER THEREOF; THENCE, ALONG THE SOUTH LINE OF SAID PARCEL II, NORTH 80°55'04" WEST A DISTANCE OF 342.73 FEET THE POINT OF BEGINNING.

CONTAINS 155,778 SQUARE FEET, MORE OR LESS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON

JULY 17, 1986
STEVEN P. BUCKLES
2231

RENEWS 12-31-21

PROPOSED PROPERTY LINE ADJUSTMENT
EXISTING CONDITIONS SURVEY

SITUATED IN THE SE AND SW QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 2
EAST, W.M., CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON
FOR: CITY OF OREGON CITY

LEGEND

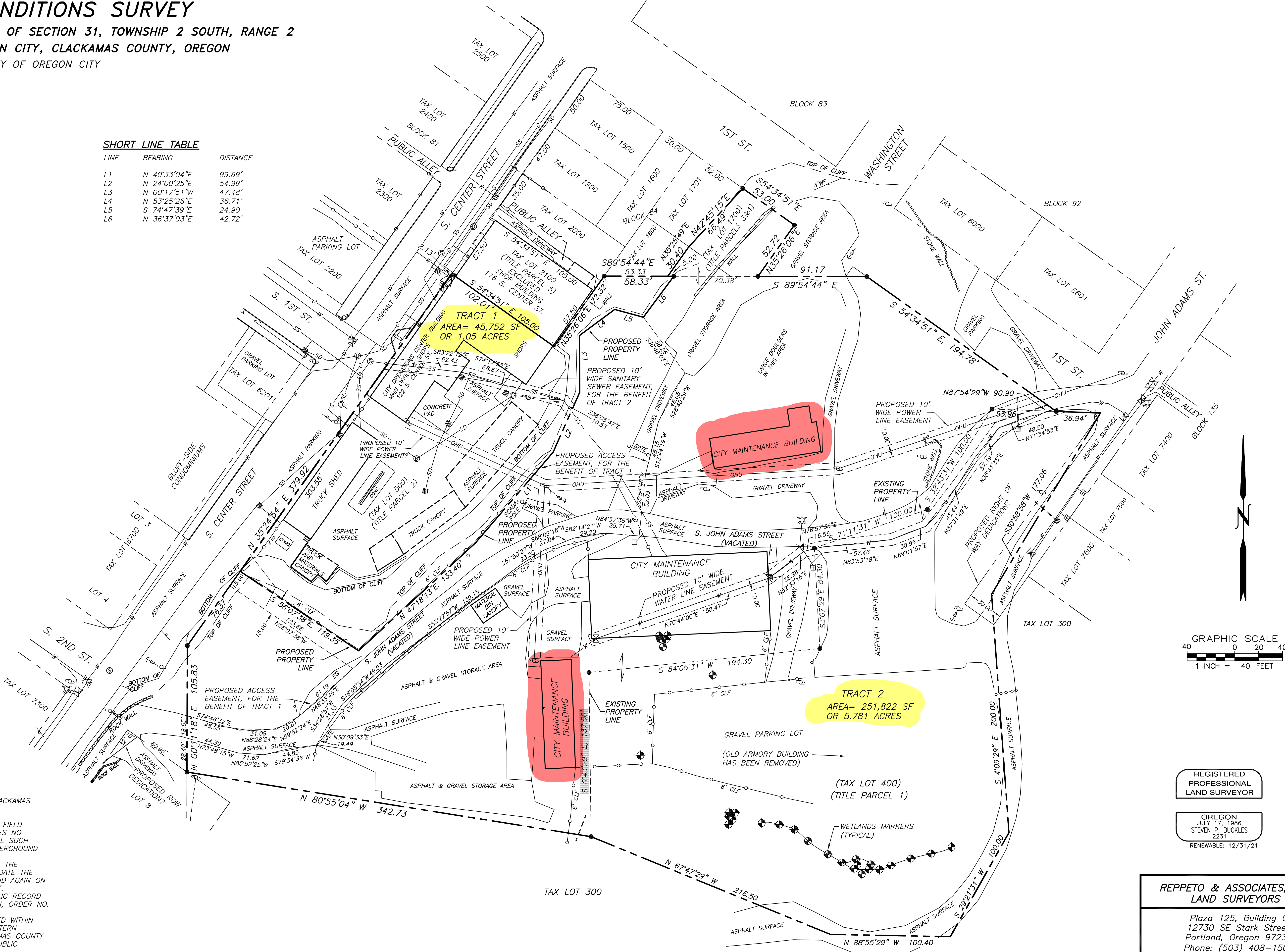
- = FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "REPPETO & ASSOC. INC.," OR OTHER MONUMENTS AS REFERENCED ON SN 2005-328, CCSR OTHERWISE
- = CABLE TV RISER
- = CATCH BASIN
- = CENTERLINE ROAD
- = FIRE DEPARTMENT CONNECTION
- = FIRE HYDRANT
- = GAS METER
- = GAS VALVE
- = SANITARY SEWER MANHOLE
- = STORM DRAINAGE MANHOLE
- = UTILITY POLE
- = WATER METER
- = WATER VALVE
- BBH = BASKETBALL HOOP
- CB = CATCH BASIN
- CC = CONCRETE CURB
- C.C.D.R. = CLACKAMAS COUNTY DEED RECORDS
- C.C.S.R. = CLACKAMAS COUNTY SURVEY RECORDS
- CDA = CONCRETE DRIVEWAY APRON
- CI = CURB INLET
- CLD = CENTERLINE OF DITCH
- CLF = CHAIN LINK FENCE
- CMP = CORRUGATED METAL PIPE
- CO = CLEANOUT
- CRW = CONCRETE RETAINING WALL
- CSW = CONCRETE SIDEWALK
- CWI = CULVERT INLET
- CVO = CULVERT OUTFALL
- DI = DITCH INLET
- EC = EDGE OF CONCRETE
- EG = EDGE OF GRAVEL
- EP = EDGE OF PAVEMENT
- FDC = FIRE DEPARTMENT CONNECTION
- FH = FIRE HYDRANT
- FSV = FIRE SYSTEM VAULT
- G = NATURAL GAS LINE
- GA = GUY ANCHOR
- GM = GAS METER
- GV = GAS VALVE
- HCR = HANDICAP RAMP
- IE = INVERT ELEVATION
- IP = IRON PIPE
- IR = IRON ROD
- LP = LIGHT POLE
- MH = MANHOLE
- OHU = OVERHEAD UTILITY LINES
- RIM = RIM OF MANHOLE ELEVATION
- SD = STORM DRAINAGE LINE
- SF = SQUARE FEET
- SN = SURVEY NO. PER CLACKAMAS COUNTY SURVEY RECORDS.
- SS = SANITARY SEWER LINE
- TC = TOP OF CURB ELEVATION
- TDR = QUEST TELEPHONE DUCT RUN
- TMH = TELEPHONE MANHOLE
- TVR = CABLE TV RISER
- TW = TOP OF WALL ELEVATION
- UP = UTILITY POLE
- W = WATER LINE
- WF = WOOD FENCE
- WM = WATER METER
- WRF = WIRE FENCE
- WRW = WOOD RETAINING WALL
- WV = WATER VALVE
- WVT = WATER VAULT
- YPC = YELLOW PLASTIC CAP
- () = RECORD INFORMATION

SHORT LINE TABLE

LINE	BEARING	DISTANCE
L1	N 40°33'04"E	99.69'
L2	N 24°00'25"E	54.99'
L3	N 00°17'51"W	47.48'
L4	N 53°25'26"E	36.71'
L5	S 74°47'39"E	24.90'
L6	N 36°37'03"E	42.72'

NOTES

- BOUNDARY AND BASIS OF BEARINGS ARE PER SN 2005-328, CLACKAMAS COUNTY SURVEY RECORDS.
- ELEVATIONS AND TREES ARE NOT SHOWN ON THIS SURVEY.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. ALL UNDERGROUND UTILITY LINES MUST BE VERIFIED PRIOR TO CONSTRUCTION.
- THIS MAP AND SURVEY IT IS BASED ON ARE REPRESENTATIVE OF THE CONDITIONS FOUND ON THE GROUND ON DECEMBER 10, 2008, THE DATE THE FIELD WORK WAS COMPLETED, UPDATED ON SEPTEMBER 23, 2016 AND AGAIN ON AUGUST 12, 2020 FOR PURPOSES OF A PROPERTY LINE ADJUSTMENT.
- RECORD EASEMENTS SHOWN ON THIS SURVEY ARE FROM A PUBLIC RECORD REPORT PREPARED BY FIDELITY NATIONAL TITLE COMPANY OF OREGON, ORDER NO. 45142026396, DATED AUGUST 14, 2020.
- THERE IS A POSSIBLE WATER LINE EASEMENT THAT WAS RESERVED WITHIN THE VACATED RIGHT OF WAY OF S. JOHN ADAMS STREET IN THE EASTERN PORTION OF TRACT 2, AS PER DEED BOOK 417, PAGE 385, CLACKAMAS COUNTY DEED RECORDS, AND AS DESCRIBED IN EXCEPTION NO. 5 IN SAID PUBLIC RECORD TITLE REPORT.



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 17, 1986
STEVEN P. BUCKLES
2231
RENEWABLE: 12/31/21

REPPETO & ASSOCIATES, INC.
LAND SURVEYORS

Plaza 125, Building G
12730 SE Stark Street
Portland, Oregon 97233
Phone: (503) 408-1507
www.reppetosurveying.com

DATE: AUG. 25, 2020	FILE: 004019-PLA-20.DWG
DRAWN BY: CS/SB	JOB NO. 004019

Kattie Riggs

Subject: FW: Waterboard Park Vote
Attachments: scan0556.pdf

From: Rivers of Life Center <riversoflifecenter@gmail.com>
Sent: Tuesday, November 3, 2020 2:27:06 PM
To: Frank O'Donnell <coachfranko@comcast.net>; Rocky Smith Jr <rockylsmith2@yahoo.com>; Rachel Lyles Smith <rlsmith@orccity.org>; guttmcg@msn.com <guttmcg@msn.com>; danholladay@orccity.org <danholladay@orccity.org>
Subject: Waterboard Park Vote

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

--

Jerry Herrmann
President
Rivers of Life Center/Earth Crusaders Program
PO BOX 124
West Linn, OR 97068
(503)-260-3432
riversoflifecenter@gmail.com

For immediate needs, be advised that contact by phone is preferred

Waterboard Park Decision

Dear Commissioners:

Rivers of Life Center, who produce many natural and cultural history Walking tours for the public wish to encourage you to make a decision in support of waterboard park becoming just that, the city's latest park.

Even though we initially supported public work facility operations at that location, we understand the communities concern and are aware that the city has now taken steps to consolidate operations on the upper plateau of Oregon city. Our support is because:

- This site links well with Willamette Falls as a heritage and natural resource asset.
- It overlooks both the city and the falls, the Valley to the South and the deep canyons the river occupies to the north. It provides the perfect opportunity to interpret all those things better than any other area in Oregon city
- It can all (both the hillside and the flats become Oregon's Significant Geologic Area and park.
- Please see our previous commentary to Dr. Scott Burns, nationally recognized Natural Resource Expert and geologist who believes Waterboard Park could be that "Significant Geologic Area and Park". Enclosed is our summary to Dr. Burns; our first efforts at identifying Waterboard Park Natural Resource Assets; and an example of several discovery tour walks we have hosted in partnership with the Oregon City Parks Foundation.

This combined area is one of Oregon City's most unique passive recreation and education assets and could receive national attention if approached properly. Please Vote yes on your newest and most unique park.

Waterboard Park Summary

From Rivers of Life Center and Oregon City Parks Foundation

- Rivers of Life Center and Bryon Boyce began the process of looking at assets and opportunities for a 20+ acre site on Oregon City's hillside, called Waterboard Park. (Summer 2015)
- Concepts and assets were brought forward and overlaid on a graphic during the winter of 2016; they were shared with the Oregon City Parks Foundation, Oregon City Public Works and Oregon City Parks and Recreation by Rivers of Life Center.
- Contact was made with Doctor Scott Burns Professor Emeritus and Department Head of Portland State University Geology. (winter 2016) He was asked to see if he would embrace the idea of a "significant geologic area in Oregon at this site."
- Doctor Burns recommended contact with Department of Geology and Mineral Industries staff and their response was that they would certainly entertain such a request --- Do we have any legislatures or former legislatures that could lead the way?
- Under Bryon Boyce's efforts, a number of grants were submitted to help support site remediation (this effort was coordinated with Oregon City Parks and Recreation) 2017 a major Metro Enhancement grant was awarded.

What we are seeking: We would ask organizations involved in Natural Resources, parks and Outdoor recreation to consider a general letter of support to advance Waterboard Parks, cleanup, restoration and establishment as an asset for tourism, special recreation and especially "Natural Resources and Geology education"

Waterboard Park: Oregon's Significant Natural Area

Interpretive Classes & Natural
History Overview Area

Conifer and Deciduous Forrest in Turmoil

Ice Age Floods Heritage Remnants

Mass Wasting and Hillside Creep

Brighton Overlook:
(Regional Natural History Views)

Boring Basalt Ramnarts

Geographic Significant Plants Trail

Columnar Basalt Formation
(Regional Climbing Resource)

Geologic Processes "Walk of Life"

Item 7a.

Google

© 2016 Google

Discovery Tour ~ Spring ~

A SPRING DISCOVERY TOUR

HERITAGE WATERS HABITAT TASK FORCE

"a self directed group of professionals in environment,
tourism, economic development"

● PRESENT: "OREGON CITY's WATERBOARD PARK"
- A DISCOVERY TOUR -
Legacy Geology in Action - An Overview
on Natural and Cultural History
SATURDAY MARCH 24th 9AM - 10:45

▶ at: THE HISTORIC ARMORY
204 South John Adams St.
Oregon City, OR 97045
T# 503-657-4000

▶ PRESENTORS: Jerry Herrmann, Bryon
Boyce (and all of you)

OUTLINE OUTLINE

8:30 AM ARRIVE, SETUP, BREW COFFEE, PROVIDE COOKIES
(provide for 30 seats; easel, chalkboard,
tripod and presentors table)

9AM INTRO PRESENTORS, GREETINGS by Norm Stewart

History of Waterboard Park; Work of
Western States in Metro Enhancement Grant
History of Armory as used and improved

9:15 NATIVE AMERICANS in this Region by Jerry Herrmann
MODERN CIRCA 1940's CULTURAL HISTORY
and
GEOLOGIC OVERVIEW

9:45 ECOLOGY of SETTING by Bryon Boyce
(A walking tour of flora, fauna, and
geology in action)

10:45AM END END



November 02, 2020

Dear Commissioner

The Oregon City Parks Foundation (OCPF) enthusiastically supports designation of the property adjacent to Waterboard Park currently referred as “the Upper Yard” as part of Waterboard Park and designating this area as park under Oregon City Charter Chapter X.

Waterboard Park is currently listed as the City’s twenty acre Natural Park boarded by three neighborhoods; McLoughlin, Rivercrest and Barkley Hills. With its’ protected tree canopy and unique geology, Waterboard Park is a favorite of many residents, who visit from all over our city as well as the surrounding areas. OCPF feels the addition of the adjacent property, with existing marked parking, would add a natural flow into upper Waterboard Park, while allowing for future park amenities.

Over the last four years the Oregon City Parks Foundation has been a partner and stakeholder in Waterboard Park with hundreds of volunteer hours clearing ivy from the parks trees and its grounds, while securing Grant funding for professional ivy control. OCPF will continue our city partnership with volunteer work and securing future grant funding for the park.

OCPF urges the Oregon City Commissioners to vote YES on this Ordinance Number 20-1010 to protect this unique parkland for future generations.

For the OCPF Membership

Roger Fowler-Thias
President - OCPF

OREGON CITY PARKS FOUNDATION

*partnering with volunteers, donors, and community leaders to develop,
enhance, promote, and sustain a thriving, accessible, and connected
system of parks in Oregon City*



CITY OF OREGON CITY

Staff Report

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

To: City Commission **Agenda Date:** 11/4/2020
From: Community Development Director Laura Terway

SUBJECT:

Resolution No. 20-34, Declaring an Emergency and Exempting a Temporary Warming Shelter at The Father's Heart Street Ministry from Planning Code Requirements (November 5, 2019 until March 31, 2020)

STAFF RECOMMENDATION:

Staff recommends the City Commission approve Resolution No. 20-34.

EXECUTIVE SUMMARY:

The Father's Heart Street Ministry, located at 603 12th Street is requesting an Emergency and Exempting a Temporary Warming Shelter at The Father's Heart Street Ministry from Planning code requirements.

BACKGROUND:

The City has received information from Clackamas County health officials and existing homeless service providers that there is a need for additional shelter resources during cold weather events. The Father's Heart Street Ministry (TFHSM), located at 603 12th Street has available resources and space to provide needed shelter during the extremely cold weather and ice/snow events predicted over the winter months.

Oregon City Municipal Code (OCMC) 2.52.020 defines "emergencies" to include "any man-made or natural event or circumstance causing or threatening loss of life, injury to person or property, human suffering..., and includes, but is not limited to, severe weather". Section 2.52.040(L) of the OCMC authorizes the City, in cases of emergency, to "order such other measures as are necessary for the protection of life or property, or for the recovery from the emergency", including the temporary exemption of applicable codes.

My Father's Heart Street Ministry would like to house up to 49 individuals from 6 p.m. to 7 a.m. each day the outside temperature is 33 degrees or below, including wind chill

factor, from November 1, 2020 until March 31, 2021. The number of beds is likely to be reduced due to separation requirements of COVID-19.

The City of Oregon City Building Official and Clackamas Fire District #1 have yet to approve the request for conformance with the Temporary Emergency Policy prior to use of the facility.

In January or 2020, the Oregon City Municipal Code was updated to include regulations regarding shelters. A Conditional Use land use approval is required prior to utilization of the site as an overnight shelter. TFHSM submitted a Pre-Application Conference request, which is the first step in a Conditional Use process. They indicated that the COVID-19 pandemic, recent wildfires, and the Planning Division's changed address delayed the ability to submit required land use review. Since they have started the land use review process, staff recommends approval of the Resolution, which is identified to become effective November 5th.

OPTIONS:

1. Approve Resolution No. 20-34
2. Instruct staff to return with Modifications to Resolution No. 20-34
3. Do not approve Resolution No. 20-34

RESOLUTION NO. 20-34**A RESOLUTION DECLARING AN EMERGENCY AND EXEMPTING THE FATHER'S HEART STREET MINISTRY FROM PLANNING CODE REQUIREMENTS ON A TEMPORARY BASIS**

WHEREAS, Oregon City Municipal Code (OCMC) 2.52.020 defines "emergencies" to include "any man-made or natural event or circumstance causing or threatening loss of life, injury to person or property, human suffering...., and includes, but is not limited to, severe weather"; and

WHEREAS, OCMC 2.52.040(L) authorizes the City, in cases of emergency to "order such other measures as are necessary for the protection of life or property, or for the recovery from the emergency"; and

WHEREAS, the City has received information from Clackamas County health officials and existing homeless service providers that there is a need for additional shelter resources during cold weather events; and

WHEREAS, The Father's Heart Street Ministry (TFHSM) located at 603 12th Street has available resources and space to provide needed shelter during the extremely cold weather (Exhibit A); and

WHEREAS, TFHSM is willing to provide shelter and is not requesting any monetary commitment or reimbursement from the City; and

WHEREAS, the zoning designation of the site requires that overnight use of the facility receive Conditional Use land use approval. TFHSM submitted a Pre-Application Conference request, which is the first step in a Conditional Use process; and

WHEREAS, The Father's Heart Street Ministry indicated that the COVID-19 pandemic, recent wildfires, and new Planning Division address have delayed the ability to submit required land use review; and

WHEREAS, TFHSM facility has previously been approved to house up to 49 individuals from 6 p.m. to 7 a.m. each day that the outside temperature is 33 degrees or below, including wind chill factor, as measured by the National Oceanic and Atmospheric Administration during the duration of the emergency; and

WHEREAS, the capacity of TFHSM facility over the winter is unknown due to the spacing requirements associated with COVID-19; and

WHEREAS, the forecast identifies freezing weather; and

WHEREAS, the forecasted weather events are natural events that threaten the loss of life, injury to person or property or human suffering; and

WHEREAS, the City Commission is concerned that the expected conditions will require immediate shelter needs, response by city staff and other measures that are currently unanticipated.

NOW, THEREFORE, THE CITY OF OREGON CITY RESOLVES AS FOLLOWS:

Section 1. The Oregon City Commission hereby declares an emergency, limited to the Father's Heart Street Ministry (TFHSM) located at 603 12th Street due to forecasted severe cold weather. Consistent with OCMC 2.52.070 and, by this resolution, the Commission declares an emergency from 6 p.m. on November 5, 2020 until 7 a.m. March 31, 2021.

Section 2. Based on the emergency identified above, the City Commission grants to TFHSM an exemption from the Oregon City Zoning Code for the sheltering of up to 49 individuals from 6 p.m. to 7 a.m. each day the temperature 33 degrees or below, including wind chill factor, for the duration of the emergency, from November 5, 2020 to March 31, 2021.

Section 3. TFHSM must be authorized to temporarily provide shelter provided the facilities comply with the City of Oregon City and Clackamas Fire District #1 Temporary Emergency Policy (Exhibit B).

Section 4. TFHSM must comply with COVID-19 regulations by the state and the Oregon Health Authority which will likely limit the number of individuals onsite.

Section 5. City staff shall request, as necessary, any assistance required from other agencies, including the state of Oregon, Clackamas County, Clackamas County Fire District No. 1, the American Red Cross or other agencies.

Section 6. The City Commission adopts the following procedures to prevent, minimize, respond to or recover from the emergency consistent with OCMC 2.52.040:

- X L. Order such other measures as are necessary for the protection of life or property, or for the recovery from the emergency.

Section 6. This resolution shall take effect November 5th, 2020.

Approved and adopted at a regular meeting of the City Commission held on the 4th day of November 2020.

DAN HOLLADAY, Mayor

Attested to this 4th day of November 2020:

Approved as to legal sufficiency:

Kattie Riggs, City Recorder

City Attorney

Attachment:

Exhibit A – The Father’s Heart Street Ministry Request

Exhibit B- The City of Oregon City and Clackamas Fire District #1 Temporary Emergency Policy

The Father's Heart Street Ministry

Item 7b.



Marty & Teri Gant
Founders

Robin Keating
Executive Director

Office :503-722-9780

603 12th St.
Oregon City, OR 97045

*"I was hungry
and you gave me
something to eat,*

*I was thirsty
and you gave me
something to drink,*

*I was a stranger
and you invited me in,*

*I needed clothes
and you clothed me, ...*

Matthew 25:35

Dear Mayor, Oregon City Commissioners, Building Division and Fire Department, Oct. 26,2020

Thank you for the opportunity to serve our community for the last 8 years with offering an emergency warming shelter during severe cold weather of 33-degree wind chill. We would like that opportunity once again.

Due to operating within COVID guidelines and then dealing with level 2 evacuations, we have been delayed in our applying for an Emergency Warming permit. We applied and sent the preapplication fee in September, but the address had not been updated and was incorrect. The application and check were returned.

We are currently waiting for more information from Clackamas county for COVID safety guidelines for operating an emergency warming shelter. This delay of information has made it difficult to move forward with Oregon City's new process of applying for a permit in a timely fashion. We request an approval of resolution as in years past as we simultaneously apply for a newly required application for a conditional use permit.

We are applying again, with the preapplication fee of \$1,184 in hopes that we will be granted permission as we complete the process of application rather than wait for the application for permit to be completed. We ask for the process of a resolution approval through the completion of a Fire permit and Building Division inspection with COVID capacity and other COVID/social distancing requirements.

We are requesting to open November 1st, 2020 – March 31, 2021 to offer as many beds that COVID guidelines will allow each night when the temperatures reach 33 degrees wind chill factor for those living without shelter.

Please know that to this date, we have had no known cases of COVID amongst the people we serve, our volunteers or staff.

The following would be our COVID safety plan for operating our emergency warming shelter:

- Temperature of volunteers, employees and guests taken before permission to enter facility.
- All people inside the facility will be required to wear a mask, maintain a 6ft. distance when wearing a mask is not possible, wash their hands with soap regularly and water often and use hand sanitizer when soap and water are not available.
- All bathroom facilities will be sanitized after each use.
- All surfaces will be sanitized throughout the facility.
- All fire safety requirements will be met.
- All required allotted space per COVID guidelines for emergency warming shelters will be met.

Robin Keating, Executive Director
The Father's Heart Street Ministry

His Hands Extended in Love

www.tfhstreetministry.com



TEMPORARY EMERGENCY SHELTER POLICY

City of Oregon City and Clackamas Fire District #1 Joint Policy

The following policy is a collaboration between the City of Oregon City Building Official and the Clackamas Fire District #1 Fire Marshal for Temporary Warming Shelter's within the jurisdictional boundary of the Oregon City city limits.

This policy contains the minimal guidelines to allow a building not normally designated as an "R" (Residential) Occupancy (use of a building or structure, or a portion thereof, for sleeping purposes) to be used as a temporary shelter.

Registration:

Each year prior to opening as an emergency shelter the building manager shall contact the City of Oregon City Building Division to request approval. The approval will be subject to an on-site inspection to verify the building meets the minimum requirements of this policy. Written approval will be provided for building(s) being requested to be used as a Temporary Shelter. All buildings are subject to applicable Land Use Regulations and require written approval from the City of Oregon City Planning Division approving the use of the structure as a Temporary Shelter.

Time Limits:

If approved, a building may be used as a temporary shelter for a maximum of ninety (90) days within any twelve (12) month period of time beginning on the first (1st) day of occupancy or as approved by the local authority having jurisdiction. A thirty (30) day extension may be requested and will be reviewed by the authority having jurisdiction and a determination made depending on the weather requiring a need for additional temporary shelters availability.

