



CITY OF OREGON CITY

CITY COMMISSION WORK SESSION

AGENDA

Commission Chambers, Libke Public Safety Facility, 1234 Linn Ave, Oregon City
Tuesday, February 13, 2024 at 6:00 PM

Typically there are no public comments at work sessions, but written comments are accepted by:

- *Email recorderteam@orc.org (deadline to submit written testimony via email is 3:00 PM on the day of the meeting)*
- *Mail to City of Oregon City, Attn: City Recorder, P.O. Box 3040, Oregon City, OR 97045*

CONVENE WORK SESSION AND ROLL CALL

FUTURE AGENDA ITEMS

The Commission's adopted goals and available staff resources shall be considered when recommending future agenda items. The Commission may add an item to a future agenda with consensus of the Commission.

[List](#) of Future Work Session Agenda Items

DISCUSSION ITEMS

1. Downtown Oregon City Association Update
- [2.](#) Oregon City 20-year Facility Master Plan

CITY MANAGER'S REPORT

- [3.](#) Update on City Projects

COMMISSION COMMITTEE REPORTS

A. Commissioner O'Donnell

- South Fork Water Board

B. Commissioner Smith

- Clackamas Heritage Partners
- Oregon City Tourism Stakeholder's Group
- South Fork Water Board

C. Commissioner Marl

- Citizen Involvement Committee Liaison
- Clackamas County Coordinating Committee (C4)
- Clackamas County I-205 Tolling Strategies Committee
- Youth Advisory Committee Liaison

D. Commissioner Mitchell

- Clackamas County Coordinating Committee (C4) – Metro Subcommittee
- Clackamas County I-205 Tolling Diversion Committee (alternate)
- Metro Policy Advisory Committee (MPAC) (alternate)

E. Mayor McGriff

- Clackamas Water Environment Services Policy Committee
- Clackamas Heritage Partners (alternate)
- Downtown Oregon City Association Board
- Metro Policy Advisory Committee (MPAC)
- Oregon City Tourism Stakeholder's Group
- South Fork Water Board
- Willamette Falls and Landings Heritage Area
- Willamette Falls Legacy Project Liaisons
- Willamette Falls Locks Authority
- Youth Advisory Committee Liaison

ADJOURNMENT

PUBLIC COMMENT GUIDELINES

Complete a Comment Card prior to the meeting and submit it to the City Recorder. When the Mayor/Chair 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 Website.

Video Streaming & Broadcasts: The meeting is streamed live on the Oregon City's website at www.orcity.org and available on demand following the meeting. The meeting can be viewed on

Willamette Falls Television channel 28 for Oregon City area residents as a rebroadcast. Please contact WFMC at 503-650-0275 for a programming schedule.



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: 2/13/2024

SUBJECT:

List of Future Work Session Agenda Items

BACKGROUND:

March 12, 2024

McLoughlin Boulevard Enhancements Project Update

Clackamette Park Master Plan alternative RV Park location discussion

April 9, 2024

Parks and Recreation Master Plan Update

Additional Upcoming Items (These items are in no particular order)

Beavercreek Road Concept Plan (Thimble Creek) Funding Discussion

Canemah Area - Encroachments in the Right-of-Way Policy Discussion

City Seal Revision

Clackamas County Water Environmental Services (WES) Rate Differential

Climate Action Plan Presentation (City of Milwaukie)

Compatible Change Update – HRB will be reviewing

Frog Ferry Informational Update

Inclusionary Zoning options

Native Land Acknowledgement to Agenda

South Fork Water Board - Mountain Line Easements Vacation

Trimet Transit Center Improvements



CITY OF OREGON CITY

Staff Report

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

To: City Commission
From: Tony Konkol, City Manager

Agenda Date: 2/13/2024

SUBJECT:

Oregon City 20-year Facility Master Plan

STAFF RECOMMENDATION:

No action is requested, informational and discussion only.

