



# CITY OF OREGON CITY

## URBAN RENEWAL COMMISSION

### MINUTES

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Commission Chambers, Libke Public Safety Facility, 1234 Linn Ave, Oregon City  
Wednesday, September 21, 2022 at 5:45 PM

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#### **6:00 PM - URBAN RENEWAL COMMISSION MEETING**

#### **CALL TO ORDER**

*Vice Chair Neeley convened the meeting at 6:12 PM.*

#### **ROLL CALL**

**PRESENT: 5 -** Commissioner Rocky Smith, Commissioner Doug Neeley, Commissioner Shawn Cross, Commissioner Adam Marl, Commissioner Denyse McGriff

**ABSENT: 1 -** Commissioner Frank O'Donnell

**STAFFERS: 7 -** City Manager Tony Konkol, Community Development Director Aquilla Hurd-Ravich, Economic Development Director James Graham, Public Works Director John Lewis, Human Resources Director Patrick Foiles, City Recorder Jakob Wiley, Assistant City Recorder Angelique Nomie

#### **CITIZEN COMMENTS**

*There were no citizen comments.*

#### **DISCUSSION ITEM**

1. RestorCap Update on the Potential of Mitigation Banking or a Restoration Project at Clackamette Cove

*Tony Konkol, City Manager, introduced Amanda McCarthy and Robert Marinai, representatives of RestorCap, who offered a presentation on the company's project at Clackamette Cove. Mr. Graham also observed that the City had entered into a Letter of Interest (LOI) with RestorCap regarding this project approximately one year ago, that the LOI was about to expire, and that City Staff recommended that the Urban Renewal Commission (URC) consider renewing it.*

*Amanda McCarthy of RestorCap offered a presentation with updated data and recommendations for the ecological restoration and property development goals at Clackamette Cove.*

*Commissioner Neeley asked a question about the meaning of "residence time" in the presentation. Ms. McCarthy explained that this term refers to how long particular water particles remain in the Cove. Ms. McCarthy explained that in its current state, the water's residence time in the Cove is nearly endless. Commissioner Neeley also asked whether there are springs under the cove, and Ms. McCarthy explained that deep water springs from the old quarry do exist at the site.*

*Commissioner Adam Marl asked for clarification on why chemical, biological, and mechanical controls were not an option for the project. Ms. McCarthy explained that biological controls tended to interfere*

*unpredictably with the preexisting ecosystem. She also explained that chemical controls would be unlikely to gain regulatory approval because the Cove is open to a moving body of water, and that mechanical filtration controls would be ineffective because of the small size of the problematic algae cysts.*

*Commissioner McGriff asked whether the breach made to Clackamette Cove exacerbated the area's ecological problems. Ms. McCarthy explained that the current problems with sediment deposit stem more from factors including the flood in 1996 and the sediment replenishment that Portland General Electric (PGE) is engaging in below the dam.*

*Commissioner McGriff asked a question about pursuing property development along the Cove at the same time as pursuing the ecological measures outlined in RestorCap's presentation. Ms. McCarthy suggested that in order to expedite development, it would be appropriate to start by investigating regulatory permits from the Department of Environmental Quality (DEQ), and the conditions of the City's Prospective Purchaser Agreement (PPA).*

*Commissioner Neeley asked if there was any temperature stratification in the Cove. Ms. McCarthy explained that data showed the Cove is colder at the bottom but that its margins are becoming warmer. Commissioner Neeley also asked whether vertical circulation could be increased in the Cove. Ms. McCarthy explained that RestorCap was not currently considering aerators, dredging or pumps because these methods would need to be repeated perpetually and would not create a permanent restoration of the site, which is RestorCap's goal.*

*Commissioner Neeley asked a question about the maintenance needs of the floating islands described in the presentation. Ms. McCarthy explained that case studies show floating island systems maintain strong longevity, and that their plant growth often creates self-perpetuating natural systems.*

**Motion made by Commissioner McGriff, seconded by Commissioner Marl, to continue the LOI with RestorCap on the Clackamette Cove restoration project, and to allow the pursuance of permits and funding to begin development on the site. The motion passed by the following vote:**

**Yea: 5 – Commissioner Smith, Commissioner Cross, Commissioner Marl, Commissioner McGriff, Commissioner Neeley**

2. Minutes of the December 1, 2021 Urban Renewal Commission Meeting

**Motion made by Commissioner McGriff, seconded by Commissioner Marl, to approve the Minutes of the December 1, 2021 Urban Renewal Commission Meeting. The motion passed by the following vote:**

**Yea: 5 – Commissioner Smith, Commissioner Neeley, Commissioner Cross, Commissioner Marl, Commissioner McGriff**

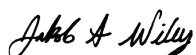
## COMMUNICATIONS

*There were no further communications.*

## ADJOURNMENT

*Vice Chair Neeley adjourned the meeting at 7:05 PM.*

Respectfully submitted,



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Jakob S. Wiley, City Recorder