Maximum Number of Occupants Allowed:

The maximum number of allowable temporary shelter occupants shall be calculated using an occupant load factor of one (1) individual for every thirty-five (35) square feet of room area.

Life Safety Requirements: The following minimum life safety requirements apply to all buildings being used as a temporary shelter.

1. Fire Sprinklers:

It is not necessary for a building to have fire sprinklers installed to allow it to be used as a temporary shelter. However, buildings with an approved fire sprinkler system installed may have sleeping located on any building or floor area.

In buildings without fire sprinklers installed, the temporary sleeping areas may only be located on the first (ground) or second floor. Sleeping areas are not permitted in basement areas of a non-fire-sprinklered building.

2. Smoke Alarms and Detection:

- All temporary shelter sleeping areas shall be provided with approved smoke alarms or a complete approved smoke detection system.
- All other areas of the building used for temporary shelter operations shall be equipped with smoke alarms or a smoke detection system as approved by the authority having jurisdiction.
- Smoke alarms or Smoke Detection may be battery operated.

3. Carbon Monoxide (CO) Alarms and Detection:

- All temporary shelter sleeping areas shall be provided with approved carbon monoxide alarms or a complete approved detection system in buildings that have a carbon monoxide source such as heater, fireplace, furnace, appliance or cooking source that uses, coal, wood, petroleum products and other fuels that emit carbon monoxide as a by-product of combustion. This would include buildings with an attached garage with a door, ductwork or ventilation shalt that communicates with the rooms intended for sleeping.
- Carbon monoxide maybe battery operated.

4. Means of Egress (Exits):

All floor levels with temporary shelter areas shall have a minimum of two means of egress (exits) from each floor level. All means of egress (exits) paths shall be maintained free of obstructions at all times. Exits from sleeping areas shall be as follows:

- Sleeping areas located on the ground floor of a temporary shelter with an occupant load of 49 or less shall have at least one (1) exit and at least one(1) window qualifying as an escape or rescue window as defined by the current Oregon Residential Specialty Code.
- All other floor levels used as temporary shelter sleeping areas that have an occupant load of ten (10) or more shall have at least two (2) exits from the area. The exits

serving the areas shall be separated by a distance equal to at least one-third (1/3) of the longest diagonal distance of the area.

5. Emergency Evacuation Plan:

All temporary shelters shall create and maintain an approved emergency evacuation plan which provides evacuation of all occupants in an emergency event. At a minimum, the emergency evacuation plan shall contain the following:

- Building floor plans. Building floor plans for each floor of the temporary shelter with sleeping areas clearly identified.
- Room size. The square footage of all rooms of the temporary shelter.
- Egress (exit) path. Building floor plans shall clearly show the egress (exit) paths from all areas of the temporary shelter. Egress (exit) path floor plans shall be posted throughout the temporary shelter.
- Life-safety systems. The emergency evacuation plan shall also include information about the fire sprinkler system, fire alarm system of the smoke detection systems.
- Location of the required fire extinguishers placed within the building.

6. Fire Extinguishers:

- Appropriately sized fire extinguishers shall be placed adjacent to the means of egress with clearly marked indicators as to the location.

7. Fire Watch:

- During sleeping hours a fire watch shall be maintained continuously. This means at least one responsible person at least 18 years of age shall be awake and assigned this responsibility. The fire watch person shall be equipped with a working flash light and have access to a phone or carry a cell phone on their person.

8. Smoking or Open Flames:

- Smoking shall not be allowed at any time inside the temporary shelter.
- Open flames shall not be allowed within the temporary shelter except for approved cooking appliance which require a flame for combustion fuel to operate.

9. Documentation:

- Documentation of all fire safety requirements including copies of the temporary shelter evacuation plan shall be maintained on site and shall be available for review at the request of the authority having jurisdiction.

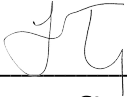
10. Responsible Person In Charge:

- The authority having jurisdiction shall be notified of the Responsible Person In Charge of the temporary shelter and be provided with a means of contact. An alternate Responsible Person In Charge may be listed.

- The responsible Person In Charge is responsible to maintain the list of the aforementioned requirements are complied with.

11. Revocation:

- Failure to maintain the minimum requirements of the policy can result in the temporary shelter approval being revoked by the authority having jurisdiction.

City of Oregon City Building Official

Date

City of Oregon City Community Development Director

Date

Clackamas Fire District #1 Fire Marshal

Date



CITY OF OREGON CITY

Staff Report

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

To: City Commission
From: City Manager Tony Konkol

Agenda Date: 11/4/2020

SUBJECT:

Expanding the Existing Tourism Infrastructure Support Initiative to Include a Debt Relief Initiative Option

STAFF RECOMMENDATION:

Staff recommends that a debt relief program be included as an alternative funding option for eligible applicants under the existing Tourism Infrastructure Support Initiative.

EXECUTIVE SUMMARY:

The COVID-19 Pandemic has negatively impacted many industries, institutions, and agencies all over the country. It has greatly challenged the operational profitability of virtually every industry in the United States including nonprofit and for-profit entities in Oregon City.

On September 19, 2020, the Economic Development Department was approved to utilize funds provided through the CARES ACT to establish a forgivable loan program, the Re-Imagine Opportunity Fund. This initiative helps restaurants, tourism-facing businesses, and private nonprofits that support tourism to establish processes or to purchase technological innovation to become more resilient and agile going forward.

The Economic Development Department requests that a debt relief alternative be included in the Tourism Infrastructure Support Initiative. The debt relief program will utilize the existing funds that have been allocated for the Re-Imagine Opportunity Fund. This will help eligible applicants to remain financially solvent through the winter months until more favorable weather conditions return to engage their customers in outdoor dining again.

BACKGROUND:

The COVID-19 Pandemic has greatly challenged the operational profitability of virtually every industry in the United States including nonprofit and for-profit entities in Oregon City. It has especially hurt the tourism industry, including private nonprofits. The

restaurant industry has faced its own market challenges including the lack of customer confidence to frequent these establishments, and the inability to garner the level of income to maintain operations over the long-term.

To help meet the challenge that many tourism-facing entities are facing, the City Commissioners approved the Re-Imagine Opportunity Fund on September 16, 2020. This initiative provides forgivable loans to tourism-facing businesses and to private nonprofit that complement and support the tourism industry of Oregon City.

Due to the many challenges that have plagued restaurants, tourism-facing businesses, and private nonprofits, finding the time to conceptualize and reorganize their operations to create resilient and agile operations during a pandemic has proven itself to be very difficult for some would-be applicants.

In addition, a debt relief option is a very straight-forward, relatively easier alternative that does not require a great deal of time to apply. The Debt Relief Initiative will help eligible applicants to remain financially solvent through the winter months until more favorable weather conditions return to engage their customers in outdoor dining again. Many would-be applicants admit that they must get through to March, 2021 thereby giving them a greater chance to survive. If approved, Debt Relief Program Guidelines will go on-line on November 5, 2020. Fillable PDF versions of the applications will go on-line the morning of November 11, 2020. Complete and accurate Debt Relief Program Applications will be approved on a first come, first serve basis. The Debt Relief Initiative will close on November 30, 2020 or until available funds are exhausted.

The Re-Imagine Opportunity Fund will remain as an alternative funding source for those who prefer to apply. Re-Imagine Fund recipients are typically existing restaurants, tourism facing businesses, and tourism-related private nonprofits that have found innovative ways of operating.

Eligible applicants seeking assistance under this broadened assistance strategy will have the option to choose between the two initiatives but will not be able to receive assistance simultaneously from both programs.

OPTIONS:

1. Approve the inclusion of the Debt Relief Program as an alternative funding option under the Tourism Infrastructure Support Initiative.
2. Do not approve a debt relief option under the Tourism Infrastructure Support Initiative.

BUDGET IMPACT:

Amount: \$275,000 (existing funds previously approved for the Re-Imagine Opportunity Fund)

FY(s): 2020/2021

Funding Source(s): CARES ACT



TOURISM INFRASTRUCTURE SUPPORT INITIATIVE The Re-Imagine Opportunity Fund

Before filling out the application, **READ** the program instructions and guidelines.

INSTRUCTIONS/GUIDANCE

The Economic Development Department of Oregon City is offering two alternatives for tourism-facing businesses, restaurants, and nonprofits to survive the impact of COVID-19. Eligible applicants have the option of applying for a debt relief grant up to \$4,000 or apply for a forgivable loan under the Re-Imagine Opportunity Fund up to \$60,000. Applicants who had received financial assistance from federal, state, or city funding sources due to the COVID-19 crisis are still eligible to receive funding under either of these two initiatives.

It is imperative that the information provided via the application is accurate and truthful. We acknowledge that there are many small businesses that need assistance during these difficult times. Regrettably, this program cannot support every small business that applies due to limited available funds. Inaccurate or misleading information deprives other small businesses that strive to be honest operators from receiving the help that they deservedly need.

THE RE-IMAGINE OPPORUNITY FUND

The Re-Imagine Fund seeks to support tourism-facing businesses and tourism-industry nonprofits that have found innovative ways of operating because of and despite the COVID-19 Pandemic or other regional emergencies. Funding should be used for projects that will make the business or nonprofit more agile and resilient. This is the moment to think big. Fundable projects should seek to create an enhancement of the visitor experience in Oregon City.

Examples Of Agility/Resiliency:

- Dine-in restaurants pivoting menu and products towards take-out friendly offerings.
- Museums establishing interactive exhibits via their websites or offering a time-specific reservations system.

Please note the Re-Imagine Opportunity Fund provides forgivable loans to businesses or nonprofits which support the visitor economy of Oregon City. If awardee implements its plan according to its application, the loan is forgiven. This does not mean that the plan must be successful, although applications will be chosen based on their feasibility for success. If the awardee provides misleading information, or does not implement the plan as communicated, the award becomes a permanent loan.

Applications are not fully complete without the required eligible attachments. Please provide the following information with the application. [One Application Per Business or Private Nonprofit](#)

- All required financial statements as prescribed in the program guidelines
- W-9 IRS Form
- 501 (c)3 federal approval letter (Private Nonprofits only)
- Plans for construction/renovation projects
- Three Formal Written Bids (If cost of purchasing innovative item is more than \$10,000)
- Three informal invoice bids (If cost of purchasing innovative item is more than \$5,000)

OPTIONS FOR SUBMITTING APPLICATIONS

1. Hard copy applications will be available starting on September 22, 2020 at City Hall.
2. Applicants may fill-out hard copy versions of the application and submit them along with required attachments to Oregon City Hall, 625 Center Street, Oregon City, OR
3. Fillable online applications will be available on the City's website (Economic Development Department) starting October 1, 2020.

ONE-ON-ONE CONSULTATION:

There will be opportunities to have one-on-one consultations with members of the Oregon City Economic Development or members of the Technical Review & Advisory Committee by appointment. These will be held remote via phone, Zoom or Go-To Meeting. Please see the grant webpage for more information on how to sign up.

APPLICATION PERIOD: October 1, 2020 to November 30, 2020

APPLICATION DEADLINE: November 30, 2020

APPLICATION REVIEW: **Upon Receipt of Complete Application**

PRESENTATIONS BY APPLICANTS: Upon Scheduling with Applicant

FUNDING ANNOUNCEMENT: Once Application is Approved

IMPLEMENTATION PLAN CATEGORIES –

BUSINESS DESCRIPTION/BACKGROUND/HISTORY – Provide a short narrative about the history of your business or organization. Include how long you have been in operation, current goals, or mission (if applicable), target customer base.

Weighted Score: Up to 10

RE-IMAGINE FUND PROJECT DESCRIPTION – Describe the project for which funding is requested (Details should include primary goals and objectives for the project).

Weighted Score: Up to 25 max points

RE-IMAGINE FUND PROJECT STRATEGIES - What specific steps will you be taking to implement your strategy? include program specifics, measurables, and projected completion dates.

Weighted Score: Up to 30 max points

MEASURES OF PERFORMANCE -

How will you measure the success of your innovation project, in the short-term and the long-term? Please be as specific as possible?

Weighted Score: Up to 15 Max Points

MANAGEMENT TEAM (QUALIFICATIONS)-

Provide a short narrative on the management team of your company/organization, who are they, their titles? What is your and your managers' expertise in doing what you do, well? How long have you and your managers' been engaged in the expertise?

Weighted Score: Up to 20 Max Points

BUDGET – Outline sources of funds and use of funds on the project.

Note: The total source of funds should be equal to the total use of funds

Source of Funds = Use of Funds

PROJECT TIMELINE – Projected timeline of purchase, of the installation, or of the process/strategy to be implemented, including benchmark dates.

FUNDING

- The average project funding is expected to be between \$5,000 and \$25,000. Awards can be larger, up \$60,000 depending on degree of innovation and feasibility for success.
- Awards can also be smaller than \$5,000; projects still need to be innovative and feasible.

BUSINESS/ORGANIZATION DOCUMENTS

1. Application form/implementation plan
2. W-9 IRS Form
3. Financials (details below)
4. Three formal written bids (If cost of purchasing innovative item is more than \$10,000)
5. Three informal invoice bids (If cost of purchasing innovative item is more than \$5,000)

GRANT FUNDING

- Up to 90% of Total Project Cost, up to \$60,000 per application
- Applicant must provide 10% cash match or show in-kind purchase via a receipt dated after application approval date

ELIGIBLE USES UNDER THIS INITIATIVE:

- Hardware and/or software applications
- New machinery & equipment
- Internal and/or external commercial building remodeling or added features
- New operational procedures/processes
- Supplies and/or consumable material associated with innovation project

ELIGIBLE FOR-PROFIT BUSINESS APPLICANTS:

- Existing businesses at least 3 years old; main operation is domiciled in Oregon City
- Up to 15 full-time employees including the owner(s).
- Business must have an existing Oregon City Business License
- Business cannot be a national chain franchise whose marketing strategy is prescribed, and whose supply chain is controlled
- Business must not have any outstanding illegal activity liens imposed against it initiated by a governmental entity.
- Business that complies with Local, State and Federal guidelines regarding social distancing, disinfecting procedures, in-store occupancy limitations, etc.
- Must demonstrate their ability to implement good business practices and profitability over the past 3 years. (2017, 2018, 2019)

ELIGIBLE PRIVATE NONPROFITS APPLICANTS:

- Existing Private Nonprofits as of March 23, 2020
- Primary operation or headquarters is domiciled in Oregon City
- Have not received any direct Oregon City Government Funding
- Are in good standing with local, state, and federal regulatory agencies
- Must demonstrate their ability to implement good organizational development practices
- Current State of Oregon Registration (Articles of Incorporation, etc.)
- Current with all 990 tax federal tax filings

INELIGIBILITY (ALL APPLICANTS/USES):

- Passive real estate holding companies and others holding passive investments
- Non-profit entities that do not have federal 501(c)(3) status
- Businesses or Nonprofits that fail to certify they are not delinquent on federal, state or local taxes that were due before the date of application
- Businesses and nonprofit entities that do not certify that they are complying and will comply with all federal, state, and local laws and regulations
- Businesses that are not domiciled in Oregon City or no primary operation in Oregon City
- Businesses not registered to do business in Oregon (secretary of State Business Registry verification) if such registration is required
- State or National Chain Franchises that are controlled via a Headquarter Office or On-going Franchise Agreement with Oversight/Compliance Clauses
- Not to pay-off or restructure existing debt
- Not for working capital uses except for staffing of innovation
- Not to purchase inventory of resalable product
- Short term solutions

FUNDING CRITERIA:***IMPLEMENTATION PLANS OR PROJECTS CAN NOT COMMENCE PRIOR TO FINAL APPROVAL OF THE APPLICATION BY THE PROJECT SELECTION COMMITTEE. (NO PURCHASES INCLUDING IN-KIND PURCHASES TOWARD THE PROJECT)**

- Proposed purchases over \$5,000 under the implementation plan will require 3 informal bids (over the phone, with 3 simple invoices with contact information of source)
- Proposed purchases over \$10,000 under the implementation plan will require 3 formal bids (written)
- Purchases or contractors cannot be blood-relatives or relatives by marriage
- All applicants must be based in Oregon City
- All applicants must follow all applicable local, State, and Federal Laws
- Applicants must not be in bankruptcy proceedings
- Projects that require permits of any kind must sign a statement that acknowledges that a lack of proper local & state permitting will forgo the forgivable loan status

COVID-19 IMPACT:

Applicants must have been negatively impacted by the pandemic in one or more of the following ways:

- Decrease in revenue/sales by at least 30%
- Was determined to be a non-essential business per Governor' Executive Order 20-12 and thereby was required to close as of March 23, 2020
- Limits on the number of customers/visitors that can be serviced at any one time

FORGIVABLE LOAN.

This loan becomes forgivable if fund awardee does the following:

- Fully implements its plan as depicted in its application;
- Does not provide misleading information on its application;
- Does not make misleading statements to the Project Selection Committee and/or the Technical Advisory Committee (“Review Committees”) as solely determined by the Review Committees; and
- if Recipient spends awarded funds on ineligible uses

CLAWBACK PROVISION:

Non-compliance with any provision of the program or providing misleading information will trigger the claw-back provision

Option 1: Funding becomes a loan, losing forgivable loan status, if agreement

- Interest Rate 8.25%
- Term between 5 years up to 10 years
- Corporate or Personal Guarantee Required Against Loan
- Interest Rate is charged when default is recognized by the Project Selection Committee and written notice provided to the applicant.

Option 2: Immediately pay forgivable loan funds back in one lump sum

FINANCIAL REPORTING

- **FOR-PROFIT BUSINESS**

- Financial Statements
 - Profit & Loss Statements for Years 2017, 2018, 2019,
 - Federal Tax Filings for 2017, 2018, 2019
 - Interim Profit & Loss for 2020 (January 2020 to August 2020)
- Month-to-Month Cash Flow Statements (January 2020 to August 2020)
- Balance Sheets
 - Years 2017, 2018, 2019
 - Interim balance sheets for January 2020, April 2020, August 2020

- **PRIVATE NON-PROFITS**

- Income & Revenue Statements 2017, 2018, 2019
 - Interim Income & Revenue Statement (January 2020 to August 2020)
- 990 Return of Organization Exempt Form Tax statements, 2017, 2018, 2019

SPECIAL NOTE: Other documents and information may be requested later to clarify and/or to complete the application.

LEGAL AGREEMENTS

After the City receives a fully completed application, the applicant will receive a forgivable loan agreement, and a corporate or personal guaranty security agreement. These documents must be signed if the applicant is notified that they will receive funding. If the awardee carries out their implementation plan as depicted in their application, the loan will be forgiven.

If it has been determined in the sole discretion of the Project Selection Committee that the awardee is in default of the Contract, a notice of default will be delivered along with an amortization schedule.

PROJECT MONITORING

Projects will be monitored until completion. Receipts for all purchases associated with the project must remain available for inspection.



TOURISM INFRASTRUCTURE SUPPORT INITIATIVE

Debt Relief Initiative (Grant)

Before filling out the application, **READ** the program instructions and guidelines.

INSTRUCTIONS/GUIDANCE

The Economic Development Department of Oregon City is offering two alternatives for tourism-facing businesses, restaurants, and nonprofits to survive the impact of COVID-19. Eligible applicants have the option of applying for a debt relief grant up to \$4,000 or apply for a forgivable loan under the Re-Imagine Opportunity Fund up to \$60,000. Applicants who had received financial assistance from federal, state, or city funding sources due to the COVID-19 crisis are still eligible to receive funding under either of these two initiatives.

It is imperative that the information provided via the application is accurate and truthful. We acknowledge that there are many small businesses that need assistance during these difficult times. Regrettably, this program cannot support every small business that applies due to limited available funds. Inaccurate or misleading information deprives other small businesses that strive to be honest operators from receiving the help that they deservedly need.

DEBT RELIEF GRANT AWARD CRITERIA

For-Profit Businesses

- For-profit enterprises with up to 15 full-time employees including the owner(s).
- Sole proprietorship tourism-facing businesses are also eligible.
- Business must have an existing Oregon City Business License.
- A business that is currently open and operational but was forced to close under the Governor's Executive Order No. 20-12 (March 23, 2020) and still impacted by COVID-19
- A business that can demonstrate at least a 30% loss of revenue due to Covid-19
- Applicant businesses cannot be a national chain franchise whose marketing strategy is prescribed, and whose supply chain is controlled.
- An independently owned/operated small business that is a tenant of the building from where it is operating and have a commercial lease or mortgage for the space in which it is located. Home businesses are not eligible.
- A business that operates within a commercially zoned building within the official municipal boundaries of Oregon City.
- An existing for-profit enterprise that is operational within Oregon City.

- An enterprise that does not have any outstanding illegal activity liens imposed against it initiated by a governmental entity.
- A business that complies with Local, State and Federal guidelines regarding social distancing, disinfecting procedures, in-store occupancy limitations, etc.

Eligible Private Nonprofits, Debt Relief Applicants:

- Existing Private Nonprofits as of March 23, 2020
- Primary operation or headquarters domiciled in Oregon City
- In good standing with local, state, and federal regulatory agencies
- Current State of Oregon Registration (Articles of Incorporation, etc.)
- Current with all 990 federal tax filings

Grant Expenditure Guidelines (For-Profits and Non-profits)

- Grantees can request assistance for up to TWO eligible uses.
- Grant funds will be paid directly to the debt sources identified by the grantee and not directly to the grant recipients.

Eligible Uses (For-Profits and Non-profits)

- Up to two months of rent costs
- Contract work conducted and completed by a subcontractor prior to December 29, 2020.
- Commercial liability Insurance coverage during the Current Year of Operation
- Unpaid Existing Working Capital Line-of-Credit (itemized charges made prior to December 2020)
- Unpaid existing business-related credit card debt (itemized debt incurred prior to December 2020)

Required Documents

Applications are not fully complete without the required eligible attachments. Please provide the following information with the application. **One Application Per Person/Business Entity.**

- A copy of the business' site lease (tenant lease)
- Profit and Loss Statement or Income Statement (Month of Sept. 2019 vs Sept. 2020)
- Copies of the bills (invoices) to be paid
- W-9 from the business applicant (note that applicable taxes may apply)
- 2018 ad 2019 990 federal tax filings (non-profits only)



Debt Source Documents (Applicants make the choice of debt sources to be paid)

The debt source's name and its address must be clearly indicated on the debt source document. **All debt must belong to the owner(s) of the business and not in the name of a surrogate or family member not owning the business.**

- Financial Institution Working Line-of-Credit (Documentation must show an associated Loan number, itemized listing of charges prior to December 2020)
CAUTION: No loan number and/or debt source address disqualifies the application!
- Commercial Liability Insurance Certificate (current coverage)
CAUTION: Name of the business owner applicant must appear on the insurance coverage certificate along with the correct name and address of the insurance company, otherwise, the application will be disqualified.
- Business' Site Rent Cost (Rent costs prior to December 2020)
CAUTION: Rent costs obligation must be in the name of the business applicant.
- One unpaid existing commercial/business-related credit card debt
*CAUTION: Name of the business and/or business owner must appear on the credit card. Unpaid business-related credit card debt incurred prior to December 2020 is eligible. Business card debt **must be itemized** showing a list of debt incurred on the card's payment invoice so that the date of the charges shows, and the various charges show, otherwise, the application is disqualified. Attach your W-9.*
- Subcontractor's invoice for work completed on or before December 29th, 2020 on behalf of and/or in service of the business applicant.

INELIGIBILITY (ALL APPLICANTS/USES):

- Passive real estate holding companies and others holding passive investments
- Non-profit entities that do not have federal 501(c)(3) status
- Businesses or Nonprofits that fail to certify they are not delinquent on federal, state, or local taxes that were due before the date of application
- Businesses and nonprofit entities that do not certify that they are complying and will comply with all federal, state, and local laws and regulations
- Businesses that are not domiciled in Oregon City or no primary operation in Oregon City
- Businesses not registered to do business in Oregon (secretary of State Business Registry verification) if such registration is required



OREGON CITY

Item 7c.

- State or National Chain Franchises that are controlled via a Headquarter Office or On-going Franchise Agreement with Oversight/Compliance Clauses
- Not to purchase inventory of resalable product

APPLICATION VIEWABLE:	November 5, 2020 to November 10, 2020
APPLICATION PERIOD:	November 11, 2020 TO November 30, 2020
APPLICATION REVIEW:	First Come, First Serve Basis, Receipt of Complete/Accurate Application
FUNDING ANNOUNCEMENT:	Once Application is Approved



CITY OF OREGON CITY

Staff Report

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

To: City Commission **Agenda Date:** 11/4/2020
From: Community Development Director Laura Terway

SUBJECT:

Resolution No. 20-33, Adopting a Policy for Additional Permitting, Notification, and Other Requirements for Removal of Significant City Trees

STAFF RECOMMENDATION:

Adoption of Resolution No. 20-33.

EXECUTIVE SUMMARY:

The City Manager directed staff to work together to draft new procedures or policies to avoid inappropriate tree removal by City staff. The Planning Division has been working with the Natural Resources Committee, Public Works, the Parks and Recreation Department to draft a process which balances departmental needs with the direction from the City Commission at their July 7th work session. The draft policy was reviewed by the Planning Commission, Parks and Recreation Advisory Committee, and the Transportation Advisory Committee.

BACKGROUND:

In response to tree removal on City property, the City Manager directed staff to work together to draft code amendments and/or a policy including new procedures and policies to avoid inappropriate tree removal by City staff. Though the draft has been primarily discussed with the Natural Resources Committee, the Planning Commission, Parks and Recreation Advisory Committee, and City Commission have also reviewed the proposal. Highlights include:

- Primarily using the heritage tree list as the basis for requiring additional review.
- Exempting trees in certain situations, even if they meet the heritage tree requirements.
- Requiring the tree removal include an explanation as to why the tree is being removed as well as an analysis of the removal and alternatives to removal by an internal panel or an arborist. Arborist review is required for all trees over a certain size.