EXECUTIVE SUMMARY:

The 2021-23 City Commission Goals includes the development of a facility master plan for the City of Oregon City. The scope of the project is to determine a baseline of the capacity of the 17 facilities studied, identify opportunities for the consolidation of services in facilities, and plan for the future facility growth and needs of the community and staff. Through this process on-site assessments and needs surveys have been completed, including the exiting conditions, operations, site constraints, programming requirements and workflows. Facility program development workshops have been conducted resulting in a draft 20-year facilities master plan that has been prepared for discussions with the City Commission as well as key decision points for Commission review and consideration.

BACKGROUND:

Please see the attached draft Oregon City 20-year Facility Master Plan, dated February 7, 2024 and prepared by Scott Edwards Architecture. The City Commission held a work session on December 12, 2023 to review the draft Facility Plan. Based on the comments provided at the work session, the consultants have prepared refined decision points for the outstanding facilities to help facilitate the Commission discussion.

OPTIONS:

1. Review of the draft plan and opportunity for questions and discussion between Commissioners and with staff and the consultant team.

BUDGET IMPACT:

Amount:

FY(s):

Funding Source(s):

DRAFT



**OREGON
CITY**

OREGON CITY 20-YEAR MASTER PLAN

- STEP ONE:** SITE ASSESSMENT AND NEEDS STUDY, CITY REPRESENTATIVE INTERVIEWS
STEP TWO: CITY REPRESENTATIVE PROGRAM DEVELOPMENT
STEP THREE: DRAFT FACILITIES MASTER PLAN AND KEY DECISIONS FOR CITY COMMISSION

DATE: 2/7/24

PREPARED BY:



**Scott
Edwards
Architecture**

2525 E Burnside St.
Portland, OR 97232

PROCESS

1. Meet with City representation to determine project goals.
2. On-site Assessment and Needs Survey
 - Observe existing conditions, operations and site constraints.
 - Document building uses, specific space/activity requirements and review workflow adjacencies.
 - Document ancillary and accessory programming requirements.
 - Review the current operational structure and organization for each department working at the facilities.
3. Four program development workshops with City representation.
4. Develop 20-Year facilities master plan draft and determine key decision points for City Commission review.
5. Finalize 20-Year Facilities Master Plan.

PROJECT GOALS FOR 20-YEAR MASTER PLAN

1. Baseline the operational facilities capacity at each of the properties in scope.
2. Consolidate departments that are currently in multiple locations into one building or site, where appropriate.
3. Plan for future growth or consolidation.

OVERALL ASSESSMENT

The City of Oregon City has a vast mix of quality of facility space, utilization of square footage and facility age. The buildings range from historic buildings to new construction. Several departments occupy many multiple buildings. Newer facilities have space to grow while older facilities are at or beyond capacity. Multiple buildings have a significant amount of deferred maintenance or are at end of life of the building.

In conjunction with the on-site assessment and programming development workshops, the team also reviewed the condition assessment reports from Bureau Veritas, Parks and Recreation Master Plan draft, and Public Works planning documents (not updated since Fir Street construction).

FACILITIES IN MASTER PLAN

Oregon City Swimming Pool
 End of The Oregon Trail Interpretive Center
 Mountain View Cemetery
 Pioneer Community Center
 City Center Street - Old Public Works
 Mountain View Reservoir
 Henrici Reservoir
 Oregon City Engineering and Operations Center
 Oregon City Municipal Elevator
 Oregon City Public Library
 Buena Vista Clubhouse
 7th Street Fire Station (CCFD #1)
 City Hall
 Oregon City Building and Planning
 Ermatinger House
 Oregon City Amtrak Station
 Robert Libke Public Safety Building

From the site assessments and programming development workshops, the keys for the master plan are:

1. Resolve end of life or major deferred maintenance for the Pool Building and The End of the Oregon Trail.
2. Consolidate Parks and Recreation staff, equipment and materials that are currently in multiple facilities into facility nodes that support their work functions.
3. Consolidate Public Works equipment and materials to facilities to streamline work functions.
4. Maintain historically important facilities.

Resolve End-of-Life for Pool Building

Decided

Begin public input process to determine future of aquatic services development and process. Determine if aquatic services will be provided in the future and extent of services.

Resolve Deferred Maintenance of The End of the Oregon Trail

Decided

Begin public input process to determine future of interpretative center function, the function of the site and process. Determine if current services run at the site will be continued to be provided. Determine if these services will be provided at this site.

Future Cemetery Service Lines

Decided

Replace a like-for-like operational component to the cemetery services (offices and spaces for conversations about burial planning)

Cemetery Site - Combine or Separate Cemetery Staff (Funeral Services) from Cemetery Operations and Parks and Recreation Operations on the Site

Timeline for decision: Short-Term

What do you want to do long-term with the existing residential house that is currently leased?

Combine Cemetery Staff (Funeral Services), Cemetery Operations and Parks and Recreation Operations on the Site

PROS:

Spaces can be combined into one project so more efficient construction project, reduced annual maintenance.

Staff and storage spaces would be centralized for increased efficiency for staff.

CONS:

Combining service areas like heavy equipment storage with areas for the public like burial arrangements could conflict with each other.

Separate Cemetery Staff (Funeral Services) from Cemetery Operations and Parks and Recreation Operations on the Site

PROS:

Clear delineation between operations and funeral services, increased dignity for family members making burial arrangements.

CONS:

Construction project would be for two separate buildings.

When Community Development Building is Consolidated, Where are Services Provided?

Timeline for decision: Short-term

Relocate Community Development to Fir Street

PROS:

Creates a public service node where the public can go to one place to meet with building and engineering

Staff integrated in one building could increase cross communication between departments

CONS:

The more staff that is at the Engineering and Operations (Fir Street) facility, staff parking requirements will offset storage and equipment storage abilities

Parking will be limited at this facility for typical day to day parking and extremely limited for large public planning events

Relocate Community Development to Future City Hall Location

PROS:

Creates a public service node where the public can meet with building and pay for permits

Facility could be designed for large public planning events

Parking availability

CONS:

Public would still need to go to two different facilities to meet with building and engineering

Center Street

Timeline for decision: Short-Term

Once site is fully vacated (storage and decant), what happens to Center Street and associated parking lots?
Determine how to rezone parking lots, update comprehensive plan, obtain appraisal, etc.