- Public notice of the qualifying trees for 14 days on the tree itself and online.
- Unresolved questions or concerns by the public would be elevated to the City Manager
- City Commission will review trees 40 inches D.B.H or greater
- The wood of healthy trees 25 inches or greater will be reused if feasible
- An annual budget will be established to support the tree retention with use of alternatives to tree removal and putting the wood of a removed tree to use.
- No fee-in-lieu will be allowed for mitigation plantings associated with the removal of trees 50 inches D.B.H or greater.

In order for this program to be successful, supplemental funding is needed. The project includes financial impacts from arborist reports, noticing, and implementation of alternatives to tree removal, and reuse of timber. Staff has identified a minimum of \$60,000 per year as the minimum needed to implement the policy between the Parks and the Public Works Department. For the remainder of this biennium, this policy may be funded from accumulated reserves associated with a tree fund. In future biennia beginning in July 2021, the tree fund could support a majority of the fiscal impact, though an additional \$15,000 is needed each year to fully fund this policy.

OPTIONS:

1. Approve Resolution No. 20-33.
2. Direct staff to make changes to Resolution No. 20-33.
3. Do not approve Resolution No. 20-33.

BUDGET IMPACT:

Amount: \$30,000 for the remainder of the fiscal year
\$60,000 per year starting in 2022

FY(s): 2021+

Funding Source(s): For the remainder of this biennium, this policy may be funded from accumulated reserves associated with a tree fund. In future biennia beginning in July 2021, the tree fund could support a majority of the fiscal impact, though an additional \$15,000 is needed each year to fully fund this policy.

RESOLUTION NO. 20-33**A RESOLUTION ADOPTING A POLICY FOR ADDITIONAL PERMITTING, NOTIFICATION AND OTHER REQUIREMENTS FOR REMOVAL OF SIGNIFICANT CITY TREES**

WHEREAS, the City recognizes the importance of preserving significant trees located on City property or within the public right-of-way; and

WHEREAS, the City has regulations in the Oregon City Municipal Code regarding tree removal; and

WHEREAS, the City does not have an internal policy with the process for considering if significant trees should be removed; and

WHEREAS, the City does not have a process for public notification for the removal of large trees; and

WHEREAS, the City does not have a process for reuse of large timber; and

WHEREAS, the proposed Policy for Additional Permitting, Notification, and Other Requirements for Staff Removal of Significant City Trees clearly articulates an internal process for removal of significant trees which includes public notification, and other requirements important to the City Commission.

NOW, THEREFORE, OREGON CITY RESOLVES AS FOLLOWS:

Section 1. The Oregon City Commission hereby adopts Exhibit A, Policy for Additional Permitting, Notification, and Other Requirements for Staff Removal of Significant City Trees.

Section 2. This resolution shall become effective 30-day after adoption in order to allow sufficient time to alter the City's website to effectuate notice as set forth in the Policy.

Approved and adopted at a regular meeting of the City Commission held on the 4th day of November, 2020.

DAN HOLLADAY, Mayor

Attested to this 4th Day of November 2020

Approved as to legal sufficiency:

Kattie Riggs, City Recorder

City Attorney

Exhibits:

- A. Policy for Additional Permitting, Notification, and Other Requirements for Staff Removal of Significant City Trees



ADDITIONAL PERMITTING, NOTIFICATION AND OTHER REQUIREMENTS FOR STAFF REMOVAL OF SIGNIFICANT CITY TREES

The purpose of this policy is to reduce unnecessary tree removal by the City and provide public notification and other best practices when such removal occurs.

Step 1. Determine Applicability of the Policy

This policy applies to City removal of trees:

- On City or Urban Renewal owned property; or
- Within the right-of-way.

The process does not apply to the public removal of City trees, such as street trees.

The following policy is limited to trees which meet or exceed the minimum size in the table below. The policy does not apply for trees which do not meet these minimum size thresholds.

Common Name	Species	Minimum Size (d.b.h)*
Oregon White Oak	Quercus garryana	8"
Fir	Pseudotsuga menziesii	18"
Western Red Cedar	Thuja plicata	12"
Ponderosa Pine	Pinus ponderosa	12"
Western Yew	Taxus brevifolia	6"
Douglas Pacific Dogwood	Cornus nuttallii	5"
Coastal Redwood	Sequoia sempervirens	12"
Giant Sequoia	Sequoiadendron giganteum	12"
Pacific Madrone	Arbutus menziesii	5"
Other deciduous tree species		20"
Other evergreen trees		18"

**d.b.h = Diameter at breast height, means a measurement of the trunk or stem diameter of a mature tree at a height four and one-half feet above the ground level at the base of the tree.*

Step 2. Exemptions

Trees which meet any of the following situations are exempt from the policy:

1. Trees within habitat restoration areas. The habitat restoration project must have been approved by the Planning Division through the appropriate land use process.
2. Trees within or abutting water quality facilities.
3. Trees which are on the [Oregon City Nuisance Plant List](#) or otherwise classified as invasive or problem species in the region¹.

¹ Includes official noxious weed priority list as designated by the Oregon State Weed Board (OSWB) or the Clackamas Soil and Water Conservation District WeedWise Program.

4. **Imminent Hazard Trees.** Imminent hazard trees, as defined in OCMC 17.04.1370 may be removed without notification before a permit is obtained due to the necessity to respond to the hazard and restore public safety as soon as possible. Examples include if the tree has fallen across the roadway or if it is leaning significantly due to a heavy windstorm and likely to fall within the next 72 hours, or when a tree is damaged by a vehicle collision. A determination of imminent hazard is made in the field by the City of Oregon City Public Works, or emergency personnel, a forester, or a certified arborist. Permits shall be obtained after the imminent hazard has been removed and any applicable replacement requirements shall be followed. The responding personnel shall provide details of the tree species, size and condition to the extent practicable. Photos and documentation of the hazardous conditions shall be provided with the permit application for tree removal to verify the tree was hazardous, but arborist reports would not be required.

17.04.1370 - Tree, imminent hazard.

"Imminent hazard tree" means a hazardous tree as defined in OCMC 12.32.020, all or more than thirty percent of which has already fallen or is estimated to fall within seventy-two hours into the public right-of-way or onto a target that cannot be protected, restricted, moved, or removed.

Step 3. Consideration of Alternatives to Removal

The department most responsible for the tree shall document the tree location, size, and species (if known), the reason for removal, and alternatives considered in a written justification memo. The memo will be reviewed by a department manager, who will send the memo to a third party (an arborist or a staff assessment team) for review. All trees over 40 inches d.b.h must be reviewed by a certified arborist. For trees 40 inches d.b.h or smaller, the department may choose to send the justification memo to either:

- **Option #1: A Certified Arborist**
A certified arborist will analyze each tree proposed for removal and document the findings in a written report. The report will contain an analysis of alternatives to removal including a rough estimate of approximate general cost and practicality of each alternative.
- **Option #2: Staff Assessment**
A group of staff including a minimum of two people from Public Works and Parks and one person from Planning who will analyze each tree proposed for removal and document the findings in a written conclusion memo. Staff with experience or an educational background in forestry or tree management is preferred. The memo must be authored by a staff member not in the department responsible for the tree and will contain an analysis of alternatives to removal including a rough estimate of approximate general cost and practicality of each alternative.

Step 4. Submit a Permit for Removal of a Public Tree

A permit is generally always required to assure adequate mitigation for any tree the City is going to remove. However, if the tree meets the specifications of this policy, additional public notice will be required. The purpose of the notice is to inform the public of the proposal and direct them to a city website where they may review the application, arborist report or internal conclusion memo, and contact the applicant with any questions or concerns. Permits for public tree removal will not be issued until the notice period is complete.

Step 5. Notice of Tree Removal

Upon receipt of a permit application in Step 4, the Planning Division will administer the following notices:

- **Website Notice**
Notice of all proposed removal of heritage eligible trees will be posted to a city website. The public as well as the City Commission, PRAC, NRC, CIC, Neighborhood Associations, etc. will have the ability to subscribe to the website to receive notifications each time a new posting occurs. The website notice will include copies of the permit application form, the arborist report (if applicable), and the internal panel memo.
- **Physical Notice**
A physical notice is also required to be posted on the tree proposed for removal for a minimum of 14 calendar days. This period is intended to provide an opportunity for the public to contact the applicant with questions and comments about the proposed tree removal. Notices shall be provided by the Planning Division on 8.5 X 11 laminated paper with the words "NOTICE OF PROPOSED TREE REMOVAL" in bold, 48-point font and the website where the public may download the permits, arborist reports and associated documentation. Notices shall be tied to the tree with twine or wire. No screws or nails shall be used. The notice will be created by the Planning Division, but will be placed and monitored by the department proposing removal.

If there remain unresolved questions or concerns regarding the proposed tree removal after the public notice, the removal shall be referred to the City Manager for further review. The City Manager may decide to move forward with the tree removal or cease the tree removal process.

City Commission Approval for City Owned Trees Over 40 inches D.B.H

Trees greater than 40" d.b.h. shall be placed on a City Commission consent agenda and notification will be sent to the Natural Resources Committee, Parks and Recreation Committee, and the Transportation Advisory Committee. The City Commission may decide to move forward with the tree removal or cease the tree removal process.

Additional Requirements

The following shall also apply.

- **Reuse of the Wood for City-Owned Trees 25 Inches or Greater**
Trees proposed for removal which are subject to this policy, free from infestation, and 25 inches d.b.h. or greater, shall be repurposed for use by the City and/or public if feasible. Depending on the quality of the wood, it may be utilized for environmental enhancement, furniture or crafts. The Natural Resources Committee recommends that in natural areas and next to streams, leaving large woody debris in place may help to improve fish and wildlife habitat, and that the use of wood for firewood should be allowed only if the wood cannot be repurposed any other way (e.g. cottonwood).
- **Large Tree Mitigation.**
Trees proposed for removal that are 50 inches or greater d.b.h. shall be mitigated with tree plantings within the city limits. No fee-in-lieu is allowed.
- **Establishment of an Annual Budget for Supporting Fund**
The policy above includes provisions which will have unfunded financial impacts to the City. A fund dedicated to arborist reports, supporting tree retention with use of alternatives to tree

removal (such as meandering a sidewalk) and putting the wood of a removed tree to use will be established for the Parks and Recreation Department as well as Public Works.



CITY OF OREGON CITY

Staff Report

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

To: City Commission **Agenda Date:** 11/4/2020
From: Community Development Director Laura Terway

SUBJECT:

Request to Delegate Authority to Take all Necessary and Reasonable Actions to Implement HB 4006 Including Holding a Public Meeting to the Community Development Department.

STAFF RECOMMENDATION:

Staff recommends the City Commission delegate the authority to take all necessary and reasonable actions to implement HB 4006 including holding a public meeting to the Community Development Department.

EXECUTIVE SUMMARY:

The Oregon State Legislature passed House Bill 4006 which includes several provisions related to communities over 10,000 designated as severely rent burdened, meaning that over 25% of the population is spending more than 50% of income on rent. This is the first year that Oregon City has met the threshold with 25.5% of our population in this situation. The House Bill appears to place the responsibility for implementation to the City Commission and staff is asking for authority to implement the requirements of the House Bill, on their behalf.

BACKGROUND:

In its 2018 regular session, the Oregon State Legislature passed House Bill 4006. This bill includes several provisions related to affordable housing in cities with populations over 10,000 and with more than 25% of their households rent-burdened. This is the first year that Oregon City has met the threshold with 25.5% of our population who spend more than 50 percent of income on rent. In response we are required to:

- Complete an annual survey on affordable housing strategies;
- Report annual housing and affordable housing production totals to the Department of Land Conservation and Development (DLCD); and
- Hold a public open house to discuss causes and consequences of severe rent burdens within the city, the barriers to reducing rent burdens and possible solutions.

With approval of the City Commission, the Community Development Department will be assuming responsibility for these tasks. Completion of the survey and reporting on housing production is similar to the we already perform each year.

If authorized by the City Commission, staff will begin to advertise a public meeting in accordance with the requirements identified in the House Bill. Staff intends to utilize the meeting to learn from the community and engage in a community dialogue about housing. The public and City Commission is invited to attend the meeting tentatively scheduled for Thursday, December 3rd at 6pm via Zoom.

We are working with the Clackamas County Housing Authority, service providers, our Communications Coordinator, and others to advertise the meeting and identify resources for community members in need. Notice of the event will be included in a Comprehensive Plan survey which is intended to be mailed by the end of the week to 4,345 residences.

The City Commission could alternatively choose to hold the required meeting during a Commission hearing or work session. Staff believes that holding the meeting in a separate venue would result in a more relaxed setting and would reduce the barrier for community members to participate.

OPTIONS:

1. Delegate authority to staff to implement HB 4006.
2. Delegate authority to staff to implement HB 4006 but change the details regarding the public meeting.
3. Do not delegate authority to staff to implement HB 4006.

BUDGET IMPACT:

Amount: N/A

FY(s):

Funding Source(s):



PERMANENT ADMINISTRATIVE ORDER

OHCS 2-2020

CHAPTER 813

OREGON HOUSING AND COMMUNITY SERVICES DEPARTMENT

FILED

01/27/2020 6:25 AM
ARCHIVES DIVISION
SECRETARY OF STATE
& LEGISLATIVE COUNSEL

FILING CAPTION: Updating Rent Burdened Cities reporting procedures to reflect Legislative changes.

EFFECTIVE DATE: 01/27/2020

AGENCY APPROVED DATE: 01/24/2020

CONTACT: Joy Aldrich
503-986-0973
Joy.Aldrich@oregon.gov

Oregon Housing and Community
Services
725 Summer St NE, Suite B
Salem, OR 97301

Filed By:
Joy Aldrich
Rules Coordinator

RULES:

813-112-0000, 813-112-0010, 813-112-0020, 813-112-0030, 813-112-0040, 813-112-0050

AMEND: 813-112-0000

RULE TITLE: Purpose and Objectives

NOTICE FILED DATE: 11/27/2019

RULE SUMMARY: Revises the responsibilities of OHCS related to rent-burdened cities, changes rule name.

RULE TEXT:

OAR chapter 813, division 112 establishes the responsibilities of Oregon Housing and Community Services (OHCS) for the assessment and identification of cities with populations greater than 10,000 experiencing severe rent burden. These rules provide guidance pursuant to House Bill 2003 of the 2019 Oregon Legislative Assembly and section 1, chapter 47, of the Oregon Laws of 2018.

STATUTORY/OTHER AUTHORITY: Section 1, chapter 47, Oregon Laws 2018, HB 2003 (2019)

STATUTES/OTHER IMPLEMENTED: Section 1, chapter 47, Oregon Laws 2018, HB 2003 (2019)

AMEND: 813-112-0010

RULE TITLE: Definitions

NOTICE FILED DATE: 11/27/2019

RULE SUMMARY: Amends definitions to reflect Legislative changes.

RULE TEXT:

Terms used throughout OAR chapter 813, division 112 may be defined in Oregon Revised Statute (ORS) or in the OHCS General Definitions (OAR 813-005-0005). Terms used within this division observe those definitions except as defined below:

- (1) "Governing body" means the individual or group of citizens or employees, most senior administrative employee(s), or the delegate(s) thereof, who formulate(s) the policy and direct(s) the affairs of the city.
- (2) "Severely rent burdened households" means those households that spend more than 50% of the household income on gross rent for housing.

STATUTORY/OTHER AUTHORITY: HB 2003 (2019), Section 1, chapter 47, Oregon Laws 2018

STATUTES/OTHER IMPLEMENTED: HB 2003 (2019), Section 1, chapter 47, Oregon Laws 2018

AMEND: 813-112-0020

RULE TITLE: Designation and Reporting

NOTICE FILED DATE: 11/27/2019

RULE SUMMARY: Removes requirement for OHCS to notify rent-burdened cities of the survey conducted by DLCD.

RULE TEXT:

No later than the March 1 of each year, OHCS must:

- (1) Gather the most current data available from the United States Census Bureau, or any other source OHCS considers at least as reliable, to determine the percentage of severely rent burdened households for each Oregon city with populations greater than 10,000; and
- (2) Provide a report of the data described in subsection (1) to each applicable city's governing body.

STATUTORY/OTHER AUTHORITY: HB 2003 (2019), Section 1, chapter 47, Oregon Laws 2018

STATUTES/OTHER IMPLEMENTED: HB 2003 (2019), Section 1, chapter 47, Oregon Laws 2018

AMEND: 813-112-0030

RULE TITLE: Public Meeting

NOTICE FILED DATE: 11/27/2019

RULE SUMMARY: Clarifies responsibilities around public meetings and reporting requirements to OHCS.

RULE TEXT:

(1) The governing body of each applicable city identified by OHCS, as determined by the data and analysis described in OAR 813-112-0020, must conduct at least one public meeting no later than December 31 of the year in which OHCS provided the qualifying data. The purpose of such public meeting shall be to discuss:

(a) The causes and consequences of severe rent burdens within the city;

(b) The barriers to reducing rent burdens; and

(c) Possible solutions to reduce the number of severely rent burdened households within the city.

(2) In order to conduct the public meetings as identified in subsection (1) above, each governing body must:

(a) Act in accordance with Oregon's public meeting laws (ORS 192.610 through 192.690).

(b) Provide notice of the public meeting in accordance with ORS 192.640 and to at least the city's local housing providers; local service providers; and households experiencing severe rent burden, or their representatives, including the city's local Public Housing Authority (defined in ORS 456.005), Community Action Agency (described in OAR 813-230-0000), and nonprofit housing and service providers.

(c) Submit the public meeting agenda, together with a list of attendees and their affiliation and geographic location within the city, to the Public Affairs Division of OHCS by February 1 of the following year.

STATUTORY/OTHER AUTHORITY: HB 2003 (2019), Section 1, chapter 47, Oregon Laws 2018

STATUTES/OTHER IMPLEMENTED: HB 2003 (2019), Section 1, chapter 47, Oregon Laws 2018, ORS 192.610 - 192.690, ORS 456.005, OAR 813-230-0000

REPEAL: 813-112-0040

RULE TITLE: Housing Affordability Survey

NOTICE FILED DATE: 11/27/2019

RULE SUMMARY: HB 2003 (2019) moved this responsibility from OHCS to DLCD.

RULE TEXT:

(1) The Housing and Community Services Department, in collaboration with the Department of Land Conservation and Development, shall develop a survey to collect information on housing affordability within a city. The survey will request specific information related to the affordability of housing within a city, including the actions relating to land use and other matters that a city has taken or intends to take to increase housing affordability and reduce rent burdens for severely rent burdened households.

(2) No later than July 1 every year, the Housing and Community Services Department will provide the survey to the governing bodies of all Severely Rent Burdened Cities with populations greater than 10,000.

(3) No later than July 1 every year, the survey will be made available to all other cities.

(4) All Severely Rent Burdened Cities with a population over 10,000 must complete the annual survey and return it to Housing and Community Services Department and the Department of Land Conservation and Development within 60 days.

(5) Cities other than those identified in subsection (4) above may complete the annual survey and return it to Housing and Community Services Department and the Department of Land Conservation and Development within 60 days.

(6) The survey may be completed and submitted by a governing body of a city, most senior administrative employee or delegate of the governing body.

STATUTORY/OTHER AUTHORITY: HB 4006 (2018)

STATUTES/OTHER IMPLEMENTED: HB 4006 (2018)

REPEAL: 813-112-0050

RULE TITLE: Reporting Requirements

NOTICE FILED DATE: 11/27/2019

RULE SUMMARY: HB 2003 (2019) moved this responsibility from OHCS to DLCD.

RULE TEXT:

No later than February 1 of each year, the governing body of a city with a population greater than 10,000 shall submit a report to Oregon Housing and Community Services and the Department of Land Conservation and Development. Cities must provide the data on a form provided by the Department of Land Conservation and Development. The data shall be from the preceding calendar year and include the total number of units that were permitted, and the total number of dwelling units that were produced for the following:

- (1) Multi-family residential units, including the total number of units, and whether the unit is in a triplex, fourplex, or structure with five or more dwelling units;
- (2) Regulated affordable multi-family residential units, including the total number of units, and whether the unit is in a triplex, fourplex, or structure with five or more dwelling units;
- (3) Single-family units, including the total number of units, and whether the unit is a single-family detached home, accessory dwelling unit, townhome, row home, manufactured home, or in a duplex; and
- (4) Regulated affordable single-family units, including the total number of units, and whether the unit is a single-family detached home, accessory dwelling unit, townhome, row home, manufactured home, or in a duplex.

STATUTORY/OTHER AUTHORITY: HB 4006 (2018)

STATUTES/OTHER IMPLEMENTED: HB 4006 (2018)

Severe Rent Burden in Oregon (2018)

Severe rent burden by City (population >10,000): Share of households that spend more than 50 percent of income on rent

City	% Severely Rent Burdened	# Severely Rent Burdened	Total Renter Households	Population
Albany	23.0%	1,894	8,220	54,120
Ashland	34.7%	1,475	4,256	20,960
Beaverton	23.5%	4,561	19,370	98,255
Bend	26.5%	3,863	14,561	91,385
Canby	17.8%	367	2,063	16,950
Central Point	18.2%	473	2,601	18,365
Coos Bay	24.2%	677	2,795	16,700
Cornelius	17.8%	132	740	12,225
Corvallis	38.2%	4,583	12,012	58,885
Cottage Grove	35.4%	492	1,388	10,140
Dallas	30.1%	603	2,001	16,260
Eugene	35.1%	11,973	34,148	171,210
Forest Grove	34.6%	1,126	3,256	25,180
Gladstone	35.1%	578	1,646	11,905
Grants Pass	31.5%	2,265	7,180	37,485
Gresham	34.0%	6,097	17,952	111,810
Happy Valley	23.5%	230	980	21,700
Hermiston	15.1%	355	2,351	18,415
Hillsboro	18.3%	3,236	17,688	103,350
Keizer	25.9%	1,341	5,181	38,580
Klamath Falls	30.9%	1,553	5,031	22,000
La Grande	19.0%	469	2,468	13,290
Lake Oswego	24.3%	1,113	4,579	39,115
Lebanon	32.9%	1,073	3,262	17,135
McMinnville	25.0%	1,157	4,631	33,930
Medford	31.7%	4,684	14,782	81,465
Milwaukie	21.3%	747	3,509	20,535
Newberg	28.4%	822	2,899	24,045
Newport	19.2%	379	1,974	10,285
Ontario	25.1%	496	1,977	11,485
Oregon City	25.5%	1,107	4,349	35,570
Pendleton	25.0%	669	2,673	17,020
Portland	26.8%	31,713	118,444	657,100
Prineville	28.3%	495	1,749	10,220
Redmond	26.8%	1,266	4,722	30,600
Roseburg	29.7%	1,329	4,480	24,890
Salem	23.2%	6,249	26,919	167,400
Sandy	18.2%	218	1,200	11,075
Sherwood	21.9%	329	1,505	19,595
Silverton	16.7%	205	1,229	10,380
Springfield	23.2%	2,655	11,452	61,355

St. Helens	20.5%	354	1,730	13,410
The Dalles	23.0%	549	2,387	14,820
Tigard	29.5%	2,358	7,991	53,450
Troutdale	34.3%	669	1,950	16,185
Tualatin	27.4%	1,298	4,741	27,135
West Linn	23.6%	486	2,059	25,905
Wilsonville	17.2%	873	5,079	25,635
Woodburn	27.6%	796	2,888	25,135
Source: 2014-2018 American Community Survey 5-Year Estimates, Table B25070 and				
PSU Certified Population Estimates as of July 1, 2019				



CITY OF OREGON CITY

Staff Report

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

To: City Commission
From: Public Works Director John M. Lewis

Agenda Date: 11/04/2020

SUBJECT:

Deed of Dedication for the Molalla Avenue Streetscape Project (CI 18-004) – Wiesberg Family Properties, LLC (Southridge Center)

STAFF RECOMMENDATION:

Staff recommends that the City Commission adopt a motion accepting the attached Permanent Traffic Signal Easement and Obligation Agreement for the Wiesberg Family Properties, LLC (Southridge Center), also known as Tax Map 32E05D Lot #1208, and authorize the Mayor and City Recorder to execute them.

EXECUTIVE SUMMARY:

Staff is seeking City Commission approval of the Permanent Traffic Signal Easement and Obligation Agreement allowing the construction of the traffic signal on the eastside of Clairmont Way.

BACKGROUND:

Molalla Avenue from Beaver Creek Road to Oregon Highway 213 in Oregon City is a key corridor for motorists, transit users, pedestrians, and bicyclists. The corridor connects Oregon City's Downtown and Regional Center with Clackamas Community College and the Clackamas County Red Soils Campus and connects residential areas on the west side to commercial areas on the north and east sides.

With some of the highest population and employment densities in Oregon City adjacent to the Molalla Avenue corridor, this project will consist of constructing roadway improvements mostly on the west side of Molalla Avenue to make the corridor safer for people biking, walking, and taking transit. The project will also include critical new and replacement waterlines within the corridor to minimize future impacts to the roadway.

Molalla Avenue Streetscape Project (CI 18-004)

Biking, Walking, and Transit Improvements:

- New pavement on Molalla Avenue.
- New 10-foot wide sidewalks on the west side of Molalla Avenue.
- New streetscape amenities such as trash receptacles, benches and upgraded TriMet bus stop amenities including relocating some stops to more convenient and safer locations.
- Addition of a continuous bike lane to fill in the areas where there are gaps on the east and west sides of Molalla Avenue.
- Relocation of utility poles that currently impact safe use of the sidewalk.
- Driveway sizing and locations will be designed to maximize safety for people biking and walking, creating safer crossings.