7th Street Fire Station

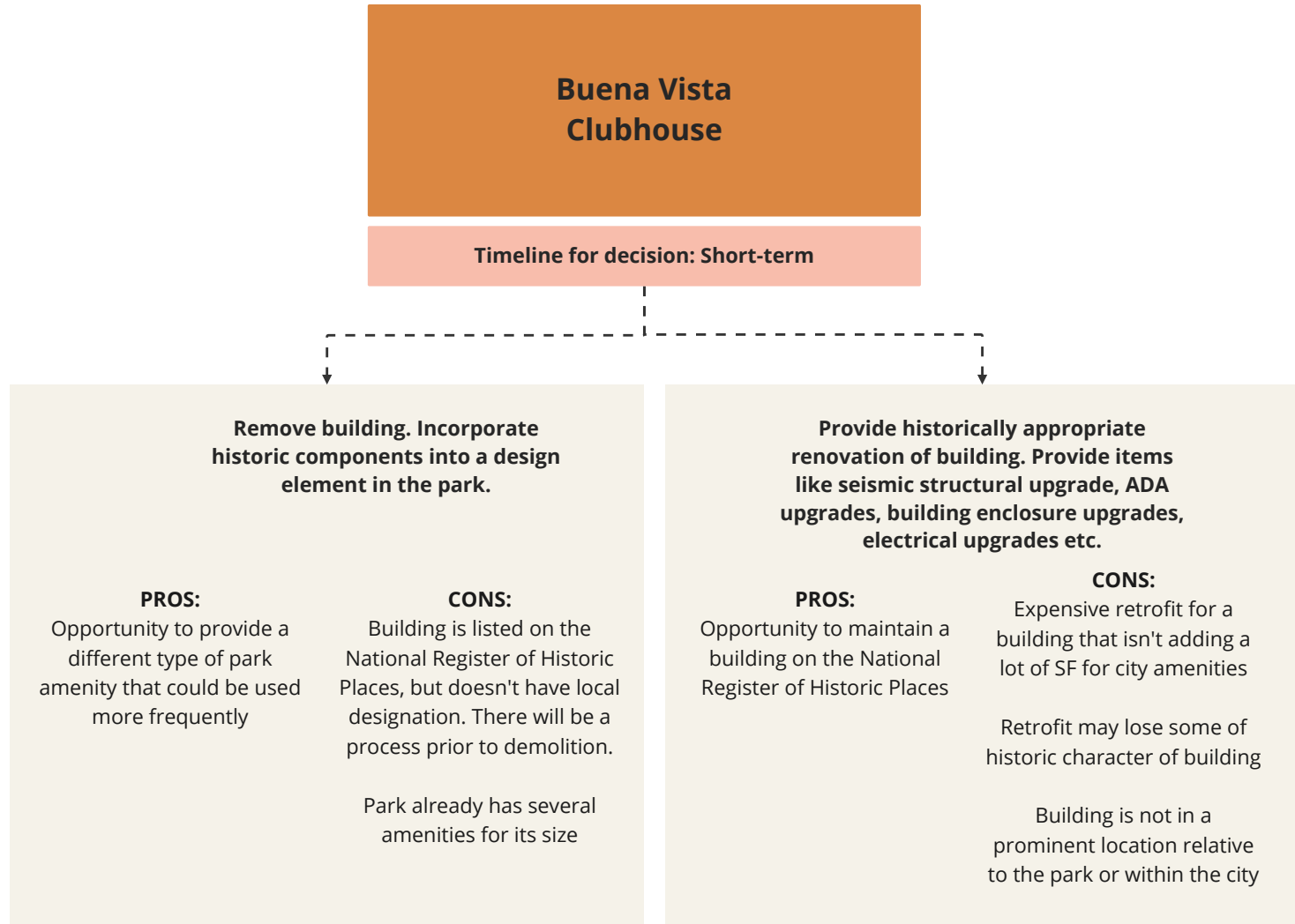
Timeline for decision: Long-term

Once Fire Department vacates the building, what happens to the Fire Station?

City Hall

Timeline for decision: Long-term

Once new City Hall is constructed, what happens to the current City Hall?



Building	Short-Term 0-7 Years		Mid-Term 8-14 Years	Long-Term 14-20 Years		
Oregon City Swimming Pool	If new site option is pursued, general building and site maintenance for short-term investment in building and site. Replace aging systems as required for short-term use.	Cost: \$\$	Decision point: If aquatics is moved to another site, determine disposition of current pool site.	Cost: \$\$	If new building and site are constructed at the current pool site, general building and site maintenance for long-term investment in building and site. Replace aging systems as required for long-term use.	Cost: \$\$
		Priority: Maintenance		Priority: Medium		Priority: Maintenance
	Verify site with SHPO and understand the past historical and cultural uses of the site.	Cost: \$				
		Priority: High				
	Begin public input process to determine future of aquatic services development and process. Determine if aquatic services will be provided in the future and extent of services.	Cost: \$				
		Priority: High				
	Decision point: Create master plan and construction project to solve for pool replacement. Options: - Provide major renovation of existing pool building and site, pending SHPO verification. Vacate facility during construction. Create bond or other means of financing. - Provide new aquatic center in the City. New land acquisition likely required. Solve for all aquatic and recreation needs for the City. Provide Parks and Recreation staff offices and storage for Parks and Recreation. Create bond or other means of financing.	Cost: \$\$\$\$\$				
		Priority: High				
End of the Oregon Trail Interpretative Center	Unless pursuing major renovation option, provide general building and site maintenance for short-term investment in building and site. Replace aging systems as required for short-term use. Per Bureau Veritas report, provide immediate facade updates.	Cost: \$	Create construction project per master plan.	Cost: \$\$\$\$\$	If new building and site are constructed at the End of the Oregon Trail site, general building and site maintenance for long-term investment in building and site. Replace aging systems as required for long-term use.	Cost: \$\$
		Priority: Maintenance		Priority: High		Priority: Maintenance
	Begin public input process to determine future of interpretative center function, the function of the site and process. Determine if current services run at the site will be continued to be provided. Determine if these services will be provided at this site.	Cost: \$				
		Priority: High				
	Decision point: Create master planning project to solve for interpretative center replacement.	Cost: \$\$				
		Priority: High				