Streetscape and Utility Improvements:

- New decorative streetlights and trees along the entire west side of the corridor.
- Installation of a new 18" transmission waterline along the entire corridor and a new 8" distribution waterline at the north end of the project area to replace an aging distribution line.

The City's engineering consultant, DOWL, LLC, has completed design of the Molalla Avenue Streetscape Project improvements and finalized the property acquisition needs. The property rights acquired from the Wiesberg Family Properties, LLC (Southridge Center) located as described in Exhibit A and shown on acquisition map as Exhibit B includes 2,043 square feet (SF) of Permanent Traffic Signal Easement. During design of the project, it was identified that the existing traffic signal was located on private property and was not within an easement.

The following summarizes the compensation in the Obligation Agreement for the Permanent Traffic Signal Easement.

- Install sidewalk and pedestrian ramps at each approach (locations entrance at BlackRock, Goodwill, Clairmont Way) as per current standards
- Install Traffic Signal at Clairmont Way to meet current standards
- Install a double check valve and a new shut off valve on the south side of Southridge Center where the existing water meter is located.

OPTIONS:

1. Approval of Easement and Obligation Agreement. This option will ensure that the traffic signal at Clairmont Way will be constructed and located within an easement and allow for project improvements in this area to be constructed.
2. Disapproval of Easement and Obligation Agreement. This option will not allow the construction of the signal improvements at Clairmont Way and would prevent the project improvements in this area from being constructed.

**City of Oregon City
Molalla Ave. Streetscape Project**

OBLIGATION AGREEMENT

File No.:

Tax Map & Lot: 32E05D01208

Owner: WEISBERG PROPERTIES LLC

Date: 3/11/2020

The improvement items listed and agreed upon in the plan view documents labeled Southridge Shopping Center Driveway 1, 2, 3 the City of Oregon City agrees to:

1. Install sidewalk and pedestrian ramps at each location as per current standards.
2. Install Traffic Signals at Clairmont to meet current standards
3. Install a double check valve and a new shut off valve on the South Side of Southridge Shopping Center where the existing meter is located by November 2020.

If any of the construction under the terms of this agreement is outside of the right of way or easements, Grantors hereby grant the City of Oregon City, its employees or contractors, permission to enter upon their remaining property for the purpose of performing any of said construction work.

It is understood and agreed that the City of Oregon City's and Grantor's performance of this agreement shall be the consideration for the Signal Easement, Temporary Construction Area documents between the Grantor and the City of Oregon City.

GRANTOR: Weisberg Family Properties LLC

Judith Weisberg
Signature

JUDITH WIESBERG manager
Signer's printed name Title (if applicable)

FOR THE CITY OF OREGON CITY

Signature

Signer's printed name Title (if applicable)

AFTER RECORDING RETURN TO:

City of Oregon City, City Recorder
P.O. Box 3040
Oregon City, Oregon 97045-0304

Project No.: CI 18-004

Tax Map & Lot: 32E05D01208 **GRANTOR:** WIESBERG FAMILY PROPERTIES LLC

CITY OF OREGON CITY, OREGON TRAFFIC SIGNAL EASEMENT AGREEMENT

KNOW ALL BY THESE PRESENTS, THAT **WIESBERG FAMILY PROPERTIES LLC**, an Oregon limited liability company hereinafter called "**Grantor**", does hereby grant unto the City of Oregon City, hereinafter called the "**City**", and its successors in interest and assigns, a permanent easement, including the permanent right to construct, reconstruct, operate, and maintain traffic signal equipment within the easement, described as follows:

See attached **Exhibit A** Legal Description of Easement Area, and

Exhibit B Drawing of Easement Area

TO HAVE AND TO HOLD, the above described easement unto the CITY, its successors in interest and assigns forever.

Such uses undertaken by the CITY shall not be inconsistent or interfere with the use of the subject easement area by the GRANTOR.

No building or utility shall be placed upon, under, or within the property subject to the foregoing easement during the term thereof, however, without the written permission of the CITY.

Upon completion of the initial construction, and at any time of future substantial repair or maintenance, the CITY shall restore the surface of the property to its original condition and shall indemnify and hold the GRANTOR harmless against all loss, cost, or damage arising out of the exercise of the rights granted herein.

The true consideration of this conveyance is for other value given, the receipt of which is hereby acknowledged by GRANTOR.

In construing this Agreement and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

The person(s) whose name(s) is/are subscribed to the within instrument acknowledge that he/she/they executed the instrument in his/her/their legally authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

[Signature Page(s) Follow]

GRANTOR:

Wiesberg Family Properties, LLC,
an Oregon limited liability company

By: Judith Wiesberg
Name: JUDITH WIESBERG
Its: manager

STATE OF District of Columbia,
County of -

This instrument was acknowledged before me this 30 day of September, 2020, by Judith Wiesberg, the manager of Wiesberg Family Properties LLC, an Oregon limited liability company, on behalf of such company.

NAZIK TURDAKUNOVA
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires August 14, 2024

[Signature]
Notary Public for ~~Oregon~~ District of Columbia, D.C.
My Commission Expires: 08/14/2024

Accepted on behalf of the City of Oregon City.

By: Dan Holladay, Mayor

Attest: Kattie Riggs, City Recorder



EXHIBIT A – Page 1 of 2

File 05170010 018

Jim Colton, PLS OBEC – 1/06/2020

**Molalla Avenue Phase 3:
Beavercreek Road to OR 213
City of Oregon City
January 3, 2020**

**Tax Map 32E05D
Tax Lot 01208**

Parcel 1 – Permanent Signal Easement

A parcel of land lying in the in the Southeast one-quarter of Section 5 and the Northeast one-quarter of Section 8, Township 3 South, Range 2 East of the Willamette Meridian, Clackamas County, Oregon and being a portion of that property conveyed to Wiesberg Properties, L.L.C., an Oregon limited liability company, in that Warranty Deed recorded September 2, 1994 in Document No. 94-070272, Clackamas County Deed Records; said parcel being that portion of said property included in a strip of land variable in width and lying on the easterly side of the centerline of Molalla Avenue, which centerline of is described as follows:

The center line of said road is described as follows:

Beginning at center line Station 38+67.42, said station bears North 76°42'53" West 5,355.98 feet from the one-quarter corner common to Sections 4 and 9, Township 3 South, Range 2 East, Willamette Meridian; thence South 30°16'52" East 4,056.28 feet (Station 79+23.71 = Station a 70009+00.00 ahead); thence South 30°16'52" East 272.51 feet to a point of curvature (Station a 70011+72.51); thence along the arc of a 572.96 foot radius curve to the left, through a central angle of 49°48'36", an arc distance of 498.10 feet (the long chord of which bears South 55°11'10" East 482.57 feet) to a point of tangency (Station a 70016+70.61), said point bears South 43°25'20" West 3,831.55 feet from the one-quarter corner common to said Sections 4 and 9.

The width in feet of said strip of land is as follows:

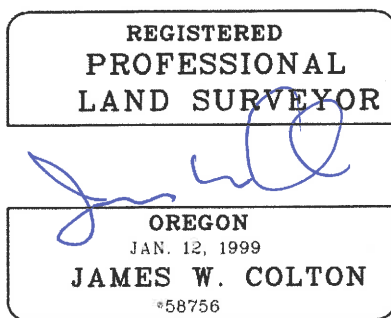
Station	to	Station	Width on Easterly side of Center Line
52+73.06		53+02.94	49.05 in a straight line to 61.37
53+02.94		53+65.86	61.37
53+65.86		53+78.15	61.37 in a straight line to 47.11
53+78.15		53+97.52	47.11 in a straight line to 40.00

Bearings are based on the Oregon Coordinate Reference System – Portland Zone, NAD 83 (2011) epoch 2010.00.

This parcel of land contains 2,043 square feet, more or less, outside the existing right of way.

EXHIBIT A – Page 2 of 2

File 05170010 018
Jim Colton, PLS OBEC – 1/06/2020

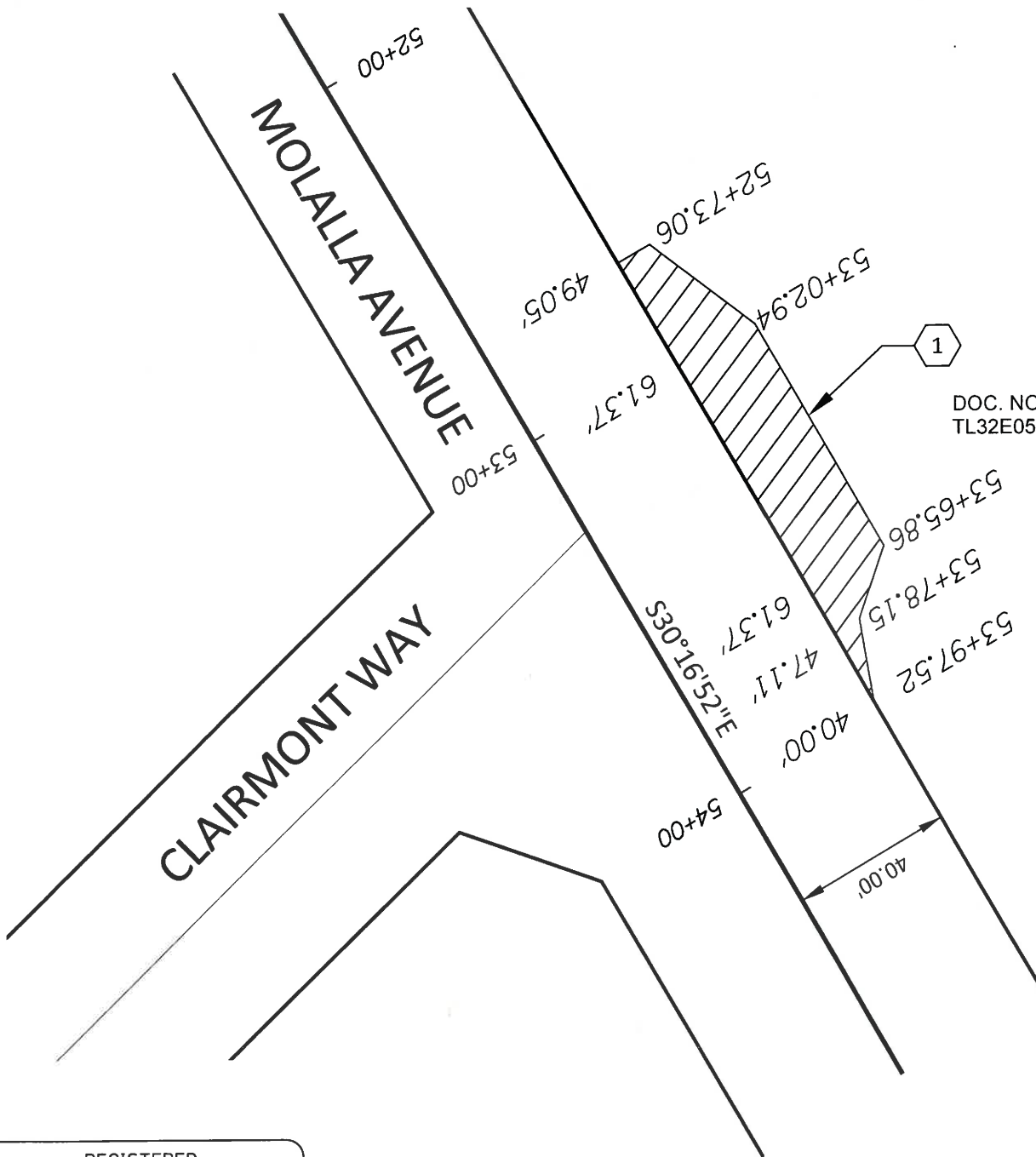


RENEWS: DEC. 31, 2021

SIGNED: 01/06/2020

EXHIBIT "B"

Item 8c.



DOC. NO. 94-070272
TL32E05D01208

REGISTERED
PROFESSIONAL
LAND SURVEYOR

James W. Colton
OREGON
JAN. 12, 1999
JAMES W. COLTON
*58756

LEGEND

-  PERMANENT SIGNAL EASEMENT
-  2,043 SQ. FT. ±

RENEWS: DEC. 31, 2021
SIGNED: *01/26/2020*

MOLALLA AVENUE PHASE 3 BEAVERCREEK ROAD TO OR 213

FILE NO: 018	SUBMITTAL DATE: JANUARY 6, 2020
TAX LOT: 01208	ADDRESS: 1801 MOLALLA AVENUE
TAX MAP: 32E05D	OREGON CITY, OR 97045

40' 20' 0'
SCALE: 1" = 40'



CITY OF OREGON CITY

Staff Report

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

To: City Commission
From: Parks & Recreation Director Kendall Reid

Agenda Date: 11/04/2020

SUBJECT:

Change Order No. 3 for Tyrone S. Woods Memorial Park

STAFF RECOMMENDATION:

Authorize the City Manager to execute the \$42,500.00 Change Order #3 for Tyrone S. Woods Memorial Park to provide an underground feed for PGE service, a custom square manhole, a new water line to the restroom, boulder removal, concrete pad adjustments, and a contingency to address any additional changes.

EXECUTIVE SUMMARY:

Change Order #3 for the construction of Tyrone S. Woods Memorial Park to provide an underground feed for PGE service, a custom square manhole, a new water line to the restroom, boulder removal, concrete pad adjustments, and a contingency to address any additional changes.

BACKGROUND:

On May 26, 2020, the City entered into a construction contract with Tapani, Inc. for the construction of Tyrone S. Woods Memorial Park.

The park is now in the latter stages of construction with anticipated completion in late January of 2021. During the construction of the park over the last 5 months, we have all worked diligently to identify issues as they arise in the field and to collaboratively work towards solutions with minimum cost impacts. However, with any construction project, there are unknowns that are uncovered in the field and issues that need to be addressed that are in addition to the agreed contract amount. With this letter, we are addressing several change orders that have recently come about and looking at potential issues that may arise prior to the project completion.

Before this request, there have been two change orders processed as part of the construction of the park. Change Order 1 primarily dealt with the excavation of boulders

and changes to the street bid documents after approval of the final street drawings by City Engineering. The net increase of Change Order 1 was \$24,150.68.

Change Order 2 included design changes to the irrigation system that would better facilitate repairs in the future. The net increase of Change Order 2 was \$9,273.05 and a combined total of \$33,423.73 for both Change Orders. These first two were within the Parks and Recreation Director's signing authority threshold.

Change Order 3 includes a request for additional funds to provide an underground feed for PGE service, construction of a custom square manhole, restroom water line installation, boulder removal, adjustments to the concrete bench pads, and a \$10,000 contingency for any other potential changes. Further information on these items can be found in the attached letter from the project Consultant Lango Hansen. The total for all of these additions and contingency is \$42,500. This Change Order 3 is being brought to City Commission for approval because the total of all three Change Orders together amounts to more than \$50,000 and is above City Manager approval threshold.

OPTIONS:

1. Approve Change Order No. 3.
2. Approve Change Order No. 3 with Conditions.
3. Deny Change Order No. 3 and Provide Staff Direction

BUDGET IMPACT:

Amount: \$42,500
 FY(s): 2019 - 2021
 Funding Source(s): Parks Fund

October 26, 2020

Kendall Reid
Parks and Recreation Director
City of Oregon City
625 Center St.
Oregon City, Oregon 97045

RE Tyrone S. Woods Change Order 3

Dear Kendall:

As part of this letter, Lango Hansen has provided information related to Change Order 3 for the construction of Tyrone S. Woods Memorial Park. As you know, the park is in the latter stages of construction with anticipated completion in late January of 2021. During the construction of the park over the last 5 months, we have all worked diligently to identify issues as they arise in the field and to collaboratively work towards solutions with minimum cost impacts. For example, the Contractor has built several large rock walls with excavated stones at no charge and both Lango Hansen and Tapani Inc. have continued to look for ways to save money during construction that would be of benefit to the City. However with any construction project, there are unknowns that are uncovered in the field and issues that need to be addressed that are in addition to the agreed contract amount. With this letter, we are addressing several change orders that have recently come about and looking at potential issues that may arise prior to the project completion.

The request for additional funds relates to the following change orders that have been submitted to the City:

PGE Change for Service to the Existing Residence – \$9,400

The current PGE service to the existing residence located in the southern part of the park is overhead and crosses Glen Oak Road. The design team continued to work with PGE after the bidding of the project to determine how best to serve the residence. PGE has stated that they require an underground feed which was not shown on the construction drawings that will include a new pole, utility vault and service line.

Gas Line Conflict - \$13,400

A conflict was discovered in the field between an existing gas line in Glen Oak Road and proposed outlet within stormwater planter. A number of options were discussed with City Engineering and the Contractor prior to settling on the best solution. A custom square manhole is being utilized that allows the proper setback between the edge of the drainage structure and the gas line.

Water Line Service to the Restroom - \$7,700

The drawings show an undersized line to the proposed restroom and drinking fountain. After consulting with the plumbing inspector and the manufacturer of the restroom, a new water line will be installed to the restroom while the existing line can continue to serve the drinking fountain. This will include a new backflow preventer as part of the new water line.

Boulder Haul-Off - \$700

The Contractor has continued to uncover boulders within the project site. Time was spent loading boulders to be hauled off-site.

Bench Pad Adjustments - \$1,300

Donated benches were added to the project which necessitated the adjustment of the concrete pads that the benches sit on.

Additional Change Orders - \$10,000

As the project is nearing the final planting with most of the infrastructure having been completed, we do not foresee any additional large change orders. However, there still may be issues that arise in the field that are changes to the original contract. For instance, there is still minor excavation within Glen Oak Road that may uncover additional boulders. We would suggest holding an additional \$10,000 to address these potential changes.

TOTAL CHANGE ORDER 3 REQUEST \$42,500**ADDITIONAL CHANGE ORDER BACKGROUND**

Previous to this request there have been two change orders processed as part of the construction of the park. Change Order 1 primarily dealt with the excavation of boulders that were considered an "unknown condition" and changes to the street bid documents after approval of the final street drawings by City Engineering. Change Order 2 included design changes to the irrigation system that would better facilitate repairs in the future. The previous Change Orders that have been approved (separate from this approval) have totaled \$33,250.

Including the most recent requests before the Commission, the total change order amount from the beginning of the contract will be less than 3% of the 2,600,000 contract. Typically we would estimate from 5% to 10% for a normal change order range for construction projects.

Please review this material and let me know if you have any questions. Thank you and look forward to the successful completion of Tyrone S. Woods Memorial Park.

Sincerely,
Lango Hansen Landscape Architects



Kurt Lango
Principal

cc Denise Conrad, Assistant Parks and Recreation Director

BID ITEM	TYPE	DESCRIPTION	QTY	UNIT	UNIT COST	COST	MARKUP %	TOTAL COST
4	labor	Loading out Boulders for City (2nd Time)	4	HRS	\$ 44.52	\$ 242.72	22%	\$ 296.12
4	equipment	Loading out Boulders for City (2nd Time)	4	HRS	\$ 78.09	\$ 362.00	17%	\$ 423.54
SUBTOTAL								\$ 719.66
ROUND								\$ 700.00
7	labor	Adjusting Bench Pads	1	LSU	\$ 408.64	\$ 408.64	22%	\$ 498.54
7	equipment	Adjusting Bench Pads	1	LSU	\$ 138.40	\$ 138.40	17%	\$ 161.93
7	materials	Rock	3	TONS	\$ 17.00	\$ 51.00	22%	\$ 62.22
7	subcontractor	Reforming	31.25	SF	\$ 3.70	\$ 115.63	8%	\$ 124.88
7	subcontractor	Additional SF for Bench Pads	40.25	SF	\$ 7.40	\$ 297.85	8%	\$ 321.68
7	labor	Assistant Project Manager	1	HRS	\$ 45.63	\$ 45.63	22%	\$ 55.67
7	equipment	APM Truck	1	HRS	\$ 4.50	\$ 4.50	17%	\$ 5.27
7	labor	Superintendent	1	HRS	\$ 71.67	\$ 71.67	22%	\$ 87.44
7	equipment	Supe Truck	1	HRS	\$ 26.91	\$ 26.91	17%	\$ 31.48
SUBTOTAL								\$ 1,349.10
ROUND								\$ 1,300.00
9	labor	Additional Potholing (2nd request)	1	LSU	\$ 507.36	\$ 507.36	22%	\$ 618.98
9	equipment	Additional Potholing (2nd request)	1	LSU	\$ 238.65	\$ 238.65	17%	\$ 279.22
9	material	Additional Potholing (2nd request)	1	LSU	\$ 157.25	\$ 157.25	22%	\$ 191.85
9	subcontractor	Additional Potholing (2nd request)	0.5	HRS	\$ 130.00	\$ 65.00	8%	\$ 70.20
9	subcontractor	Additional Potholing (3rd request)	1	EA	\$ 400.00	\$ 400.00	8%	\$ 432.00
9	labor	Square Manhole	1	EA	\$ 4,529.65	\$ 4,529.65	22%	\$ 5,526.17
9	equipment	Square Manhole	1	EA	\$ 2,613.43	\$ 2,613.43	17%	\$ 3,057.71
9	material	Square Manhole	1	EA	\$ 3,934.83	\$ 3,934.83	22%	\$ 4,800.50
9	subcontractor	Square Manhole	1	LSU	\$ 1,240.44	\$ 1,240.44	8%	\$ 1,339.67
9	labor	Credit Original Manhole	1	EA	\$ (725.86)	\$ (725.86)	22%	\$ (885.55)
9	equipment	Credit Original Manhole	1	EA	\$ (930.30)	\$ (930.30)	17%	\$ (1,088.45)
9	material	Credit Original Manhole	1	EA	\$ (2,812.31)	\$ (2,812.31)	22%	\$ (3,431.02)
9	labor	Assistant Project Manager	18	HRS	\$ 45.63	\$ 821.34	22%	\$ 1,002.03
9	equipment	APM Truck	18	HRS	\$ 4.50	\$ 81.00	17%	\$ 94.77
9	labor	Superintendent	12	HRS	\$ 71.67	\$ 860.04	22%	\$ 1,049.25
9	equipment	Supe Truck	12	HRS	\$ 26.91	\$ 322.92	17%	\$ 377.82
SUBTOTAL								\$ 13,435.15
ROUND								\$ 13,400.00
10	subcontractor	Frahler Electric	1	LSU	\$ 8,074.00	\$ 8,074.00	8%	\$ 8,719.92
10	labor	Assistant Project Manager	4	HRS	\$ 45.63	\$ 182.52	22%	\$ 222.67
10	equipment	APM Truck	4	HRS	\$ 4.50	\$ 18.00	17%	\$ 21.06
10	labor	Superintendent	4	HRS	\$ 71.67	\$ 286.68	22%	\$ 349.75
10	equipment	Supe Truck	4	HRS	\$ 26.91	\$ 107.64	17%	\$ 125.94
SUBTOTAL								\$ 9,439.34
ROUND								\$ 9,400.00
TOTAL								\$ 24,800.00

CHANGE ORDER

Item 8d.

DATE OF ISSUANCE November 4, 2020 EFFECTIVE DATE No. _____
November 4, 2020

PROJECT: Tyrone S. Woods Memorial ParkOWNER City of Oregon CityCONTRACTOR Tapani Inc.Contract: SP- 19 - 00012

OWNER's Contract No. _____ ENGINEER's Project No. _____

ENGINEER Lango Hansen Landscape Architects

You are directed to make the following changes in the Contract Documents.

Description: Authorize the City Manager to execute the \$42,500.00 Change Order #3 for Tyrone S. Woods Memorial Park to provide an underground feed for PGE service, a custom square manhole, a new water line to the restroom, boulder removal, concrete pad adjustments, and a contingency to address any additional changes.

Reason for Change Order: Please see attachment (Lango Hansen Letter) : (List documents supporting change)

Underground feed for PGE service

Custom square manhole

New water line to the restroom

Boulder removal

Concrete pad adjustments,

Contingency to address any additional changes.

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIMES:
Original Contract Price: \$2,603,000.00	Original Contract Times: Substantial Completion: <u>November 9, 2020</u> Ready for final payment: <u>November 23, 2020</u> (days or dates)
Net Increase from previous Change Orders No. <u>0</u> to No. <u>2</u> : \$33,423.73	Net change from previous Change Orders No. <u>0</u> to No. <u>2</u> : Substantial Completion: <u>February 8, 2021</u> Ready for final payment: <u>February 17, 2021</u> (days)
Contract Price prior to this Change Order: \$2,636,423.73	Contract Times prior to this Change Order: Substantial Completion: <u>February 8, 2021</u> Ready for final payment: <u>February 17, 2021</u> (days or dates)
Net Increase of this Change Order: \$ 42,500.00	Net Increase (Decrease) of this Change Order: Substantial Completion: <u>February 8, 2021</u> Ready for final payment: <u>February 17, 2021</u> (days)
Contract Price with all approved Change Orders: \$ 2,678,923.73	Contract Times with all approved Change Orders: Substantial Completion: <u>February 8, 2021</u> Ready for final payment: <u>February 17, 2021</u> (days or dates)

RECOMMENDED:

APPROVED:

ACCEPTED:

By: _____
ENGINEER (Authorized Signature)By: _____
OWNER (Authorized Signature)By: _____
CONTRACTOR (Authorized Signature)

Date: _____

Date: _____

Date: _____

INSTRUCTIONS

A. GENERAL INFORMATION

This document was developed to provide a uniform format for handling contract changes that affect Contract Price or Contract Times. Changes that have been initiated by a Work Change Directive must be incorporated into a subsequent Change Order if they affect price or times.

Changes that affect Contract Price or Contract Times should be promptly covered by a Change Order. The practice of accumulating Change Orders to reduce the administrative burden may lead to unnecessary disputes.

If Milestones have been listed in the Agreement, any effect of a Change Order thereon should be addressed.

For supplemental instructions and minor changes not involving a change in the Contract Price or Contract Times, a Field Order should be used.

B. COMPLETING THE CHANGE ORDER FORM

Engineer normally initiates the form, including a description of the changes involved and attachments based upon documents and proposals submitted by Contractor, or requests from Owner, or both.

Once Engineer has completed and signed the form, all copies should be sent to Owner or Contractor for approval, depending on whether the Change Order is a true order to the Contractor or the formalization of a negotiated agreement for a previously performed change. After approval by one contracting party, all copies should be sent to the other party for approval. Engineer should make distribution of executed copies after approval by both parties.

If a change only applies to price or to times, cross out the part of the tabulation that does not apply.

CHANGE ORDER 02

Item 8d.

DATE OF ISSUANCE October 20, 2020 EFFECTIVE DATE October 20, 2020OWNER City of Oregon CityCONTRACTOR Tapani Inc.Contract: SP-19-00012Project: Tyrone S. Woods Memorial ParkENGINEER Lango Hansen Landscape Architects

You are directed to make the following changes in the Contract Documents.
Description:

Reason for Change Order: Attachments: (List documents supporting change)
Irrigation changes

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIMES:
Original Contract Price: \$2,603,000.00	Original Contract Times: Substantial Completion: <u>November 9, 2020</u> Ready for final payment: <u>November 23, 2020</u> (days or dates)
Net Increase (Decrease) from previous Change Orders No. <u>1</u> to No. <u>2</u> : \$33,423.73	Net change from previous Change Orders No. <u>1</u> to No. <u>2</u> Substantial Completion: <u>February 8, 2021</u> Ready for final payment: <u>February 17, 2021</u> (days)
Contract Price prior to this Change Order: \$2,627,150.68	Contract Times prior to this Change Order: Substantial Completion: <u>February 8, 2021</u> Ready for final payment: <u>February 17, 2021</u> (days or dates)
Net Increase (Decrease) of this Change Order: \$9,273.05	Net Increase (Decrease) of this Change Order: Substantial Completion: <u>February 8, 2021</u> Ready for final payment: <u>February 17, 2021</u> (days)
Contract Price with all approved Change Orders: \$2,636,423.73	Contract Times with all approved Change Orders: Substantial Completion: <u>February 8, 2021</u> Ready for final payment: <u>February 17, 2021</u> (days or dates)

RECOMMENDED:

By: [Signature]
ENGINEER (Authorized Signature)Date: 10.20.20

APPROVED:

By: Kendall Reid
OWNER (Authorized Signature)Date: 10/21/2020

ACCEPTED:

By: [Signature]
CONTRACTOR (Authorized Signature)Date: 10/21/2020

EJCDC No. 1910-8-B (1996 Edition)

Prepared by the Engineers Joint Contract Documents Committee and endorsed by The Associated General Contractors of America and the Construction Specifications Institute.

CHANGE ORDER 01

Item 8d.

DATE OF ISSUANCE August 31, 2020 EFFECTIVE DATE August 31, 2020OWNER City of Oregon CityCONTRACTOR Tapani Inc.Contract: SP-19-00012Project: Tyrone S. Woods Memorial ParkENGINEER Lango Hansen Landscape Architects

You are directed to make the following changes in the Contract Documents.
Description:

Reason for Change Order: Attachments: (List documents supporting change)

Streetscape/Engineering Changes

Earthwork/Stone removal

Utilities

Site Furnishings

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIMES:
Original Contract Price: <u>\$2,603,000.00</u>	Original Contract Times: Substantial Completion: <u>November 9, 2020</u> Ready for final payment: <u>November 23, 2020</u> (days or dates)
Net Increase (Decrease) from previous Change Orders No. <u>0</u> to No. <u>1</u> : <u>\$24,150.68</u>	Net change from previous Change Orders No. <u>0</u> to No. <u>1</u> Substantial Completion: <u>February 8, 2021</u> Ready for final payment: <u>February 17, 2021</u> (days)
Contract Price prior to this Change Order: <u>\$2,603,000.00</u>	Contract Times prior to this Change Order: Substantial Completion: <u>November 9, 2020</u> Ready for final payment: <u>November 23, 2020</u> (days or dates)
Net Increase (Decrease) of this Change Order: <u>\$24,150.68</u>	Net Increase (Decrease) of this Change Order: Substantial Completion: <u>February 8, 2021</u> Ready for final payment: <u>February 17, 2021</u> (days)
Contract Price with all approved Change Orders: <u>\$2,627,150.68</u>	Contract Times with all approved Change Orders: Substantial Completion: <u>February 8, 2021</u> Ready for final payment: <u>February 17, 2021</u> (days or dates)

RECOMMENDED:

By: [Signature]
ENGINEER (Authorized Signature)Date: 8.31.2020

APPROVED:

By: Kendall Reid
OWNER (Authorized Signature)Date: 8/31/2020

ACCEPTED:

By: [Signature]
CONTRACTOR (Authorized Signature)Date: 8/31/2020

EJCDC No. 1910-8-B (1996 Edition)

Prepared by the Engineers Joint Contract Documents Committee and endorsed by The Associated General Contractors of America and the Construction Specifications Institute.

INSTRUCTIONS

A. GENERAL INFORMATION

This document was developed to provide a uniform format for handling contract changes that affect Contract Price or Contract Times. Changes that have been initiated by a Work Change Directive must be incorporated into a subsequent Change Order if they affect price or times.

Changes that affect Contract Price or Contract Times should be promptly covered by a Change Order. The practice of accumulating Change Orders to reduce the administrative burden may lead to unnecessary disputes.

If Milestones have been listed in the Agreement, any effect of a Change Order thereon should be addressed.

For supplemental instructions and minor changes not involving a change in the Contract Price or Contract Times, a Field Order should be used.

B. COMPLETING THE CHANGE ORDER FORM

Engineer normally initiates the form, including a description of the changes involved and attachments based upon documents and proposals submitted by Contractor, or requests from Owner, or both.

Once Engineer has completed and signed the form, all copies should be sent to Owner or Contractor for approval, depending on whether the Change Order is a true order to the Contractor or the formalization of a negotiated agreement for a previously performed change. After approval by one contracting party, all copies should be sent to the other party for approval. Engineer should make distribution of executed copies after approval by both parties.

If a change only applies to price or to times, cross out the part of the tabulation that does not apply.

Point of Contact: Don Robertson
Term of Contract: 5/6/2020 – 10/5/2020

SECTION IIIA

CONTRACT AGREEMENT

This Agreement, made and entered into this 26th day of May, 2020, between the CITY OF OREGON CITY ("CITY"), acting by and through the City Commission and TAPANI, INC. ("CONTRACTOR").

Witnesseth, that the CONTRACTOR and the CITY, for the considerations stated herein, agree as follows:

ARTICLE I - Scope of Work

The CONTRACTOR hereby agrees to furnish all of the materials, equipment and labor necessary, and to perform all of the work for the project entitled: **TYRONE S. WOODS MEMORIAL PARK PROJECT** in accordance with the contract documents which are hereby made a part of this agreement.

The contract documents consist of:

Invitation to Bid	Statutory Conditions to Contract Agreement
Scope of Work	Payment Bond
Instructions to Bidders	Performance Bond
Bid Proposal and Bid Schedule	General Conditions
Addenda Acknowledgement	Prevailing Wage Rates for Public Works Contracts dated January 1, 2020
Compliance with ORS 279C.840	Prevailing Wage Apprenticeship Rates dated January 1, 2020
Resident Bidder Status	Prevailing Wage Rates Amendment dated February 1, 2020
Certification of Drug Testing Program	Definitions of Covered Occupations for Public Works Contracts in Oregon dated July 1, 2018
Non-Collusion Statement	Standard General Conditions of the Construction Contract
Asbestos Certification	Special Provisions
Registrations	Specifications, including Addendum 1, Skatepark Specifications
Business License (OCMC 05.04)	Contract Drawings
Certification of Non-Discrimination	City of Oregon City Standard Details
Certification of Compliance with Tax Law	Addenda dated 3/23/2020, 4/6/2020 and 4/10/2020
First Tier Subcontractor Disclosure Form	All items included within these Contract Documents.
Bid Bond	
Customer Service Acknowledgment Form	
Qualification of Bidder Form	
Contract Agreement	
Oregon City Public Improvement Standard Conditions	

The order of items cited above does not constitute an order of precedence different than that established in the special or standard specifications. Equivalent titles, which may be substituted for the above listed items, are included as if specifically named.

ARTICLE II - Time of Completion

The project shall be complete within **150** days from the Beginning of Contract Time as identified in 00180.50(b) of the Special Provisions, more specifically established as **October 5, 2020**.

ARTICLE III – Contract Amount

The Contract Amount for the work covered by this Agreement is estimated to be **Two million six hundred three thousand and 00/100 dollars (\$2,603,00.00) to include Alternates 1 through 4 as well as the base bid.**

ARTICLE IV - Warranty and Quality of Work

In addition to all other warranties, express or implied, that are part of this Agreement, the Contractor expressly warrants to the City for a period of one year from acceptance of the work by the City that all materials and equipment furnished under this contract will be new, unless otherwise specified, and that the work will be of good quality, free from faults and defects and in conformance with the City's specifications. Work that does not conform to these standards shall be considered defective.

Contractor shall, at its own expense, make good and repair any and all defects arising from faulty workmanship or materials, if the defective work is discovered within the one-year warranty period and notice thereof is given to the Contractor within 60 days after the expiration of the warranty period. If required by the City, the Contractor shall furnish satisfactory evidence as to the kind and quality of materials and equipment used to repair the defect.

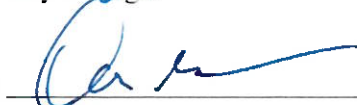
In witness whereof, the parties hereto have executed this agreement, the day and year first above written.

CITY OF OREGON CITY

by:

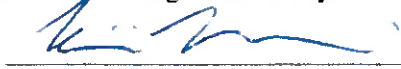

 Anthony J. Konkol III
 City Manager

by:


 Don Robertson
 Interim Community
 Services Director

Approved as to Legal Sufficiency:

by:


 City Attorney

TAPANI, INC.

Tod Tapani

Printed Name

by:


 Authorized signature

Vice President

Title

91-1350790

Federal Taxpayer ID Number

Address:

1904 SE 6th Place

Battle Ground, WA 98604

City Commission Award Dated


 5/6/2020



CITY OF OREGON CITY

Staff Report

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

To: City Commission
From: Public Works Director John Lewis, PE

Agenda Date: 11/04/2020

SUBJECT:

Public Works Storm Division Replacement Vehicle

STAFF RECOMMENDATION:

Staff recommends the City Commission authorize the purchase of a 2021 Ford F450 1 ½ ton, 3-4-yard dump body truck for a replacement of the Storm Division truck #603.

EXECUTIVE SUMMARY:

The Public Works Fleet Division is utilizing its Fleet Replacement Fund for the purchase of a 2021 Ford F450 1 ½ ton, 3-4-yard dump body truck for the Storm Division. This will be replacing truck #603, which is a 2002 Chevy 2500 3/4-ton pickup truck. Truck #603 will be kept as a legacy truck. Truck #640, which has been a legacy truck, is a 1998 Dodge 3500 1-ton, 2-yard dump body truck and will be sent to auction once we have received the replacement truck and it is put into service. Truck #640 has a history of transmission and steering issues and it is difficult finding replacement parts.

Public Works will be contracting with Northside Ford, under the State of Oregon Purchasing Agreement #5549, for the purchase of the 2021 Ford F450 Dump Body Truck.

Attached is a brochure of the dump body truck, sales proposal, and a list of options that will come on the new truck.

BACKGROUND:

Oregon City Fleet purchases are managed through our Fleet Replacement Fund. Every year, each Public Works Division budgets a predetermined amount for deposit into the Fleet Replacement Account to ensure adequate funding is available when new or replacement vehicles are scheduled for purchase. The purchase price of this truck is \$64,492.11 and was a previously authorized expenditure within the FY 2020-21 biennial budget. There is sufficient funding within the Fleet Replacement Fund to allow the Public Works Operations Division to support and fund this new asset.

OPTIONS:

1. Approve the purchase of the replacement truck.
2. Disapprove the purchase of the replacement truck.

BUDGET IMPACT:

Amount: \$64,492.11

FY(s): 2020-21

Funding Source(s): Fleet Replacement Fund 320-553-7052

Prepared for: Dan Hepler

City of Oregon City

Prepared by: SHARON TUCKER

09/26/2020

Storm Dept. # 645



Item 8e.

Northside Ford Truck Sales, Inc. | 6221 N E Columbia Blvd. Portland Oregon |

972182995

2021 F-450 Chassis 4x4 SD Regular Cab 145" WB DRW XL (F4H)

Price Level: 115 | Quote ID: OC21F4Hs

As Configured Vehicle

Code	Description	MSRP	Invoice
------	-------------	------	---------

Base Vehicle

F4H	Base Vehicle Price (F4H)	\$42,695.00	\$40,560.00
-----	--------------------------	-------------	-------------

Packages

650A	Order Code 650A	N/C	N/C
------	-----------------	-----	-----

Includes:

- Transmission: TorqShift 10-Speed Automatic
- Includes neutral idle and selectable drive modes: normal, tow/haul, eco, deep sand/snow and slippery.
- GVWR: 16,500 lb Payload Package
- Wheels: 19.5" x 6" Argent Painted Steel
- Hub covers/center ornaments not included.
- HD Vinyl 40/20/40 Split Bench Seat
- Includes center armrest, cupholder and driver's side manual lumbar.
- Radio: AM/FM Stereo w/MP3 Player
- Includes 4 speakers.
- SYNC Communications & Entertainment System
- Includes enhanced voice recognition, 911 Assist, 4.2" LCD center stack screen, AppLink, 1 smart-charging USB-C port and steering wheel audio controls.

Powertrain

99T	Engine: 6.7L 4V OHV	\$9,325.00	\$8,486.00
-----	---------------------	------------	------------

Power Stroke V8 Turbo

Diesel B20

Includes Diesel Exhaust Fluid (DEF) tank, intelligent oil-life monitor and manual push-button engine-exhaust braking.

Includes:

- Dual 78-AH 750 CCA Batteries

44G	Transmission: TorqShift	Included	Included
	10-Speed Automatic		

Includes neutral idle and selectable drive modes: normal, tow/haul, eco, deep sand/snow and slippery.

X4N	Limited Slip w/4.10 Axle	\$360.00	\$327.00
	Ratio		

STDGV	GVWR: 16,500 lb Payload	Included	Included
	Package		

Wheels & Tires

TGK	Tires: 225/70Rx19.5G	\$215.00	\$195.00
	BSW Traction (TGK)		

Includes 4 traction tires on the rear and 2 traction tires on the front. Not recommended for over the road applications; could incur irregular front tire wear and/or NVH.

64Z	Wheels: 19.5" x 6" Argent	Included	Included
	Painted Steel		

Hub covers/center ornaments not included.

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for: Dan Hepler

City of Oregon City

Prepared by: SHARON TUCKER

09/26/2020

Northside Ford Truck Sales, Inc. | 6221 N E Columbia Blvd. Portland Oregon |



Item 8e.

972182995

2021 F-450 Chassis 4x4 SD Regular Cab 145" WB DRW XL (F4H)

Price Level: 115 | Quote ID: OC21F4Hs

As Configured Vehicle (cont'd)

Code	Description	MSRP	Invoice
Seats & Seat Trim			
A	HD Vinyl 40/20/40 Split Bench Seat <i>Includes center armrest, cupholder and driver's side manual lumbar.</i>	Included	Included
Other Options			
PAINT	Monotone Paint Application	STD	STD
145WB	145" Wheelbase	STD	STD
STDRD	Radio: AM/FM Stereo w/MP3 Player <i>Includes 4 speakers. Includes: - SYNC Communications & Entertainment System Includes enhanced voice recognition, 911 Assist, 4.2" LCD center stack screen, AppLink, 1 smart-charging USB-C port and steering wheel audio controls.</i>	Included	Included
90L	Power Equipment Group <i>Deletes passenger side lock cylinder. Includes upgraded door-trim panel. Includes: - Accessory Delay - Advanced Security Pack Includes SecuriLock Passive Anti-Theft System (PATS) and inclination/intrusion sensors. - Manual Telescoping/Folding Trailer Tow Mirrors Includes power/heated glass and heated convex spotter mirror. - MyKey Includes owner controls feature. - Power Front Side Windows Includes 1-touch up/down driver/passenger window. - Power Locks - Remote Keyless Entry</i>	\$865.00	\$787.00
41P	Transfer Case Skid Plates	\$100.00	\$91.00
86B	Programmable Engine Idle Shutdown - 10 Minute	\$250.00	\$228.00
18A	Upfitter Interface Module	\$295.00	\$269.00
67B	397 Amp Alternator	Included	Included
52B	Trailer Brake Controller <i>Includes smart trailer tow connector. Verified to be compatible with electronic actuated drum brakes only.</i>	\$270.00	\$245.00
18B	Platform Running Boards	\$320.00	\$291.00
872	Rear View Camera & Prep Kit <i>Pre-installed content includes cab wiring and frame wiring to the rear most cross member. Upfitters kit includes camera with mounting bracket, 20' jumper wire and camera mounting/aiming instructions.</i>	\$415.00	\$377.00

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for: Dan Hepler

City of Oregon City

Prepared by: SHARON TUCKER

09/26/2020



Item 8e.

Northside Ford Truck Sales, Inc. | 6221 N E Columbia Blvd. Portland Oregon |

972182995

2021 F-450 Chassis 4x4 SD Regular Cab 145" WB DRW XL (F4H)

Price Level: 115 | Quote ID: OC21F4Hs

As Configured Vehicle (cont'd)

Code	Description	MSRP	Invoice
41A	Rapid-Heat Supplemental Cab Heater <i>Includes: - 397 Amp Alternator</i>	\$250.00	\$228.00
43C	110V/400W Outlet <i>Includes 1 in-dash mounted outlet.</i>	\$175.00	\$160.00
76C	Exterior Backup Alarm (Pre-Installed) <i>Custom accessory.</i>	\$140.00	\$128.00

Emissions

425	50-State Emissions System	STD	STD
-----	------------------------------	-----	-----

Interior Colors

AS_01	Medium Earth Gray	N/C	N/C
-------	-------------------	-----	-----

Primary Colors

Z1_01	Oxford White	N/C	N/C
-------	--------------	-----	-----

Upfit Options

E124162	Rugby Dump	\$17,255.83	\$17,255.83
---------	------------	-------------	-------------

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for: Dan Hepler

City of Oregon City

Prepared by: SHARON TUCKER

09/26/2020



Item 8e.

Northside Ford Truck Sales, Inc. | 6221 N E Columbia Blvd. Portland Oregon |

972182995

2021 F-450 Chassis 4x4 SD Regular Cab 145" WB DRW XL (F4H)

Price Level: 115 | Quote ID: OC21F4Hs

As Configured Vehicle (cont'd)

Code	Description	MSRP	Invoice
	RUGBY FDS-9-4 FOLDING SIDES 3-4 YARD DUMP BODY W/ SR 4016 ED HOIST LENGTH: 9' 7" WIDTH (OUTSIDE): 96" SIDE HEIGHT: 17" TAILGATE HEIGHT: 23" SR 4020 ED HOIST CAPACITY: 10.1 TONS BODY INCLUDES AS STANDARD: FOLD-DOWN SIDES 1/4 CAB SHIELD 12 GA. GRADE 50 STEEL SIDES 10 GA. ONE PIECE SEAMLESS FLOOR RUGBY LEVEL 2 FACTORY INSTALL OF HOIST ON DUMP BODY: 1. INSTALL HOIST INTO SUBFRAME 2. INSTALL BODY PROP 3. INSTALL GREASE FITTINGS AND GREASE 4. BOLT PUMP TO BRACKET ON SUBFRAME 5. INSTALL FITTINGS AND HOSES 6. FILL RESERVOIR WITH OIL RUGBY LEVEL 4 FACTORY INSTALL OF CAB SHIELD BUYERS 1809061A , 1/2" HITCH PLATE WITH 2-1/2" RECEIVER TUBE - 20K RATED - FORD CHASSIS CURT 55774, 7-WAY & 4-WAY FLAT PLUG PAINT BODY WHITE TO MATCH CAB PAINT MATERIALS: -PRIMER -PAINT -MASKING -COLOR TINTING 2 PROTECH 20-2170, UNDERBODY BOX, 18"H x 36"W x 18"D - SMOOTH ALUMINUM 2 TOOL BOX BRACKET FOR PLATFORMS INSTALLATION OF TOOL BOXES BUYERS DBV2500 DUMP BODY VIBRATOR KIT CVU MISC. SHOP SUPPLIES INSTALLATION OF VIBRATOR MATERIALS FOR SHOVEL / TOOL HOLDERS, ONE EACH SIDE OF BULKHEAD ***TO BE USED WITHOUT STEPPING INTO THE BED TO GET THE TOOL FROM THE HOLDER*** FAB AND INSTALLATION OF TOOL HOLDERS INSTALLATION OF FORD SUPPLIED BACK-UP CAMERA KIT		
SUBTOTAL		\$72,930.83	\$69,627.83
Destination Charge		\$1,695.00	\$1,695.00
TOTAL		\$74,625.83	\$71,322.83

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for: Dan Hepler

City of Oregon City

Prepared by: SHARON TUCKER

09/26/2020

Northside Ford Truck Sales, Inc. | 6221 N E Columbia Blvd. Portland Oregon |

972182995



Item 8e.

2021 F-450 Chassis 4x4 SD Regular Cab 145" WB DRW XL (F4H)

Price Level: 115 | Quote ID: OC21F4Hs

Pricing Summary - Single Vehicle**MSRP****Vehicle Pricing**

Base Vehicle Price	\$42,695.00
Options & Colors	\$12,980.00
Upfitting	\$17,255.83
Destination Charge	\$1,695.00

Subtotal	\$74,625.83
-----------------	--------------------

Pre-Tax Adjustments

Code	Description	
Govt Disc	Government discount	-\$11,343.16
Key w/remote	Keys, fully programmed with remote (2 factory, 2 extra, 4 total)	\$449.00
VCAF	As per state contract #5549.	\$0.00
Delivery	Delivery per contract \$2.25 per mile after 60.	\$0.00

Subtotal	\$63,731.67
-----------------	--------------------

Sales Taxes

Code	Description	
CAT	Corporate Activity Tax	\$238.99
Oregon Tax	Oregon Privilege Tax	\$318.66

Estimated CAT tax (gross receipts tax) in effect 1/1/20.

Oregon Privilege Tax for all new vehicles and any used vehicles with less than 7500 miles that have not previously been registered in Oregon.

Subtotal	\$64,289.32
-----------------	--------------------

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for: Dan Hepler

City of Oregon City

Prepared by: SHARON TUCKER

09/26/2020



Item 8e.

Northside Ford Truck Sales, Inc. | 6221 N E Columbia Blvd. Portland Oregon |

972182995

2021 F-450 Chassis 4x4 SD Regular Cab 145" WB DRW XL (F4H)

Price Level: 115 | Quote ID: OC21F4Hs

Post-Tax Adjustments

Code	Description	
CAT Doc 75	Adjustment for CAT on \$75 Doc fee	\$0.29
<i>CAT tax adjustment for doc fee. Tax is to be collected for document processing fee.</i>		
E-Doc	Doc fee for E-Plates	\$75.00
<i>Doc fee for processing E-Plates</i>		
E-RegPlate	Plate and registration for E-Plates	\$29.50
<i>\$24.50 Plate fee \$5.00 Registration</i>		
Title-19	Title fee for vehicles getting 0-19 MPG avg	\$98.00

Total

\$64,492.11

Customer Signature

Acceptance Date

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

2021 F-450 XL 4x4 Diesel Standard Cab Chassis (Strom Department #645)

- F-450
- XL
- Regular Cab
- 6.7L Diesel
- 4X4
- DRW
- Color: Oxford White
- 6.7 Diesel Engine
- TorqShift Automatic Transmission
- 4:10 Limited Slip Axle
- Backup Alarm
- Backup Camera
- Skid Plates-Transfer Case
- Manually Telescoping / Folding Trailer Towing with Power and Heated Mirrors
- Power Window and Door Locks
- Running Boards
- 6 A/T Traction Tires
- HD Vinyl Interior 40/20/40 Split Bench Seats
- Carpet Delete
- Electronic Shift on the Fly 4X4
- Integrated Trailer Brake Controller
- Tow Package
- Rapid-Heat Supplemental Cab Heater
- Operator Commanded Regeneration (Emissions)
- 10 min Engine Idle Shutdown
- 110V/400W Outlet
- Upfitter Interface Module
- Upfitter Switches
- AM/FM/CD Radio with Sync (Bluetooth)
- E-Plates
- 2 Extra Keys (4 Total)

Pacific Service Center

- Rugby Dump bed (3-4 Yd)
- Color: Oxford White
- Regular Tailgate (Standard)?
- Hinged Fold Down Fixed Sides
- Aluminum Protech or Wickum Weld Underbody Toolboxes (Qty 2 if possible)
- Vibrating Dump Body
- LED Clearance and Taillights
- 20K Hitch/Receiver
- Shovel/ Tool Holder on Headboard on each side of Dump Body (preferably w/o stepping into the bed to get the Tool from the holder)

Rugby®

ELIMINATOR LP

DUMP BODIES
& RUGBY HOISTS



RUGBY MFG

BUILT BETTER THE RUGBY WAY

THE RUGBY ELIMINATOR LP

The Rugby Eliminator LP is the hardest working dump body in the landscape and light construction industries. When landscape and construction contractors need a productive, reliable, and versatile body, they chose the Eliminator LP time after time.