Building	Short-Term 0-7 Years		Mid-Term 8-14 Years		Long-Term 14-20 Years	
Mountain View Cemetery	For existing house and operations storage buildings, provide general building maintenance. Maintain systems critical to the use of the building and replace systems only as required for short-term use. General site maintenance. For the restroom structure, provide mid-term maintenance and replace systems only as required for mid-term use.	Cost: \$\$	General site and building maintenance for cemetery, mausoleums, Parks and Rec operations node for long-term use. Replace aging systems as required for long-term use.	Cost: \$\$	General site and building maintenance for all spaces on-site for long-term use. Replace aging systems as required for long-term use.	Cost: \$\$
		Priority: Maintenance		Priority: Maintenance		Priority: Maintenance
	Decision point: Determine if cemetery services resides in the same location as Parks and Recreation operations staff or have a dedicated space. Decision Point: Determine long-term use of residential house that is currently leased. Create a master plan for cemetery site to solve for cemetery services like burial arrangements, cemetery operations, cemetery operational staff, Parks and Recreation operational staff offices, break room, restrooms, small tools, equipment, yard storage space and mausoleum/s.	Cost: \$\$\$\$	Create a construction project to construct new facilities per master plan. Project to be phased in short-term and mid-term.	Cost: \$\$\$\$		
		Priority: High		Priority: Medium		
	Create a construction project to construct new mausoleum/s.	Cost: \$\$\$				
		Priority: Medium				
	Create a construction project to construct new facilities per master plan. Project to be phased in short-term and mid-term.	Cost: \$\$\$				
		Priority: Medium				

Building	Short-Term 0-7 Years		Mid-Term 8-14 Years		Long-Term 14-20 Years	
Pioneer Community Center	Major building and site maintenance for long-term investment in building and site. Per Bureau Veritas report, provide major renovation facade, roofing, interiors, plumbing, fire protection, electrical, fire alarm and electronic systems, equipment and furnishings. General building and site maintenance for all other systems. Replace aging systems as required for long-term use.	Cost: \$\$\$	Major building and site maintenance for long-term investment in building and site. Per Veritas report, provide major renovation for facade, roofing, interiors, equipment and furnishings. General building and site maintenance for all other systems. Replace aging systems as required for long-term use.	Cost: \$\$\$	General building and site maintenance for long-term investment in building and site. Replace aging systems as required for long-term use.	Cost: \$\$
		Priority: Maintenance		Priority: Maintenance		Priority: Maintenance
	Create construction project to increase security control.	Cost: \$\$				
		Priority: In Progress (Security Pursuing Grant)				
	Create construction project to update ADA deficiencies (like door hardware and restrooms).	Cost: \$\$				
		Priority: High				
	Create a construction project to improve functionality of space, expand services to all residents and to modernize finishes. Solve for Parks and Rec storage consolidation and organization of supply inventory.	Cost: \$\$\$				
		Priority: Low				
	Center Street - Old Public Works	Cost: N/A				
		Priority: High				
		Cost: N/A				
		Priority: Medium				
		Cost: N/A				
		Priority: Medium				