The steel model features a seamless, one-piece steel floor for optimum strength and durability. Full 9-foot floor length allows for full sheets of plywood or other materials. The Eliminator LP design also features front pillars that incorporate forward facing clearance lights positioned at a 45-degree angle at each corner. Rugby products feature light locations that may assist the installer in meeting FMVSS/CMVSS 108.

Other industry leading design features include:

- Primarily constructed of 10 ga and 12 ga materials
- Side design includes fully boxed dirt shedding top rail and a sloped bottom rail for a completely self-cleaning profile
- Double-walled rigid sides with vertical braces
- Single-walled fold down sides with vertical braces
- Pockets for 6" side boards increase load capacity
- Front body's seamless one-piece design features triple bend top rails for long-term durability
- Stacked understructure consisting of 5" structural long members overlaid with 3" structural I-beam crossmembers nominally spaced 16" (12" optional) apart
- Standard ¼ cabshield with viewing window
- Full height corner posts with rear surface sloped aids in tailgate closing
- Tailgate double walled panel design featuring fully boxed dirt-shedding top and bottom rails. Two vertical braces to provide additional strength and rigidity
- Standard 10 ga floor
- Board pocket design that aligns with cabshield, allowing the use of tapered side boards to increase capacity when hauling lighter loads such as brush, firewood, and mulch.

Note: While the addition of a taller side board allows for some additional capacity, you must follow the maximum weight capacities of your body and hoist.

CARBON STEEL RIGID 2-3 YARD BODY SPECIFICATIONS

Body Length (Inside)	9'3"	11'3"	12'3"
Body Capacity (cubic yds)	2-3	2-3	2-3
Side Height (in)	12	12	12
Rear Height (in)	18	18	18
Body Weight (lbs)	1450	1660	1770



Page

Item 8e.

- 2 - Eliminator LP
- 3 - Eliminator LP
- 4 - Stainless Steel LP
- 5 - Aluminum LP
- 6 - Eliminator MD
- 7 - Hoists
- 8 - Accessories



Standard Features



Cabshield Posts

Full height corner posts include cut-out for fast installation of cabshield insert. Makes all Eliminator LP cabshields interchangeable, helping to keep inventory low.

CARBON STEEL FOLD DOWN SIDE 2-3 YARD BODY SPECIFICATIONS

Body Length (Inside)	9'3"	11'3"	12'3"
Body Capacity (cubic yds)	2-3	2-3	2-3
Side Height (in)	12	12	12
Rear Height (in)	18	18	18
Body Weight (lbs)	1475	1685	1795

ELIMINATOR LP – BODY OPTIONS

Item 8e.

2-3 & 3-4 Yard Rigid & Fold Down Side Carbon Steel:

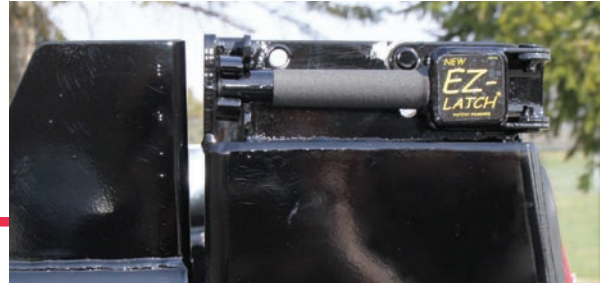
- Cabshields (1/4, 1/2, 3/4, Full) Standard and Tall
- One-piece floor in 10 ga or 7 ga
- Cross sills on 16" centers (12" optional)
- Understructure Options:
 - Stacked
 - Crossmemberless

Aluminum Side Assemblies available on 2-3 yard & 3-4 yard Fold Down Side models

ELIMINATOR LP



Fold down sides feature a centrally located quick release lever that extends and retracts 3/4" pins at each end using a solid linkage member. Weight-saving aluminum fold down sides are optional on steel bodies.



Rugby's patented and industry leading EZ-LATCH™ (located on each side of body) allows for easy body access. The latch system is designed for quick opening and slam lock operation with a cam action to draw-in upper tailgate pins.

CARBON STEEL RIGID 3-4 YARD BODY SPECIFICATIONS

Body Length (Inside)	9'3"	11'3"	12'3"
Body Capacity (cubic yds)	3-4	3-4	3-4
Side Height (in)	17	17	17
Rear Height (in)	23	23	23
Body Weight (lbs)	1550	1780	1890

CARBON STEEL FOLD DOWN SIDE 3-4 YARD BODY SPECIFICATIONS

Body Length (Inside)	9'3"	11'3"	12'3"
Body Capacity (cubic yds)	3-4	3-4	3-4
Side Height (in)	17	17	17
Rear Height (in)	23	23	23
Body Weight (lbs)	1575	1805	1815



STAINLESS STEEL LP

ONE TOUGH CHOICE



Stainless steel dump bodies from Rugby are corrosion resistant and more durable than high tensile steel.

The stainless steel Eliminator LP is built with a one-piece floor, dirt shedding sides, a centrally located quick release lever, (fold down side models only) and the patented EZ-LATCH™ system. The unit is designed to provide years of service.

BODY OPTIONS

Stainless Steel Eliminator LP – Rigid & Fold Down Sides

- Cabshields (1/4, 1/2, 3/4, Full) Standard and Tall
- Understructure Options:
 - Fully Stainless Steel Interlaced
 - Crossmemberless

Crossmemberless body has carbon steel AR400 floor and carbon steel longmembers.



6° slope tailgate allows easy attachment of spreaders during winter.

- 10 ga 201 2B stainless steel sides and ends standard
- 8" Longsills
- One-piece 3/8" AR400 crossmemberless steel floor
- Pockets for 6" side boards increase load capacity

STAINLESS STEEL RIGID 2-3 YARD BODY SPECIFICATIONS

Body Length (Inside)	9'3"	11'3"
Body Capacity (cubic yds)	2-3	2-3
Side Height (in)	12	12
Rear Height (in)	18	18
Body Weight (lbs)	1450	1660

STAINLESS STEEL FOLD DOWN SIDE 2-3 YARD BODY SPECIFICATIONS

Body Length (Inside)	9'3"	11'3"
Body Capacity (cubic yds)	2-3	2-3
Side Height (in)	12	12
Rear Height (in)	18	18
Body Weight (lbs)	1475	1685

STAINLESS STEEL RIGID 3-4 YARD BODY SPECIFICATIONS

Body Length (Inside)	9'3"	11'3"
Body Capacity (cubic yds)	3-4	3-4
Side Height (in)	17	17
Rear Height (in)	23	23
Body Weight (lbs)	1550	1780

STAINLESS STEEL FOLD DOWN SIDE 3-4 YARD BODY SPECIFICATIONS

Body Length (Inside)	9'3"	11'3"
Body Capacity (cubic yds)	3-4	3-4
Side Height (in)	17	17
Rear Height (in)	23	23
Body Weight (lbs)	1575	1805



ALUMINUM LP

HARD WORKING & GOOD LOOKING

Tough, efficient Rugby aluminum Eliminator LP bodies weigh up to 50% less than traditional carbon steel and provide an exceptional strength to weight ratio! This means increased payload, improved fuel efficiency, and corrosion resistance, in addition to lower maintenance costs and lower tire and brake costs.

The aluminum Eliminator LP body also features lightweight fold-down sides for easy access. Enjoy long lasting, durable aluminum bodies from Rugby and customize with a wide range of performance and appearance enhancing accessories.

BODY OPTIONS

Aluminum LP – All Models

- Cabshields (1/4, 1/2) Standard and Tall
- Standard Interlaced Understructure



Fold down aluminum sides are lightweight and easy to operate.



- Constructed of 1/8", 3/16", and 1/4" 5052 aluminum
- Pockets for 6" boards increase load capacity
- Long members constructed of 8" formed 1/4" 5052 aluminum

RIGID 2-3 YARD BODY SPECIFICATIONS

Body Length (Inside)	9'3"	11'3"
Body Capacity (cubic yds)	2-3	2-3
Side Height (in)	12	12
Rear Height (in)	18	18
Body Weight (lbs)	813	915

FOLD DOWN SIDE 2-3 YARD BODY SPECIFICATIONS

Body Length (Inside)	9'3"	11'3"
Body Capacity (cubic yds)	2-3	2-3
Side Height (in)	12	12
Rear Height (in)	18	18
Body Weight (lbs)	830	935

RIGID 3-4 YARD BODY SPECIFICATIONS

Body Length (Inside)	9'3"	11'3"
Body Capacity (cubic yds)	3-4	3-4
Side Height (in)	17	17
Rear Height (in)	23	23
Body Weight (lbs)	867	980

FOLD DOWN SIDE 3-4 YARD BODY SPECIFICATIONS

Body Length (Inside)	9'3"	11'3"
Body Capacity (cubic yds)	3-4	3-4
Side Height (in)	17	17
Rear Height (in)	23	23
Body Weight (lbs)	875	985

ELIMINATOR MD

EVEN MORE CAPABLE



Incorporating the great look and dependable performance of the Rugby Eliminator LP, the Eliminator MD increases productivity by combining side and rear dump capabilities. Operators enjoy pinpoint load placement and greater functionality in tight jobsites with the Eliminator MD.

BODY OPTIONS

Eliminator MD

- Cabshields (1/4) Standard and Tall



Multi-Directional dumping hoist specifically designed for the Eliminator MD body.

Dumping direction is easily controlled with one lever and Rugby's standard tailgate release controls both the rear and the side release. The Eliminator MD includes Rugby's patented EZ-LATCH™. Standard vertical side and tailgate braces along with the Eliminator's sleek design offer the complete package to make your work truck stand out!

Increase productivity by combining side and rear dump capabilities with the Eliminator MD.

- 10 ga steel ends and 7 ga steel floor
- 12 ga fold down passenger side
- 7 ga dump thru driver's side
- 55° side dump angle; 46° rear dump angle

ELIMINATOR MD SPECIFICATIONS

	9'	9'	11'	11'
Body Length	9'	9'	11'	11'
Body Capacity (yds)	2-3	3-4	2-3	3-4
Hoist Capacity Rear/Side (Tons)	10.9/9.6	10.9/9.6	8.6/9.6	8.6/9.6
Side Height	12.5"	17"	12.5"	17"
Tailgate Height	18.5"	23"	18.5"	23"



HOISTS

NEED A LIFT



SUBFRAME

Rugby designs and manufactures more hoists than anyone in the world. Rugby hoists are built for optimum performance and are factory tested for performance and durability. If you need a dependable long-lasting hoist, you need a Rugby!



HOIST SPECIFICATION	SR-4016	HR550
NTEA Class	40	40
Cyl. Bore & Stroke	5.5" x 16"	5.5" x 20"
Chrome Cyl. Shaft	2"	2½"
Operating Pressure (psi)	3200	3200
Hoist Weight w/subframe (lbs)	460	650
Hoist Capacity Ranges	7.7 - 17 tons	8 - 16 tons

With over 45 years of experience, Rugby® is the industry leader in hoist design and testing. The new Rugby SR-4016 truck hoist is tested at **full-rated capacity** for an **extended life cycle***, and with a new integrated body prop, the SR-4016 will reduce the installation time in your shop by at least 10-15%! The new SR-4016 can be used for both HR520 and HR540 applications, reducing your inventory!

- Available with single or double acting electric pump or direct mount gear pump
- Mounting height: 9.6 inches

*Test results assume all recommended maintenance is adhered to.



ACCESSORIES

A COMPLETE LINE UP

Item 8e.



Tailgate Bumpers



Pintle and Receiver Hitch Plates



Two Rung Ladder



Coal Chutes

Other Accessories Available:

- Spreader Aprons
- LED Lights

Rugby products feature light locations that may assist the installer in meeting FMVSS / CMVSS 108.

Rugby Manufacturing is the world's leading designer and manufacturer of Class 3-5 dump bodies, landscape bodies, platforms, hoists and related truck equipment & accessories. With more than 4 decades of experience, Rugby dump bodies and hoists are precision engineered and manufactured to perform! Rugby is committed to delivering product design innovation, superior quality and unrivaled service. And with each body and hoist backed by a 3-year warranty, nothing compares to Rugby!

Commitment to Quality

Today's marketplace demands quality products and competitive pricing. We work hard at Rugby to comply with your needs. Our reputation since 1969 has been one of quality production and we won't change. You deserve and demand what we are committed to, the best.



RUGBY MANUFACTURING

Rugby, ND • 701-776-5722 • FAX 701-776-6235

www.rugbymfg.com • E-mail sales@rugbymfg.com

a **TBEI** company
TRUCK BODIES & EQUIPMENT INTERNATIONAL, Inc.

Sold by:



BUYERS GUIDE FOR

FLEET Vehicles

Version [4.1] dated 11/09/2018

PROCUREMENT SERVICES CONTRACT ADMINISTRATOR:

Blake Schwabauer
DAS EGS/PROCUREMENT SERVICES
1225 FERRY ST SE
SALEM, OR 97301
503-378-4653
blake.j.schwabauer@oregon.gov



CONTRACT DESCRIPTION:

Use of this Price Agreement and sound business practice require that a selection process be followed to determine a "Best Value" price. This is accomplished in most cases by factoring industry and market pricing with the expected value and quality of the vehicle, solutions and services to be purchased, however, Best Value does not necessarily mean the lowest price offer. This selection process will assist the Authorized Purchaser in establishing Best Value.

AWARDED PRICE AGREEMENT NUMBER[S]:

- 5556 Bruce Chevrolet - Kyle Olinger (503) 619-8324**
kyle@brucechevrolet.com
- 5559 DSU Peterbilt - Brian Heinrich (503) 535-3025**
bheinrich@dsutrucks.com
- 5561 ERide Ind - John Herou (763) 389-9139**
jherou@e-ride.com
- 5560 McCoy Freightliner - Kevin Dripps (503) 283-0345**
kevindripps@pdxftl.com
- 5551 Gresham Ford - Paul Blankenship (503) 490-6510**
paul@greshamford.com

- 5555 Hubbard Chevrolet - John Boyer (800) 247-4336
johnboy@hubbardchevrolet.com**
- 5550 Landmark Ford - Lisa OKeefe (503) 639-1131 ext709
GovtSales@landmarkford.com**
- 5549 Northside Ford - Sharon Tucker (503) 282-7777
stucker@northsidetrucks.com**
- 5558 Power Chevrolet - Jim Church (503) 769-7777
jimc@powerchevrolet.com**
- 5554 Power Chrysler, JEEP, DODGE - Don Kasinger (503) 871-0703
dpkasinger@aol.com**
- 5548 Power Ford Lincoln - Don Kasinger (503) 871-0703
dpkasinger@aol.com**
- 5557 Suburban Chevrolet - DJ Anderson (503) 454-4960
dj@suburbanautogroup.com**
- 5552 Tonkin Dodge - Chuck Baggs (503) 258-5704
cbaggs@tonkin.com**
- 5563 Tonkin Nissan - Jon Geffen (503) 258-6257
jgeffen@tonkin.com**
- 5564 Tonkin Toyota - Jon Geffen (503) 258-6257
jgeffen@tonkin.com**
- 5553 Withnell Dodge - Matt McCowan (503) 364-0184
matt@withnellauto.com**

DAS PS Contacts:

Blake Schwabauer (503) 378-4653 – blake.j.schwabauer@oregon.gov

BEST VALUE ANALYSIS (BVA) INSTRUCTIONS and PRICING: “Best Value” is determined by reviewing and analyzing various factors related to the Authorized Purchaser and the pricing for the desired Goods and Services to reach a conclusion that the pricing is fair and reasonable. Goods and Services that are a Best Value are not necessarily the lowest priced.

SPECIAL ORDERING INSTRUCTIONS:

- 1. Locate any of the above listed price agreements in ORPIN**
- 2. Find the Excel spread sheet for Fleet Pricing (current year)**
- 3. Locate Vehicle type in column “B” by sorting column “B”**
- 4. Evaluate best base model contract pricing in Column “F”**
- 5. Determine best dealer; Look up contact information in ORPIN, Call and Place Order using the appropriate contract #**
- 6. If authorized purchaser needs options, or vehicle is not on the list, then use Best Value Analysis process.**
 - a. NOTE: The vehicles listed are “BASE Model” addition of options will change price and should be negotiated.**

UNIQUE CONSIDERATIONS OR HIGHLIGHTS OF PRICE AGREEMENT[S]:

NOTE: According to *HB 2017* on January 1, 2018 vehicle dealers in Oregon are responsible for paying a “Vehicle Privilege Tax” of 0.5% on any new taxable vehicle sold in Oregon. This tax will show up as a separate line on vehicles quoted against your purchase order(s). For questions concerning this tax please refer to the [Oregon Department of Revenue](#).

When Using Grants:

Common Grant Rule Compliant if you use the BVA process



CITY OF OREGON CITY

Staff Report

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

To: City Commission
From: Public Works Director John Lewis, PE

Agenda Date: 11/04/2020

SUBJECT:

Public Works Water Division Replacement Vehicle

STAFF RECOMMENDATION:

Staff recommends the City Commission authorize the purchase of a 2021 Ford F450 1 ½ ton, 3-4-yard dump body truck for a replacement of the Water Division truck #345.

EXECUTIVE SUMMARY:

The Public Works Fleet Division is utilizing its Fleet Replacement Fund for the purchase of a 2021 Ford F450 1 ½-ton, 3-4-yard dump body truck for the Water Division. This will be replacing truck #345, which is a 2002 Dodge 3500 1 ton, 2-yard dump body truck. Truck #345 is an 18-year-old truck with a history of transmission and steering issues. Due to the age of the truck, it is difficult finding replacement parts. The truck will be sent to auction once we have received the replacement truck and it is put into service.

Public Works will be contracting with Northside Ford, under the State of Oregon Purchasing Agreement #5549, for the purchase of the 2021 Ford F450 Dump Body Truck.

Attached is a brochure of the dump body truck, sales proposal, and a list of options that will come on the new truck.

BACKGROUND:

Oregon City Fleet purchases are managed through our Fleet Replacement Fund. Every year, each Public Works Division budgets a predetermined amount for deposit into the Fleet Replacement Account to ensure adequate funding is available when new or replacement vehicles are scheduled for purchase. The purchase price of this truck is \$61,910.10 and was a previously authorized expenditure within the FY 2020-21 biennial budget. There is sufficient funding within the Fleet Replacement Fund to allow the Public Works Operations Division to support and fund this new asset.

OPTIONS:

1. Approve the purchase of the replacement truck.
2. Disapprove the purchase of the replacement truck.

BUDGET IMPACT:

Amount: \$61,910.10

FY(s): 2020-21

Funding Source(s): Fleet Replacement Fund 320-551-7052

Prepared for: Dan Hepler

City of Oregon City

Prepared by: SHARON TUCKER

09/29/2020

Water Dept. # 341



Item 8f.

Northside Ford Truck Sales, Inc. | 6221 N E Columbia Blvd. Portland Oregon |

972182995

2021 F-450 Chassis 4x4 SD Regular Cab 145" WB DRW XL (F4H)

Price Level: 115 | Quote ID: OC21F4Hw

As Configured Vehicle

Code	Description	MSRP	Invoice
------	-------------	------	---------

Base Vehicle

F4H	Base Vehicle Price (F4H)	\$42,695.00	\$40,560.00
-----	--------------------------	-------------	-------------

Packages

650A	Order Code 650A	N/C	N/C
------	-----------------	-----	-----

Includes:

- Transmission: TorqShift 10-Speed Automatic
- Includes neutral idle and selectable drive modes: normal, tow/haul, eco, deep sand/snow and slippery.
- GVWR: 16,500 lb Payload Package
- Wheels: 19.5" x 6" Argent Painted Steel
- Hub covers/center ornaments not included.
- HD Vinyl 40/20/40 Split Bench Seat
- Includes center armrest, cupholder and driver's side manual lumbar.
- Radio: AM/FM Stereo w/MP3 Player
- Includes 4 speakers.
- SYNC Communications & Entertainment System
- Includes enhanced voice recognition, 911 Assist, 4.2" LCD center stack screen, AppLink, 1 smart-charging USB-C port and steering wheel audio controls.

Powertrain

99T	Engine: 6.7L 4V OHV Power Stroke V8 Turbo Diesel B20	\$9,325.00	\$8,486.00
-----	--	------------	------------

Includes Diesel Exhaust Fluid (DEF) tank, intelligent oil-life monitor and manual push-button engine-exhaust braking.

Includes:

- Dual 78-AH 750 CCA Batteries

44G	Transmission: TorqShift 10-Speed Automatic	Included	Included
-----	---	----------	----------

Includes neutral idle and selectable drive modes: normal, tow/haul, eco, deep sand/snow and slippery.

X4N	Limited Slip w/4.10 Axle Ratio	\$360.00	\$327.00
-----	-----------------------------------	----------	----------

STDGV	GVWR: 16,500 lb Payload Package	Included	Included
-------	------------------------------------	----------	----------

Wheels & Tires

TGK	Tires: 225/70Rx19.5G BSW Traction (TGK)	\$215.00	\$195.00
-----	--	----------	----------

Includes 4 traction tires on the rear and 2 traction tires on the front. Not recommended for over the road applications; could incur irregular front tire wear and/or NVH.

64Z	Wheels: 19.5" x 6" Argent Painted Steel	Included	Included
-----	--	----------	----------

Hub covers/center ornaments not included.

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for: Dan Hepler

City of Oregon City

Prepared by: SHARON TUCKER

09/29/2020

Northside Ford Truck Sales, Inc. | 6221 N E Columbia Blvd. Portland Oregon |



Item 8f.

972182995

2021 F-450 Chassis 4x4 SD Regular Cab 145" WB DRW XL (F4H)

Price Level: 115 | Quote ID: OC21F4Hw

As Configured Vehicle (cont'd)

Code	Description	MSRP	Invoice
Seats & Seat Trim			
A	HD Vinyl 40/20/40 Split Bench Seat <i>Includes center armrest, cupholder and driver's side manual lumbar.</i>	Included	Included
Other Options			
PAINT	Monotone Paint Application	STD	STD
145WB	145" Wheelbase	STD	STD
STDRD	Radio: AM/FM Stereo w/MP3 Player <i>Includes 4 speakers. Includes: - SYNC Communications & Entertainment System Includes enhanced voice recognition, 911 Assist, 4.2" LCD center stack screen, AppLink, 1 smart-charging USB-C port and steering wheel audio controls.</i>	Included	Included
90L	Power Equipment Group <i>Deletes passenger side lock cylinder. Includes upgraded door-trim panel. Includes: - Accessory Delay - Advanced Security Pack Includes SecuriLock Passive Anti-Theft System (PATS) and inclination/intrusion sensors. - Manual Telescoping/Folding Trailer Tow Mirrors Includes power/heated glass and heated convex spotter mirror. - MyKey Includes owner controls feature. - Power Front Side Windows Includes 1-touch up/down driver/passenger window. - Power Locks - Remote Keyless Entry</i>	\$865.00	\$787.00
41P	Transfer Case Skid Plates	\$100.00	\$91.00
86B	Programmable Engine Idle Shutdown - 10 Minute	\$250.00	\$228.00
18A	Upfitter Interface Module	\$295.00	\$269.00
67B	397 Amp Alternator	Included	Included
52B	Trailer Brake Controller <i>Includes smart trailer tow connector. Verified to be compatible with electronic actuated drum brakes only.</i>	\$270.00	\$245.00
18B	Platform Running Boards	\$320.00	\$291.00
872	Rear View Camera & Prep Kit <i>Pre-installed content includes cab wiring and frame wiring to the rear most cross member. Upfitters kit includes camera with mounting bracket, 20' jumper wire and camera mounting/aiming instructions.</i>	\$415.00	\$377.00

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for: Dan Hepler

City of Oregon City

Prepared by: SHARON TUCKER

09/29/2020



Item 8f.

Northside Ford Truck Sales, Inc. | 6221 N E Columbia Blvd. Portland Oregon |

972182995

2021 F-450 Chassis 4x4 SD Regular Cab 145" WB DRW XL (F4H)

Price Level: 115 | Quote ID: OC21F4Hw

As Configured Vehicle (cont'd)

Code	Description	MSRP	Invoice
41A	Rapid-Heat Supplemental Cab Heater <i>Includes: - 397 Amp Alternator</i>	\$250.00	\$228.00
43C	110V/400W Outlet <i>Includes 1 in-dash mounted outlet.</i>	\$175.00	\$160.00
76C	Exterior Backup Alarm (Pre-Installed) <i>Custom accessory.</i>	\$140.00	\$128.00

Emissions

425	50-State Emissions System	STD	STD
-----	------------------------------	-----	-----

Interior Colors

AS_01	Medium Earth Gray	N/C	N/C
-------	-------------------	-----	-----

Primary Colors

Z1_01	Oxford White	N/C	N/C
-------	--------------	-----	-----

Upfit Options

E124167	Rugby Dump	\$14,696.21	\$14,696.21
---------	------------	-------------	-------------

RUGBY DU-9-4 3/4 YARD DUMP BODY, NON-FOLDING SIDES:
9' 7" LONG X 96" WIDE, 17" SIDE HEIGHT, 23" TAILGATE HEIGHT, 3.35 YARD CAPACITY (4.48 WITH 6"
SIDE
BOARDS) , SR-4016 EDA HOIST (10.1 TON CAPACITY), LED OVAL SHAPED STT LIGHTS, QUARTER CAB
SHIELD,
FULLY BOXED TOP RAIL, 10 GA. ONE-PIECE SEAMLESS FLOOR, 10 GA. INNER AND 12 GA OUTER
STEEL WALL
RUGBY LEVEL 2 FACTORY INSTALL OF HOIST ON DUMP BODY:
1. INSTALL HOIST INTO SUBFRAME
2. INSTALL BODY PROP
3. INSTALL GREASE FITTINGS AND GREASE
4. BOLT PUMP TO BRACKET ON SUBFRAME
5. INSTALL FITTINGS AND HOSES
6. FILL RESERVOIR WITH OIL
RUGBY LEVEL 4 FACTORY INSTALL OF CAB SHIELD
RUGBY COAL CHUTE PN 1663605, FACTORY INSTALLED IN CENTER OF TAILGATE
BUYERS 1809061A , 1/2" HITCH PLATE WITH 2-1/2" RECEIVER TUBE - 20K RATED - FORD CHASSIS
CURT 55774, 7-WAY & 4-WAY FLAT PLUG
PAINT BODY WHITE TO MATCH CAB
BUYERS DBV2500 DUMP BODY VIBRATOR KIT
MATERIALS FOR SHOVEL / TOOL HOLDERS, ONE EACH SIDE OF BULKHEAD
TO BE USED WITHOUT STEPPING INTO THE BED TO GET THE TOOL FROM THE HOLDER
FAB AND INSTALLATION OF TOOL HOLDERS
INSTALLATION OF FORD SUPPLIED BACK-UP CAMERA KIT

SUBTOTAL	\$70,371.21	\$67,068.21
----------	-------------	-------------

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for: Dan Hepler

City of Oregon City

Prepared by: SHARON TUCKER

09/29/2020



Item 8f.

Northside Ford Truck Sales, Inc. | 6221 N E Columbia Blvd. Portland Oregon |

972182995

2021 F-450 Chassis 4x4 SD Regular Cab 145" WB DRW XL (F4H)

Price Level: 115 | Quote ID: OC21F4Hw

As Configured Vehicle (cont'd)

Code	Description	MSRP	Invoice
	Destination Charge	\$1,695.00	\$1,695.00
	TOTAL	\$72,066.21	\$68,763.21

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for: Dan Hepler

City of Oregon City

Prepared by: SHARON TUCKER

09/29/2020



Item 8f.

Northside Ford Truck Sales, Inc. | 6221 N E Columbia Blvd. Portland Oregon |

972182995

2021 F-450 Chassis 4x4 SD Regular Cab 145" WB DRW XL (F4H)

Price Level: 115 | Quote ID: OC21F4Hw

Pricing Summary - Single Vehicle

MSRP

Vehicle Pricing

Base Vehicle Price	\$42,695.00
Options & Colors	\$12,980.00
Upfitting	\$14,696.21
Destination Charge	\$1,695.00

Subtotal	\$72,066.21
-----------------	--------------------

Pre-Tax Adjustments

Code	Description	
Govt Disc	Government discount	-\$11,343.16
Key w/remote	Keys, fully programmed with remote (2 factory, 2 extra, 4 total)	\$449.00
VCAF	As per state contract #5549.	\$0.00
Delivery	Delivery per contract \$2.25 per mile after 60.	\$0.00

Subtotal	\$61,172.05
-----------------	--------------------

Sales Taxes

Code	Description	
CAT	Corporate Activity Tax	\$229.40
<i>Estimated CAT tax (gross receipts tax) in effect 1/1/20.</i>		
Oregon Tax	Oregon Privilege Tax	\$305.86

Oregon Privilege Tax for all new vehicles and any used vehicles with less than 7500 miles that have not previously been registered in Oregon.

Subtotal	\$61,707.31
-----------------	--------------------

Prepared for: Dan Hepler

City of Oregon City

Prepared by: SHARON TUCKER

09/29/2020



Item 8f.

Northside Ford Truck Sales, Inc. | 6221 N E Columbia Blvd. Portland Oregon |

972182995

2021 F-450 Chassis 4x4 SD Regular Cab 145" WB DRW XL (F4H)

Price Level: 115 | Quote ID: OC21F4Hw

Post-Tax Adjustments

Code	Description	
CAT Doc 75	Adjustment for CAT on \$75 Doc fee	\$0.29
CAT tax adjustment for doc fee. Tax is to be collected for document processing fee.		
E-Doc	Doc fee for E-Plates	\$75.00
Doc fee for processing E-Plates		
E-RegPlate	Plate and registration for E-Plates	\$29.50
\$24.50 Plate fee \$5.00 Registration		
Title-19	Title fee for vehicles getting 0-19 MPG avg	\$98.00

Total	\$61,910.10
--------------	--------------------

Customer Signature

Acceptance Date

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

2021 F-450 XL 4x4 Diesel Standard Cab Chassis (Water Department #341)

- F-450
- XL
- Regular Cab
- 6.7L Diesel
- 4X4
- DRW
- Color: Oxford White
- 6.7 Diesel Engine
- TorqShift Automatic Transmission
- 4:10 Limited Slip Axle
- Backup Alarm
- Backup Camera
- Skid Plates-Transfer Case
- Manually Telescoping / Folding Trailer Towing with Power and Heated Mirrors
- Power Window and Door Locks
- Running Boards
- 6 A/T Traction Tires
- HD Vinyl Interior 40/20/40 Split Bench Seats
- Carpet Delete
- Electronic Shift on the Fly 4X4
- Integrated Trailer Brake Controller
- Tow Package
- Rapid-Heat Supplemental Cab Heater
- Operator Commanded Regeneration (Emissions)
- 10 min Engine Idle Shutdown
- 110V/400W Outlet
- Upfitter Interface Module
- Upfitter Switches
- AM/FM/CD Radio with Sync (Bluetooth)
- E-Plates
- 2 Extra Keys (4 Total)

Pacific Service Center

- Rugby Dump bed (3-4 yd)
- Color: Oxford White
- Coal Chute in center in the tailgate
- Fixed Side (not hinged)
- Fixed Side Steps – on the dump Body (both sides)
- Vibrating Dump Body
- LED Clearance and Taillights
- 20K Hitch/Receiver
- Shovel/ Tool Holder on Headboard on each side of Dump Body (preferably w/o stepping into the bed to get the Tool from the holder)

ELIMINATOR LP

DUMP BODIES
& RUGBY HOISTS

Rugby®



RUGBY MFG

BUILT BETTER THE RUGBY WAY

THE RUGBY ELIMINATOR LP

The Rugby Eliminator LP is the hardest working dump body in the landscape and light construction industries. When landscape and construction contractors need a productive, reliable, and versatile body, they chose the Eliminator LP time after time.

The steel model features a seamless, one-piece steel floor for optimum strength and durability. Full 9-foot floor length allows for full sheets of plywood or other materials. The Eliminator LP design also features front pillars that incorporate forward facing clearance lights positioned at a 45-degree angle at each corner. Rugby products feature light locations that may assist the installer in meeting FMVSS/CMVSS 108.

Other industry leading design features include:

- Primarily constructed of 10 ga and 12 ga materials
- Side design includes fully boxed dirt shedding top rail and a sloped bottom rail for a completely self-cleaning profile
- Double-walled rigid sides with vertical braces
- Single-walled fold down sides with vertical braces
- Pockets for 6" side boards increase load capacity
- Front body's seamless one-piece design features triple bend top rails for long-term durability
- Stacked understructure consisting of 5" structural long members overlaid with 3" structural I-beam crossmembers nominally spaced 16" (12" optional) apart
- Standard ¼ cabshield with viewing window
- Full height corner posts with rear surface sloped aids in tailgate closing
- Tailgate double walled panel design featuring fully boxed dirt-shedding top and bottom rails. Two vertical braces to provide additional strength and rigidity
- Standard 10 ga floor
- Board pocket design that aligns with cabshield, allowing the use of tapered side boards to increase capacity when hauling lighter loads such as brush, firewood, and mulch.

Note: While the addition of a taller side board allows for some additional capacity, you must follow the maximum weight capacities of your body and hoist.

CARBON STEEL RIGID 2-3 YARD BODY SPECIFICATIONS

Body Length (Inside)	9'3"	11'3"	12'3"
Body Capacity (cubic yds)	2-3	2-3	2-3
Side Height (in)	12	12	12
Rear Height (in)	18	18	18
Body Weight (lbs)	1450	1660	1770

CARBON STEEL FOLD DOWN SIDE 2-3 YARD BODY SPECIFICATIONS

Body Length (Inside)	9'3"	11'3"	12'3"
Body Capacity (cubic yds)	2-3	2-3	2-3
Side Height (in)	12	12	12
Rear Height (in)	18	18	18
Body Weight (lbs)	1475	1685	1795

Page

Item 8f.

- 2 - Eliminator LP
- 3 - Eliminator LP
- 4 - Stainless Steel LP
- 5 - Aluminum LP
- 6 - Eliminator MD
- 7 - Hoists
- 8 - Accessories

Standard Features



Cabshield Posts

Full height corner posts include cut-out for fast installation of cabshield insert. Makes all Eliminator LP cabshields interchangeable, helping to keep inventory low.



ELIMINATOR LP – BODY OPTIONS

Item 8f.

2-3 & 3-4 Yard Rigid & Fold Down Side Carbon Steel:

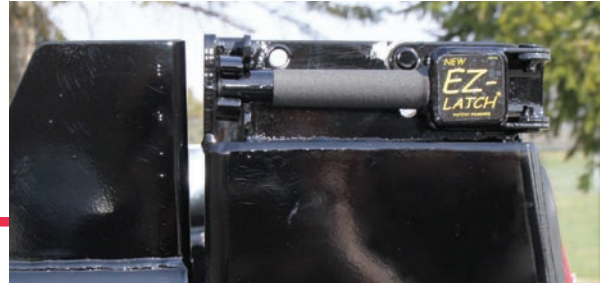
- Cabshields (1/4, 1/2, 3/4, Full) Standard and Tall
- One-piece floor in 10 ga or 7 ga
- Cross sills on 16" centers (12" optional)
- Understructure Options:
 - Stacked
 - Crossmemberless

Aluminum Side Assemblies available on 2-3 yard & 3-4 yard Fold Down Side models

ELIMINATOR LP



Fold down sides feature a centrally located quick release lever that extends and retracts 3/4" pins at each end using a solid linkage member. Weight-saving aluminum fold down sides are optional on steel bodies.



Rugby's patented and industry leading EZ-LATCH™ (located on each side of body) allows for easy body access. The latch system is designed for quick opening and slam lock operation with a cam action to draw-in upper tailgate pins.

CARBON STEEL RIGID 3-4 YARD BODY SPECIFICATIONS

Body Length (Inside)	9'3"	11'3"	12'3"
Body Capacity (cubic yds)	3-4	3-4	3-4
Side Height (in)	17	17	17
Rear Height (in)	23	23	23
Body Weight (lbs)	1550	1780	1890

CARBON STEEL FOLD DOWN SIDE 3-4 YARD BODY SPECIFICATIONS

Body Length (Inside)	9'3"	11'3"	12'3"
Body Capacity (cubic yds)	3-4	3-4	3-4
Side Height (in)	17	17	17
Rear Height (in)	23	23	23
Body Weight (lbs)	1575	1805	1815



STAINLESS STEEL LP

ONE TOUGH CHOICE



Stainless steel dump bodies from Rugby are corrosion resistant and more durable than high tensile steel.

The stainless steel Eliminator LP is built with a one-piece floor, dirt shedding sides, a centrally located quick release lever, (fold down side models only) and the patented EZ-LATCH™ system. The unit is designed to provide years of service.

BODY OPTIONS

Stainless Steel Eliminator LP – Rigid & Fold Down Sides

- Cabshields (1/4, 1/2, 3/4, Full) Standard and Tall
- Understructure Options:
 - Fully Stainless Steel Interlaced
 - Crossmemberless

Crossmemberless body has carbon steel AR400 floor and carbon steel longmembers.



6° slope tailgate allows easy attachment of spreaders during winter.

- 10 ga 201 2B stainless steel sides and ends standard
- 8" Longsills
- One-piece 3/8" AR400 crossmemberless steel floor
- Pockets for 6" side boards increase load capacity

STAINLESS STEEL RIGID 2-3 YARD BODY SPECIFICATIONS

Body Length (Inside)	9'3"	11'3"
Body Capacity (cubic yds)	2-3	2-3
Side Height (in)	12	12
Rear Height (in)	18	18
Body Weight (lbs)	1450	1660

STAINLESS STEEL FOLD DOWN SIDE 2-3 YARD BODY SPECIFICATIONS

Body Length (Inside)	9'3"	11'3"
Body Capacity (cubic yds)	2-3	2-3
Side Height (in)	12	12
Rear Height (in)	18	18
Body Weight (lbs)	1475	1685

STAINLESS STEEL RIGID 3-4 YARD BODY SPECIFICATIONS

Body Length (Inside)	9'3"	11'3"
Body Capacity (cubic yds)	3-4	3-4
Side Height (in)	17	17
Rear Height (in)	23	23
Body Weight (lbs)	1550	1780

STAINLESS STEEL FOLD DOWN SIDE 3-4 YARD BODY SPECIFICATIONS

Body Length (Inside)	9'3"	11'3"
Body Capacity (cubic yds)	3-4	3-4
Side Height (in)	17	17
Rear Height (in)	23	23
Body Weight (lbs)	1575	1805



ALUMINUM LP

HARD WORKING & GOOD LOOKING

Tough, efficient Rugby aluminum Eliminator LP bodies weigh up to 50% less than traditional carbon steel and provide an exceptional strength to weight ratio! This means increased payload, improved fuel efficiency, and corrosion resistance, in addition to lower maintenance costs and lower tire and brake costs.

The aluminum Eliminator LP body also features lightweight fold-down sides for easy access. Enjoy long lasting, durable aluminum bodies from Rugby and customize with a wide range of performance and appearance enhancing accessories.

BODY OPTIONS

Aluminum LP – All Models

- Cabshields (1/4, 1/2) Standard and Tall
- Standard Interlaced Understructure



Fold down aluminum sides are lightweight and easy to operate.



- Constructed of 1/8", 3/16", and 1/4" 5052 aluminum
- Pockets for 6" boards increase load capacity
- Long members constructed of 8" formed 1/4" 5052 aluminum

RIGID 2-3 YARD BODY SPECIFICATIONS

Body Length (Inside)	9'3"	11'3"
Body Capacity (cubic yds)	2-3	2-3
Side Height (in)	12	12
Rear Height (in)	18	18
Body Weight (lbs)	813	915

FOLD DOWN SIDE 2-3 YARD BODY SPECIFICATIONS

Body Length (Inside)	9'3"	11'3"
Body Capacity (cubic yds)	2-3	2-3
Side Height (in)	12	12
Rear Height (in)	18	18
Body Weight (lbs)	830	935

RIGID 3-4 YARD BODY SPECIFICATIONS

Body Length (Inside)	9'3"	11'3"
Body Capacity (cubic yds)	3-4	3-4
Side Height (in)	17	17
Rear Height (in)	23	23
Body Weight (lbs)	867	980

FOLD DOWN SIDE 3-4 YARD BODY SPECIFICATIONS

Body Length (Inside)	9'3"	11'3"
Body Capacity (cubic yds)	3-4	3-4
Side Height (in)	17	17
Rear Height (in)	23	23
Body Weight (lbs)	875	985

ELIMINATOR MD

EVEN MORE CAPABLE



Incorporating the great look and dependable performance of the Rugby Eliminator LP, the Eliminator MD increases productivity by combining side and rear dump capabilities. Operators enjoy pinpoint load placement and greater functionality in tight jobsites with the Eliminator MD.

BODY OPTIONS

Eliminator MD

- Cabshields (1/4) Standard and Tall



Multi-Directional dumping hoist specifically designed for the Eliminator MD body.

Dumping direction is easily controlled with one lever and Rugby's standard tailgate release controls both the rear and the side release. The Eliminator MD includes Rugby's patented EZ-LATCH™. Standard vertical side and tailgate braces along with the Eliminator's sleek design offer the complete package to make your work truck stand out!

Increase productivity by combining side and rear dump capabilities with the Eliminator MD.

- 10 ga steel ends and 7 ga steel floor
- 12 ga fold down passenger side
- 7 ga dump thru driver's side
- 55° side dump angle; 46° rear dump angle

ELIMINATOR MD SPECIFICATIONS

	9'	9'	11'	11'
Body Length	9'	9'	11'	11'
Body Capacity (yds)	2-3	3-4	2-3	3-4
Hoist Capacity Rear/Side (Tons)	10.9/9.6	10.9/9.6	8.6/9.6	8.6/9.6
Side Height	12.5"	17"	12.5"	17"
Tailgate Height	18.5"	23"	18.5"	23"



HOISTS

NEED A LIFT



SUBFRAME

Rugby designs and manufactures more hoists than anyone in the world. Rugby hoists are built for optimum performance and are factory tested for performance and durability. If you need a dependable long-lasting hoist, you need a Rugby!



HOIST SPECIFICATION	SR-4016	HR550
NTEA Class	40	40
Cyl. Bore & Stroke	5.5" x 16"	5.5" x 20"
Chrome Cyl. Shaft	2"	2½"
Operating Pressure (psi)	3200	3200
Hoist Weight w/subframe (lbs)	460	650
Hoist Capacity Ranges	7.7 - 17 tons	8 - 16 tons

With over 45 years of experience, Rugby® is the industry leader in hoist design and testing. The new Rugby SR-4016 truck hoist is tested at **full-rated capacity** for an **extended life cycle***, and with a new integrated body prop, the SR-4016 will reduce the installation time in your shop by at least 10-15%! The new SR-4016 can be used for both HR520 and HR540 applications, reducing your inventory!

- Available with single or double acting electric pump or direct mount gear pump
- Mounting height: 9.6 inches

*Test results assume all recommended maintenance is adhered to.



ACCESSORIES

A COMPLETE LINE UP

Item 8f.



Tailgate Bumpers



Pintle and Receiver Hitch Plates



Two Rung Ladder



Coal Chutes

Other Accessories Available:

- Spreader Aprons
- LED Lights

Rugby products feature light locations that may assist the installer in meeting FMVSS / CMVSS 108.

Rugby Manufacturing is the world's leading designer and manufacturer of Class 3-5 dump bodies, landscape bodies, platforms, hoists and related truck equipment & accessories. With more than 4 decades of experience, Rugby dump bodies and hoists are precision engineered and manufactured to perform! Rugby is committed to delivering product design innovation, superior quality and unrivaled service. And with each body and hoist backed by a 3-year warranty, nothing compares to Rugby!

Commitment to Quality

Today's marketplace demands quality products and competitive pricing. We work hard at Rugby to comply with your needs. Our reputation since 1969 has been one of quality production and we won't change. You deserve and demand what we are committed to, the best.



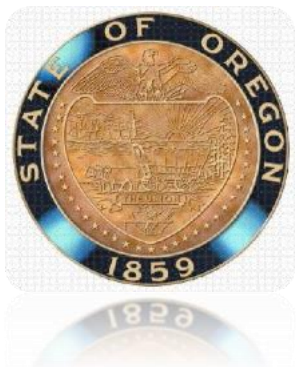
RUGBY MANUFACTURING

Rugby, ND • 701-776-5722 • FAX 701-776-6235

www.rugbymfg.com • E-mail sales@rugbymfg.com

a  **TBEI** company
TRUCK BODIES & EQUIPMENT INTERNATIONAL, Inc.

Sold by:



BUYERS GUIDE FOR

FLEET Vehicles

Version [4.1] dated 11/09/2018

PROCUREMENT SERVICES CONTRACT ADMINISTRATOR:

Blake Schwabauer
DAS EGS/PROCUREMENT SERVICES
1225 FERRY ST SE
SALEM, OR 97301
503-378-4653
blake.j.schwabauer@oregon.gov



CONTRACT DESCRIPTION:

Use of this Price Agreement and sound business practice require that a selection process be followed to determine a "Best Value" price. This is accomplished in most cases by factoring industry and market pricing with the expected value and quality of the vehicle, solutions and services to be purchased, however, Best Value does not necessarily mean the lowest price offer. This selection process will assist the Authorized Purchaser in establishing Best Value.

AWARDED PRICE AGREEMENT NUMBER[S]:

- 5556 Bruce Chevrolet - Kyle Olinger (503) 619-8324**
kyle@brucechevrolet.com
- 5559 DSU Peterbilt - Brian Heinrich (503) 535-3025**
bheinrich@dsutrucks.com
- 5561 ERide Ind - John Herou (763) 389-9139**
jherou@e-ride.com
- 5560 McCoy Freightliner - Kevin Dripps (503) 283-0345**
kevindripps@pdxftl.com
- 5551 Gresham Ford - Paul Blankenship (503) 490-6510**
paul@greshamford.com

- 5555 Hubbard Chevrolet - John Boyer (800) 247-4336
johnboy@hubbardchevrolet.com**
- 5550 Landmark Ford - Lisa OKeefe (503) 639-1131 ext709
GovtSales@landmarkford.com**
- 5549 Northside Ford - Sharon Tucker (503) 282-7777
stucker@northsidetrucks.com**
- 5558 Power Chevrolet - Jim Church (503) 769-7777
jimc@powerchevrolet.com**
- 5554 Power Chrysler, JEEP, DODGE - Don Kasinger (503) 871-0703
dpkasinger@aol.com**
- 5548 Power Ford Lincoln - Don Kasinger (503) 871-0703
dpkasinger@aol.com**
- 5557 Suburban Chevrolet - DJ Anderson (503) 454-4960
dj@suburbanautogroup.com**
- 5552 Tonkin Dodge - Chuck Baggs (503) 258-5704
cbaggs@tonkin.com**
- 5563 Tonkin Nissan - Jon Geffen (503) 258-6257
jgeffen@tonkin.com**
- 5564 Tonkin Toyota - Jon Geffen (503) 258-6257
jgeffen@tonkin.com**
- 5553 Withnell Dodge - Matt McCowan (503) 364-0184
matt@withnellauto.com**

DAS PS Contacts:

Blake Schwabauer (503) 378-4653 – blake.j.schwabauer@oregon.gov

BEST VALUE ANALYSIS (BVA) INSTRUCTIONS and PRICING: “Best Value” is determined by reviewing and analyzing various factors related to the Authorized Purchaser and the pricing for the desired Goods and Services to reach a conclusion that the pricing is fair and reasonable. Goods and Services that are a Best Value are not necessarily the lowest priced.

SPECIAL ORDERING INSTRUCTIONS:

- 1. Locate any of the above listed price agreements in ORPIN**
- 2. Find the Excel spread sheet for Fleet Pricing (current year)**
- 3. Locate Vehicle type in column “B” by sorting column “B”**
- 4. Evaluate best base model contract pricing in Column “F”**
- 5. Determine best dealer; Look up contact information in ORPIN, Call and Place Order using the appropriate contract #**
- 6. If authorized purchaser needs options, or vehicle is not on the list, then use Best Value Analysis process.**
 - a. NOTE: The vehicles listed are “BASE Model” addition of options will change price and should be negotiated.**

UNIQUE CONSIDERATIONS OR HIGHLIGHTS OF PRICE AGREEMENT[S]:

NOTE: According to *HB 2017* on January 1, 2018 vehicle dealers in Oregon are responsible for paying a “Vehicle Privilege Tax” of 0.5% on any new taxable vehicle sold in Oregon. This tax will show up as a separate line on vehicles quoted against your purchase order(s). For questions concerning this tax please refer to the [Oregon Department of Revenue](#).

When Using Grants:

Common Grant Rule Compliant if you use the BVA process



CITY OF OREGON CITY

CITY COMMISSION WORK SESSION

MINUTES

Commission Chambers, 625 Center Street, Oregon City
Wednesday, July 15, 2020 at 6:00 PM

The public is strongly encouraged to relay concerns and comments to the Commission in one of three ways:

- *Email at any time up to 12 p.m. the day of the meeting to recorderteam@orc.org.*
- *Phone call (Monday – Friday, 8 am – 5 pm) to 503-496-1505, all messages will be relayed and/or citizens can sign-up to participate in the meeting by phone.*
- *Mail to City of Oregon City, Attn: City Recorder, P.O. Box 3040, Oregon City, OR 97045*

CONVENE WORK SESSION AND ROLL CALL

Mayor Holladay called the meeting to order at 6:01 PM.

PRESENT - 4

Mayor Dan Holladay
 Commissioner Denyse McGriff
 Commissioner Frank O'Donnell
 Commissioner Rocky Smith, Jr.

ABSENT - 1

Commissioner Rachel Lyles Smith

STAFFERS – 12

City Manager Tony Konkol, City Attorney William Kabeiseman, Police Chief James Band, Community Development Director Laura Terway, Senior Planner Christina Robertson-Gardiner, City Recorder Kattie Riggs, Assistant City Recorder Charlie Killian, Assistant to the City Manager Lisa Oreskovich, Economic Development Manager James Graham, Finance Director Wyatt Parno, Library Director Greg Williams, Human Resources Director Patrick Foiles, Public Works Director John Lewis, and Project Engineer Patty Nelson

DISCUSSION ITEMS

1. Water Rates and System Development Charges (SDC) Update

John Lewis, Public Works Director, introduced Patty Nelson, Project Engineer, who would be making the presentation to the Commission.

Ms. Nelson presented an overview of the Capital Improvement Plan, water rate and SDC study past, present, and future, and schedule. The master plan and SDC update would be done in winter, and staff planned to put the rate increase on the May 18, 2021 ballot.

The Commission concurred with the plan to update the SDCs and then have the water rate election.

Ms. Nelson discussed the challenges for financing and how they could not raise water rates by more than 3% and the City's voluntary floating indebtedness could not exceed \$25,000 without a vote of the people. Significant rate increases of the past had resulted in Charter amendments. It was a challenge to meet the needs to sustain the existing water system. To fully fund the Capital Improvement Plan, the

rate options included a pay as you go approach: 11.25% rate increase from 2021-2023 then level off to 3%, 23.75% rate increase in 2021 then level off to 3%, or a 5% increase annually or a debt funded approach: 4% rate increase from 2021-2030 then level off to 3% or 11% increase in 2021 then level off to 3%.

There was discussion regarding doubts that a rate increase would be approved by voters and the need to look into other options such as an LID.

Ms. Nelson discussed the communication and public outreach that would be done through Trail News articles, Citizen Involvement Committee, and the City's website. Another option for the ballot measure was to do a Charter amendment raising the limit to 5%.