Priority Key Per Phase:							High	Medium	Low	Maintenance	In Progress	Item 2.
Building	Short-Term 0-7 Years		Mid-Term 8-14 Years		Long-Term 14-20 Years							
Mountain View Reservoir	General building and site maintenance for short-term investment in building and site. Replace aging systems as required for short-term use.	Cost: \$\$	General building and site maintenance for long-term investment in building and site. Replace aging systems as required for long-term use.	Cost: \$\$	Major building and site maintenance for long-term investment in building and site. Replace aging systems as required for long-term use.	Cost: \$\$\$						
		Priority: Maintenance		Priority: Maintenance		Priority: Maintenance						
	Update master plan to construct Public Works operations node. Master planning to run concurrently with Henrici master plan. Functionality of site is to consolidate Public Works bulk material storage, lay down space, covered heavy equipment storage and decant facility.	Cost: \$\$\$	Create a construction project to build any facilities determined in master plan, if required.	Cost: \$\$\$\$								
		Priority: High		Priority: Medium								
	Once master plan is complete, create a construction project to build decant facility.	Cost: \$\$\$\$										
		Priority: Medium										
	Once master plan is complete, create a construction project to build facilities to relocate items stored at Center Street to this facility. Phase project for Public Works (Water) to remain on-site until vacated to Fir Street.	Cost: \$\$\$\$										
		Priority: Medium										
Henrici Reservoir	Create master plan to construct a Public Works operations node. Master planning to run concurrently with Mountain View Reservoir master plan. Functionality of site is to consolidate Public Works long-term material like overstock of bulk materials, equipment and historic storage currently at Center Street.	Cost: \$\$	Create construction project to construct Public Works operations node per master plan.	Cost: \$\$\$\$	To be determined by master plan.							
		Priority: Medium		Priority: Medium								

Building	Short-Term 0-7 Years		Mid-Term 8-14 Years	Long-Term 14-20 Years		
Oregon City Engineering and Operations Center (Fir Street)	General building and site maintenance for long-term investment in building and site. Replace aging systems as required for long-term use.	Cost: \$\$	General building and site maintenance for long-term investment in building and site. Replace aging systems as required for long-term use.	Cost: \$\$	Major building and site maintenance for long-term investment in building and site. Replace aging systems as required for long-term use.	Cost: \$\$\$
		Priority: Maintenance		Priority: Maintenance		Priority: Maintenance
	Create a construction project to replace metal building siding, roof and insulation.	Cost: \$\$	Create a master plan for what staff would shift to new City Hall.	Cost: \$	Create a project to construct the shelled space into office or staff space to accommodate staff increases over time.	Cost: \$\$\$
		Priority: Medium		Priority: Low		Priority: Low
	Create a construction project to rehabilitate the fuel station.	Cost: \$	5% long term staff growth accommodated in current build configuration. If growth escalates beyond expectations, escalate construction project to constructed shelled space.	Cost: N/A		
		Priority: Medium		Priority: Low		
	Create a construction project to install EV charging stations for staff, visitor and fleet vehicles.	Cost: \$				
		Priority: Low				
	Vacate all Parks and Recreation operations staff to new Mountain View Cemetery operations node,	Cost: \$				
		Priority: Low				
	Once Parks and Rec operations staff is vacated, relocate Public Works (Water) tools, small consumable and small equipment storage from Mountain View Reservoir to free up site for construction at that site.	Cost: \$				
		Priority: Low				
Oregon City Municipal Elevator	Perform building condition assessment to determine long-term maintenance plan. Analyze building structural condition and solve for train shaking that stops the elevator cab.	Cost: \$\$\$\$	Major building and site maintenance for long-term investment in building and site. Replace aging systems as required for long-term use.	Cost: \$\$\$	Major building and site maintenance for long-term investment in building and site. Replace aging systems as required for long-term use.	Cost: \$\$\$
		Priority: Maintenance		Priority: Maintenance		Priority: Maintenance
	Create a construction project to replace or to create custom long-term solution to elevator operations. Replace cab and motor, if required.	Cost: \$\$\$\$				
		Priority: Medium				
	Create a construction project to replace exterior windows and frames, replace the display surrounds under exterior windows and repair floors. Provide solutions that help with long-term maintenance plan.	Cost: \$\$\$\$				
Priority: Low						