There was no support for a Charter amendment. The Commission discussed reducing the Capital Improvement Plan, explaining how the system worked and age of the infrastructure in each neighborhood, new development paying its own way and increasing capacity to serve existing development, water conservation, and tiered rates based on usage.

CITY MANAGER'S REPORT

There was no City Manager's report.

ADJOURNMENT

The meeting was adjourned at 6:42 PM.

Respectfully submitted by

Kattie Riggs, City Recorder



CITY OF OREGON CITY

CITY COMMISSION REGULAR MEETING

MINUTES

Commission Chambers, 625 Center Street, Oregon City
Wednesday, July 15, 2020 at 7:00 PM

REGULAR MEETING OF THE CITY COMMISSION

The public is strongly encouraged to relay concerns and comments to the Commission in one of three ways:

- *Email at any time up to 12 p.m. the day of the meeting to recorderteam@orc.org.*
- *Phone call (Monday – Friday, 8 am – 5 pm) to 503-496-1505, all messages will be relayed and/or citizens can sign-up to be called during the meeting to provide over-the-phone testimony.*
- *Mail to City of Oregon City, Attn: City Recorder, P.O. Box 3040, Oregon City, OR 97045*

1. CONVENE MEETING AND ROLL CALL

Mayor Holladay called the meeting to order at 7:03 PM.

Present: 4 -

Mayor Dan Holladay,
Commissioner Frank O'Donnell,
Commissioner Rocky Smith, Jr.
Commissioner Denyse McGriff

Absent: 1 -

Commissioner Rachel Lyles Smith

Staffers: 12-

City Manager Tony Konkol, City Attorney William Kabeiseman, Police Chief James Band, Community Development Director Laura Terway, Senior Planner Christina Robertson-Gardiner, City Recorder Kattie Riggs, Assistant City Recorder Charlie Killian, Assistant to the City Manager Lisa Oreskovich, Economic Development Manager James Graham, Finance Director Wyatt Parno, Library Director Greg Williams, Human Resources Director Patrick Foiles, Public Works Director John Lewis, and City Engineer Dayna Webb

2. FLAG SALUTE

3. CEREMONIES, PROCLAMATIONS, AND PRESENTATIONS

- 3a. Mayoral Appointment of Project Advisory Team for the OC2040 Comprehensive Plan Update

Mayor Holladay announced the appointments to the Project Advisory Team.

4. CITIZEN COMMENTS

Citizens are allowed up to 3 minutes to present information relevant to the City but not listed as an item on the agenda. Prior to speaking, citizens shall complete a comment form and deliver it to the City Recorder. The City Commission does not generally engage in dialog with those making comments but may refer the issue to the City Manager. Complaints shall first be addressed at the department level prior to addressing the City Commission.

Elizabeth Graser-Lindsey, resident in Beavercreek, thought the Mayor was being villainized by a mob mentality for speaking ordinary conservative ideas. She did not think what he did was racist and thought free speech needed to be preserved.

Betty Mumm, resident of Oregon City, addressed comments made by Commissioner Smith at the last meeting that made her feel her comments had no value because she lived with the Mayor.

Commissioner Smith apologized.

5. ADOPTION OF THE AGENDA

Item 8a was pulled from the consent agenda. The agenda was adopted as amended.

6. PUBLIC HEARINGS

7. GENERAL BUSINESS

7a. Resolution No. 20-22, To Allow Temporary Parklets in the Right-of-Way and Temporary Outdoor Dining and Retail in Private Parking Lots

Laura Terway, Community Development Director, explained this was a program proposed to help businesses in the face of the Covid-19 pandemic. The program included temporary parklets in the rights-of-way and temporary outdoor dining and retail in private parking lots. It would be in effect July 16, 2020 to November 30, 2020 and March 15, 2021 to November 30, 2021. She summarized the standards for the program including buffers from cars, one parklet per business per frontage, on streets that were 25 mph or less, limited to certain locations, ADA compliant, physical distance, certain materials were not allowed, and maintenance was required. She discussed questions posed about the program including speed limits, number of trips on the streets, fees, and only allowing restaurants to have parklets. She reviewed the After-Hours Parking Program and available parking stalls.

There was discussion regarding fees, inspections, aesthetics, ability to rescind the resolution, not allowing pallets or construction fencing as a barrier, and speeding on 7th Street.

Ms. Terway discussed the outdoor dining and retail in private parking lots program which would be a limited size, barriers would be required, tents/membrane structures would be allowed, existing landscaping would need to be protected, there would be no change to site ingress/egress, additional signage would be allowed, and certain materials were not allowed.

There was discussion regarding anchoring the tents/membrane structures for storms, review process, not allowing pallets or construction fencing, and not allowing additional signage.

A motion was made by Commissioner McGriff, seconded by Commissioner Smith, to adopt Resolution No. 20-22, allowing temporary parklets in the right-of-way and temporary outdoor dining and retail in private parking lots as amended to not allow pallets or construction fencing as barriers and to not allow additional signage. The motion carried by the following vote:

Aye: 4 - Mayor Holladay, Commissioner McGriff, Commissioner O'Donnell, and Commissioner Smith, Jr.

7b. Park Place Neighborhood Transportation Presentation

John Lewis, Public Works Director, introduced the topic.

Dayna Webb, City Engineer, gave an overview of the Transportation and Growth Management grant and Safe Routes to Schools infrastructure grant applications. She discussed existing transportation studies, proposed TGM grant application for the Park Place area, application deadline, and letters of support. There was discussion regarding Holcomb Boulevard projects.

Ms. Webb then discussed the Safe Routes to Schools grant for the Holcomb Elementary School area, process for the final project, proposed bicycle/pedestrian enhancements on Holcomb Boulevard, application deadline, and letters of support.

Lisa Novak, resident of Oregon City, thought traffic calming and safety improvements on Holcomb Boulevard should be a priority and there was dire need for crosswalks. She was disappointed that these improvements had been delayed for many years and that the City was trying to get grant funding instead of using City funds. Other roads had been improved, and she asked why Holcomb Boulevard was being excluded.

Commissioner Smith agreed this area needed to be a priority whether or not the grant was awarded. There was still a gap on Oaktree Terrace.

Mr. Lewis said the City had tried for a grant five years ago and was unsuccessful. The project was expensive because of the topography and need to fix the stormwater system.

There was discussion regarding options for Oaktree Terrace, timeline for the project and being under construction by 2023, re-examining the capital projects to make progress in this area, what happened if they did not get the grants, the pedestrian crossings prioritization discussion on August 5, and request to lower the speed limit on Holcomb Boulevard which was still in the queue at ODOT.

Bob La Salle, resident of Oregon City, said ten years ago citizens got permission from homeowners on Holcomb Boulevard to use their property for sidewalks on the north side between Winston and School Drives, but the City did not move forward. There had not been discussions regarding where the proposed crosswalks should be and the exact figures and the projects kept getting delayed.

7c. Resolution No. 20-17, Authorizing the Nomination of the Park Place Urbanization Study for the 2020 Transportation and Growth Management Grant Program

A motion was made by Commissioner McGriff, seconded by Commissioner Smith, to adopt Resolution No. 20-17, authorizing the nomination of the Park Place Urbanization Study for the 2020 Transportation and Growth Management Grant Program. The motion carried by the following vote:

Aye: 4 - Mayor Holladay, Commissioner McGriff, Commissioner O'Donnell, and Commissioner Smith, Jr.

- 7d. Resolution No. 20-23, Authorizing the Nomination of the Holcomb Boulevard Safe Routes to School Infrastructure Project for the 2020 Safe Routes to School Infrastructure Grant Program

Mayor Holladay said if the grant was not approved, staff needed to have a plan ready to go to get this project moving before 2023.

Commissioner O'Donnell thought staff could start working on the design of the project before the grant was approved.

A motion was made by Commissioner McGriff, seconded by Commissioner Smith, to adopt Resolution No. 20-23, authorizing the nomination of the Holcomb Boulevard Safe Routes to School Infrastructure Project for the 2020 Safe Routes to School Infrastructure Grant Program. The motion carried by the following vote:

Aye: 4 - Mayor Holladay, Commissioner McGriff, Commissioner O'Donnell, and Commissioner Smith, Jr.

- 7e. Second Reading of Ordinance No. 20-1008, Amending Chapter 2.30 of the Oregon City Municipal Code (Citizen Involvement Committee)

A motion was made by Commissioner Smith, seconded by Commissioner McGriff, to approve the second reading and final adoption of Ordinance No. 20-1008, amending Chapter 2.30 of the Oregon City Municipal Code (Citizen Involvement Committee). The motion carried by the following vote:

Aye: 4 - Mayor Holladay, Commissioner McGriff, Commissioner O'Donnell, and Commissioner Smith, Jr.

- 7f. Public Improvement Contract with Paul Brothers, Inc. for the Construction of D.C. Latourette Park

Don Robertson, Interim Community Services Director, said the construction of Latourette Park was a long-term project that had been on the books for many years. He discussed the bid process and cost of the project.

Commissioner Smith asked how the existing mural fit in with the design of the park. Mr. Robertson said it would be maintained.

A motion was made by Commissioner McGriff, seconded by Commissioner Smith, to approve the public improvement contract with Paul Brothers, Inc. for construction of D.C. Latourette Park. The motion carried by the following vote:

Aye: 4 - Mayor Holladay, Commissioner McGriff, Commissioner O'Donnell, and Commissioner Smith, Jr.

Mr. Konkol thanked Mr. Robertson for all his work as the interim Parks and Recreation Director. The Commission thanked him as well.

- 7g. Real Estate Contract for the Sale of the Oregon City Police Department Property Located at 320 Warner Milne Road to F & F Structures, Inc.

Tony Konkol, City Manager, said the Commission had directed staff to prepare a real estate contract for the sale of this property to F&F Structures. The sale would close on October 30, 2020. He explained what was included in the contract including a bump clause. The bump clause would be triggered by the submittal of a letter of intent from another buyer and would require F&F Structures to move within 24 hours on the closure of the sale. A letter of intent was non-binding and they would have to move through a new process with the potential buyer. He discussed the risks on either option. There was a request to exclude F&F so they could assign the contract to another entity.

John Miller, F&F Structures, said their concern with a non-binding offer with a potential bump was that anyone could make an offer without doing any due diligence or commitment and F&F had already expended earnest money.

Commissioner McGriff was uncomfortable with the uncertainty of a letter of intent. She asked what due diligence had been done and why F&F needed 75 more days.

Mr. Miller explained the process they had gone through to do all of the plans and work with Danielson to get the access they needed. The partner that was going to buy the existing building now planned to buy the entire site and they needed additional time to do their own analysis. He discussed the difference between a non-binding and binding letter of intent. He thought as a compromise they could change the language to require a binding letter of intent.

Commissioner McGriff wanted to make sure the wetland in the back of the property was preserved and utilized as part of the new development. Ms. Terway said this property was in the Natural Resources Overlay District and would be subject to those standards.

Commissioner O'Donnell said F&F had not put down earnest money and had tied up the property for ten months. The City had said the last offer they gave them was non-negotiable and now they were talking about changing the terms. He thought they did not have a contract and should move on with other buyers.

Commissioner Smith said they had already given concessions and he thought they should not move forward with this deal.

Mr. Miller thought they had complied with the contract as no funds were required.

Mr. Konkol said there had been an initial contract and then amendment #1 included a \$125,000 promissory note with the bank. The City thought it had been submitted, but the loan officer let them know last week that it had not happened.

Jim Band, Police Chief, said there had been confusion in emails about whether or not they had received the promissory note.

Dan Fowler, business owner in Oregon City, thought they had followed the agreement. A second amendment had changed the contract to include a 60-day extension and a \$15,000 promissory note. He had sent in the \$125,000 promissory note in March, but it never became due and payable because the agreement was amended. The buyer needed the due diligence period.

Commissioner O'Donnell said they had received notice that no promissory note was ever in the custody of the title company. He was not prepared to go forward under these terms. There was discussion regarding what would happen financially to the new Police Department project if this did not go through and using internal fund loans.

Mr. Fowler forwarded the email to the Commission that showed the \$125,000 promissory

note was sent on March 30. The bank had this one, but the second promissory note that was amended was what the bank said they did not have. He thought the current agreement was flawed and was not ready to sign it.

Kattie Riggs, City Recorder, said written comments were received from Jim Nicita and there were scrivener's errors in the contract that would be updated.

A motion was made by Commissioner McGriff, seconded by Mayor Holladay, to approve the real estate contract for the sale of the Oregon City Police Department property located at 320 Warner Milne Road to F & F Structures, Inc. The motion failed by the following vote:

Aye: 2 - Mayor Holladay and Commissioner McGriff

Nay: 2 - Commissioner O'Donnell and Commissioner Smith, Jr.

Mr. Konkol said staff would move forward with hiring a broker.

8. CONSENT AGENDA

This section allows the City Commission to consider routine items that require no discussion and can be approved in one comprehensive motion. An item may only be discussed if it is pulled from the consent agenda.

8a. Resolution No. 20-16, By-Laws for the Citizen Involvement Committee (CIC)

Ms. Terway said this item was pulled from the consent agenda to add an Appendix A which was an explanation of the neighborhood association representatives and their job description.

A motion was made by Commissioner McGriff, seconded by Commissioner O'Donnell, to adopt Resolution No. 20-16, by-laws for the Citizen Involvement Committee (CIC). The motion carried by the following vote:

Aye: 4 - Mayor Holladay, Commissioner McGriff, Commissioner O'Donnell, and Commissioner Smith, Jr.

8b. National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Contract with Brown and Caldwell, Inc.

8c. City Manager Salary Adjustment

8d. Minutes of the May 6, 2020 Regular Meeting

A motion was made by Commissioner McGriff, seconded by Commissioner Smith, to approve items 8b – 8d. The motion carried by the following vote:

Aye: 4 - Mayor Holladay, Commissioner McGriff, Commissioner O'Donnell, and Commissioner Smith, Jr.

9. COMMUNICATIONS

City Manager

Mr. Konkol would be out of the office next week.

Commissioners

Commissioner Smith discussed the letter from the Confederated Tribes of the Grand Ronde regarding the Willamette Falls Trust. He was concerned that the Commission had just renewed the agreement with Willamette Falls Trust and the tribes had asked for a re-examination of the appropriate roles of the Trust.

Ms. Terway read the letter from Brian Moore stating the Trust was working on a formal apology and response to the tribes. They acknowledged the way the presentations were structured and delivered had a lot of room for improvement. They planned to focus on interpretive signage, funding, and access and to give a refresher presentation on these topics at the next Partner meeting.

Mayor Holladay suggested letting staff look into this issue and also scheduling an Executive Session for the next meeting to discuss the contract between the City and the Trust.

Commissioner McGriff said they needed to tell the story of all the tribes connected to Willamette Falls and there had not been the opportunity to do that yet. She viewed these as ideas about directions to go in, and nothing had been decided yet. She concurred with the Mayor.

There was consensus to move forward as the Mayor suggested.

Mayor

There were no Mayor communications.

10. ADJOURNMENT

Mayor Holladay adjourned the meeting at 9:45 PM.

Respectfully submitted,

Kattie Riggs, City Recorder



CITY OF OREGON CITY

CITY COMMISSION WORK SESSION

MINUTES

Commission Chambers, 625 Center Street, Oregon City
Wednesday, August 05, 2020 at 5:30 PM

CONVENE WORK SESSION AND ROLL CALL

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

PRESENT - 5

Mayor Dan Holladay
Commissioner Denyse McGriff
Commissioner Frank O'Donnell
Commissioner Rachel Lyles Smith
Commissioner Rocky Smith, Jr.

STAFFERS – 14

City Manager Tony Konkol, City Attorney William Kabeiseman, Police Chief James Band, Community Development Director Laura Terway, Senior Planner Christina Robertson-Gardiner, City Recorder Kattie Riggs, Assistant City Recorder Charlie Killian, Assistant to the City Manager Lisa Oreskovich, Economic Development Manager James Graham, Finance Director Wyatt Parno, Library Director Greg Williams, Human Resources Director Patrick Foiles, Public Works Director John Lewis, and City Engineer Dayna Webb.

DISCUSSION ITEMS

1. Transportation Capital Funding Priority Review and Discussion

John Lewis, Public Works Director, introduced the topic and provided a presentation. He discussed the revenues received through fuel taxes, Clackamas County Vehicle Registration Fee, Transportation System Development Charges, Pavement Maintenance Utility Fees, and grants and how they related to the capital outlay projects. He explained how they prioritized the capital outlay projects, projects in process, and next in the queue and why. Staff's recommendation for Holcomb Boulevard was to submit the grant application and move forward with the detailed design of 2 RRFB crossings on Front and Swan on Holcomb Boulevard. If they did not receive the grant, they would continue the design work and move forward with construction in summer 2021 using gas taxes/VRF & TSDC. If the grant was received, they would move forward with the design of the full project on the grant timeline of construction in 2022/2023 using the TSDC as the grant match. He discussed the grant project, why an RRFB cost so much, and other projects he had heard were priority.

The Commission asked questions about the School District's long term plan for Gaffney Lane, cost of the flashing beacons, community safety as first priority, reevaluating the projects in the queue, revenue sources, lowering the speed on Holcomb, amount of the grant, interim options for the crossings, request for capital improvement plan distribution by neighborhood, and less expensive equipment options.

There was support for staff's recommendation.

ADJOURNMENT

Mayor Holladay adjourned the meeting at 6:20 PM.

Respectfully submitted,

Kattie Riggs, City Recorder



CITY OF OREGON CITY

CITY COMMISSION REGULAR MEETING

MINUTES

Commission Chambers, 625 Center Street, Oregon City
Wednesday, August 05, 2020 at 7:00 PM

EXECUTIVE SESSION: To immediately follow the regular meeting of the City Commission.

- i. Pursuant to ORS 192.660(2)(e): To conduct deliberations with persons designated by the governing body to negotiate real property transactions.
- ii. Pursuant to ORS 192.660(2)(f): To consider information or records that are exempt by law from public inspection.

REGULAR MEETING OF THE CITY COMMISSION

The public is strongly encouraged to relay concerns and comments to the Commission in one of three ways:

- Email at any time up to 12 p.m. the day of the meeting to recorderteam@orc.org.
- Phone call (Monday – Friday, 8 am – 5 pm) to 503-496-1505, all messages will be relayed and/or citizens can sign-up to be called during the meeting to provide over-the-phone testimony.
- Mail to City of Oregon City, Attn: City Recorder, P.O. Box 3040, Oregon City, OR 97045

1. CONVENE MEETING AND ROLL CALL

Mayor Holladay called the meeting to order at 7:18 PM.

PRESENT - 5

Mayor Dan Holladay
Commissioner Denyse McGriff
Commissioner Frank O'Donnell
Commissioner Rachel Lyles Smith
Commissioner Rocky Smith, Jr.

STAFFERS – 13

City Manager Tony Konkol, City Attorney William Kabeiseman, Police Chief James Band, Community Development Director Laura Terway, Senior Planner Christina Robertson-Gardiner, City Recorder Kattie Riggs, Assistant City Recorder Charlie Killian, Assistant to the City Manager Lisa Oreskovich, Economic Development Manager James Graham, Finance Director Wyatt Parno, Library Director Greg Williams and Human Resources Director Patrick Foiles, Parks and Recreation Director Kendall Reid.

2. FLAG SALUTE

3. CEREMONIES, PROCLAMATIONS, AND PRESENTATIONS

Tony Konkol, City Manager, introduced Kendall Reid, the new Parks and Recreation Director.

Mr. Reid looked forward to serving the Oregon City community.

James Graham, Economic Development Manager, gave an update on the Community Showcase program which would combine tourism, economic development, and Covid relief for small business restaurants. He played the first of fourteen videos that shared the whole history of the area and the tribes. After watching the video, there was a quiz and people's names would be put in to win a gift card to a local restaurant. He thanked everyone who worked on the program.

3a. ODOT I-205 Tolling Update Presentation

This presentation was moved to a future agenda.

4. CITIZEN COMMENTS

Citizens are allowed up to 3 minutes to present information relevant to the City but not listed as an item on the agenda. Prior to speaking, citizens shall complete a comment form and deliver it to the City Recorder. The City Commission does not generally engage in dialog with those making comments but may refer the issue to the City Manager. Complaints shall first be addressed at the department level prior to addressing the City Commission.

Shanda Hall, resident of Oregon City, gave an update on the Recall Dan Holladay campaign. She shared a concern from a citizen regarding cancel culture, and Ms. Hall discussed how this campaign was not an example. Citizens who were hurt by the Mayor's comments had invited the Mayor to speak with them multiple times and they did not get a response.

Mayor Holladay said he had not been invited to speak with anyone and had responded to emails and calls.

5. ADOPTION OF THE AGENDA

The agenda was adopted as presented.

6. PUBLIC HEARINGS

7. GENERAL BUSINESS

7a. Temporary Shower Trailer at Milner Veterinary Hospital located at 1034 Molalla Avenue in Oregon City.

Mr. Konkol introduced the topic and explained the request to allow a temporary shower trailer for LoveOne at Milner Veterinary Hospital located at 1034 Molalla Ave for one day per week. The temporary shower would be brought to the site on Sunday evenings and then removed.

Brandi Johnson, Executive Director of LoveOne, explained their experience with working with the homeless. They were working with the County and local service providers to not only provide showers but connect people with the resources they needed.

Nancy Bush, Emergency Operation Center Manager, was in full support of this request.

Bill Stewart, Clackamas County District Attorney's Office, asked for approval as this was part of the Homeless Solutions Coalition's strategy. The showers would be a service where they could bring in other resources to help move people out of homelessness and mitigate the impact on the community.

The Commission discussed why the shower trailer on Clackamas County's property had no users, why they chose this location, exploring other locations closer to the population they wanted to serve, trying this location to see if it worked, and outreach efforts to the homeless and surrounding neighborhood.

Carla Laws, Barclay Hills Neighborhood Association Chair, was concerned that the neighborhood was not told about this request and about what it would mean for the neighborhood. Because of the risk of Covid spreading, they did not want to break up homeless camps, however they did not want to encourage the homeless population at Newell Creek Canyon.

Gary Avery, resident of Oregon City, agreed with Ms. Laws.

Mr. Stewart said Mr. Fowler had sent him an email stating he had talked to the car wash owner, but the owner was not interested in hosting the shower trailer.

There was consensus for the Commission to receive an update on this item at the September 16, 2020 meeting.

Commissioner McGriff suggested outreach be done to the neighborhood and neighborhood association before the program started.

A motion was made by Commissioner McGriff, seconded by Commissioner Smith, to approve the temporary shower trailer at Milner Veterinary Hospital located at 1034 Molalla Avenue in Oregon City. The motion carried by the following vote:

Aye: 5 - Mayor Holladay, Commissioner McGriff, Commissioner O'Donnell, Commissioner Lyles Smith, Commissioner Smith, Jr.

7b. Real Estate Contract for the Sale of the Oregon City Police Department Property Located at 320 Warner Milne Road to F&F structures, Inc.

This item was pulled from the agenda.

7c. League of Oregon Cities Priorities Packet

Mr. Konkol presented the priorities provided by the League of Oregon Cities and asked the Commission if they agreed with staff's top four ranking. They were: Covid-19 economic recovery investments, infrastructure financing and resilience, mental health service delivery, and broadband infrastructure and technical assistance funding.

There was discussion regarding the priorities list and swapping broadband infrastructure with local speed setting authority.

A motion was made by Commissioner Lyles Smith, seconded by Commissioner McGriff, to adjust the top four priorities to include the Covid-19 recovery investments, infrastructure financing, mental health service, and local speed setting authority to be sent to the League of Oregon Cities. The motion carried by the following vote:

Aye: 5 - Mayor Holladay, Commissioner McGriff, Commissioner O'Donnell, Commissioner Lyles Smith, Commissioner Smith, Jr.

8. CONSENT AGENDA

This section allows the City Commission to consider routine items that require no discussion and can be approved in one comprehensive motion. An item may only be discussed if it is pulled from the consent agenda.

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

Aye: 5 - Mayor Holladay, Commissioner McGriff, Commissioner O'Donnell, Commissioner Lyles Smith, Commissioner Smith, Jr.

8a. Revised Explanatory Statement for Clackamas Water Environmental Services' Outfall Ballot Measure

8b. Resolution No. 20-24, Extending the State of Emergency Declaration in Oregon City due to the COVID-19 Pandemic

8c. Minutes of the May 6, 2020 Work Session

9. COMMUNICATIONS

City Manager

9a. Upper Yard Charter Park Designation Update

Mr. Konkol gave an update on the Upper Yard Charter Park designation including the advertisement for the Camp Adair buildings, quick claim deed for the Armory property, historic inventory and documentation of the Camp Adair buildings, surveying of the property, and environmental assessment.

Commissioner Lyles Smith suggested staff give PRAC (Park and Recreation Advisory Committee) a briefing about these activities.

9b. Community Oriented Policing Services (COPS) Grant Award Opportunity

Mr. Konkol said the Police Department had received a Community Oriented Policing Services Grant which would be used for a mental health specialist position. This would be a commitment to fund a portion of the position in the next budget cycle.

Chief Band explained how the City's portion would increase over the four year grant and the need for this position.

There was consensus for staff to move forward as proposed.

Commissioners

Commissioner McGriff updated the Commission on the first Metro South meeting. She would like to be appointed to the OC2040 Project Advisory Team.

Commissioner Lyles Smith updated the Commission on the MPAC meeting where implementation of Metro Measure 26-210 was discussed.

Commissioner O'Donnell reported on meetings with individual citizens and groups.

Mayor

There were no Mayor communications.

10. ADJOURNMENT

Mayor Holladay adjourned the meeting at 9:28 PM.

Respectfully submitted,

Kattie Riggs, City Recorder