Building	Short-Term 0-7 Years		Mid-Term 8-14 Years		Long-Term 14-20 Years					
Oregon City Public Library	General building and site maintenance for long-term investment in building and site. Replace aging systems as required for long-term use. Per Bureau Veritas report, replace wood flooring in room numbers 101, 102, and 103 (budgeted in the biennium).	Cost: \$\$	Major building and site maintenance for long-term investment in building and site. Per Bureau Veritas report, provide major renovation for facade, roofing, interiors, HVAC and electrical. Provide general building maintenance for all other systems.	Cost: \$\$\$	General building and site maintenance for long-term investment in building and site for McLaughlin location. Replace aging systems as required for long-term use.	Cost: \$\$				
		Priority: Maintenance		Priority: Maintenance		Priority: Maintenance				
	Create a construction project to renovate library basement for additional staff workspaces.	Cost: \$	Provide master plan for increasing access to library services to the Library Service Area. Potential for new building or other service lines. Purchase land for development, if required. Create bond or other means of financing, if required.	Cost: \$\$\$	Provide construction project, if needed, per master planning efforts to increase access to library services.	Cost: \$\$\$\$				
		Priority: High		Priority: High		Priority: High				
	Provide library location in another part of the Library Service Area to distribute library services to all residents. Investigate mobile, kiosk, or library partnerships to increase library accessibility for all.	Cost: \$\$	Provide renovations as required for change in staffing or change in library service deliveries.	Cost: \$\$	For McLaughlin location, provide renovations as required for change in staffing or change in library service deliveries.	Cost: \$\$				
		Priority: In Progress		Priority: Medium		Priority: Medium				
	Create a construction project to renovate central information desk to improve flow, function and security.	Cost: \$\$								
		Priority: In Progress								
	Book return process is currently undersized and any increase in services will require renovation of the process. Create a master plan and construction project to renovate the book return process. Solve for increase in electronic book sorting capacity, provide direct book return to sorting system and vertical book delivery system. Study if overhaul of existing elevator or replacement improve the efficiency to vertical book delivery system.	Cost: \$\$								
		Priority: Medium								
Buena Vista Clubhouse	Decision point: Create master planning project to solve for Buena Vista Clubhouse end of life. Options: - Provide historically appropriate renovation of building. Provide items like seismic structural upgrades, ADA upgrades, building enclosure upgrades and electrical upgrades. - Remove from national register of historic places (there is no local designation), demolish building. Incorporate historic components into a design element in the park.	Cost: \$/\$\$\$	N/A			N/A				
		Priority: Low								

Building	Short-Term 0-7 Years		Mid-Term 8-14 Years	Long-Term 14-20 Years		
7th Street Fire Station (CCFD #1)	Maintain long term tenant until they are ready to depart. Resolve maintenance agreement with the tenant. Perform building condition assessment to determine long-term maintenance plan.	Cost: \$\$	Major building and site maintenance for long-term investment in building and site. Replace aging systems as required for long-term use.	Cost: \$\$\$	General building and site maintenance for long-term investment in building and site. Replace aging systems as required for long-term use.	Cost: \$\$
		Priority: Maintenance		Priority: Maintenance		Priority: Maintenance
	Create a construction project to address repair of depressed site drain and sidewalk uplift at street trees.	Cost: \$			If tenant leaves, provide a construction project for major building and site maintenance for long-term investment in building and site. Decision point: Determine new building use.	Cost: \$\$\$
		Priority: Maintenance				Priority: Maintenance
City Hall	General building and site maintenance for mid-term investment in building and site. Replace aging systems as required for mid-term use. Per Bureau Veritas report, replace roofing immediately.	Cost: \$\$	General building and site maintenance for short-term investment in building and site. Replace aging systems as required for short-term use. Per Bureau Veritas report, provide major renovation for interiors, HVAC, electrical, fire alarm and electronic systems, equipment and furnishings, site development and site pavement.	Cost: \$\$	Create construction project to build new City Hall per master plan. Vacate building. Decision point: Determine disposition of property.	Cost: \$\$\$\$\$
		Priority: Maintenance		Priority: Maintenance		Priority: High
	Create a construction project to build a climate controlled space for important document storage.	Cost: \$\$	Create master plan to construct a new City Hall. Project location likely to be west of the Robert Libke Public Safety Building. Master plan in conjunction with Engineering and Operations (Fir Street) staff planning.	Cost: \$\$		
		Priority: High		Priority: Low		
	Create a construction project to improve security at reception/welcome desk and larger meeting room.	Cost: \$\$				
		Priority: High				

Building	Short-Term 0-7 Years		Mid-Term 8-14 Years		Long-Term 14-20 Years	
Oregon City Building and Planning	General building and site maintenance for mid-term investment in building and site. Maintain systems critical to the use of the building. Replace systems only as required for mid-term use.	Cost: \$\$	General building and site maintenance for short-term investment in building and site. Maintain systems critical to the use of the building. Replace systems only as required for short-term use.	Cost: \$\$	Relocate all staff functions and services to new facility. Vacate building and demolish. Site to be turned into the parking lot for the new City Hall noted in Long-Term plan.	Cost: \$\$
		Priority: Maintenance		Priority: Maintenance		Priority: Medium
	Create a construction project for security upgrades to align with City systems. Install a separate secured entrance for community room to increase after hours use for the community.	Cost: \$	Create a small construction project to renovate office space to provide adequate desk space for each of the number of staff and adequate staff break space.	Cost: \$		
		Priority: In Progress		Priority: Medium		
	Create a small construction project to add a Mother's room.	Cost: \$				
		Priority: Low				
	Reconfigure Building and Planning parking lots to accommodate required parking for building if roundabout construction occurs. Plan parking expansion to leave space for new City Hall construction.	Cost: \$\$				
		Priority: Low				
Ermatinger House	General building and site maintenance for long-term investment in building and site. Replace aging systems as required for long-term use. Increase times open to public.	Cost: \$\$	Major building and site maintenance for long-term investment in building and site. Replace aging systems as required for long-term use.	Cost: \$\$	Major building and site maintenance for long-term investment in building and site. Replace aging systems as required for long-term use.	Cost: \$\$
		Priority: Maintenance		Priority: Maintenance		Priority: Maintenance
Oregon City Amtrak Station	Create a master plan with tenants for major building maintenance while maintaining tenant operations. Per Bureau Veritas report, repair or replace site pavement and site utilities.	Cost: \$\$	General building and site maintenance for long-term investment in building and site. Replace aging systems as required for long-term use.	Cost: \$\$	General building and site maintenance for long-term investment in building and site. Replace aging systems as required for long-term use	Cost: \$\$
		Priority: Maintenance		Priority: Maintenance		Priority: Maintenance
	Create a construction project to improve Amtrak platform to provide additional amenities (bike parking, coffee shop, etc).	Cost: \$				
		Priority: Low				
Robert Libke Public Safety Building	General building and site maintenance for long-term investment in building and site. Replace aging systems as required for long-term use. Building has capacity for 5% staff growth.	Cost: \$\$	General building and site maintenance for long-term investment in building and site. Replace aging systems as required for long-term use.	Cost: \$\$	Major building and site maintenance for long-term investment in building and site. Replace aging systems as required for long-term use.	Cost: \$\$\$
		Priority: Maintenance		Priority: Maintenance		Priority: Maintenance
	Create a construction project to solve for acoustics in court room/multipurpose/chambers.	Cost: \$				
		Priority: High				

CITY OF OREGON CITY

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

Staff Report

To: City Commission
From: City Manager Tony Konkol

Agenda Date: 2/13/2024

SUBJECT:

Update on City Projects

BACKGROUND:

The City Commission has requested that an update on the status of the following projects be provided at a work session on a monthly basis.

1. Quiet Zone

ODOT has released the consultant solicitation request for proposals and a date has been set to review the proposals once they have been submitted.

The City has received ODOT's approximately 250 page scope of work and consultant procurement documents which will be reviewed and commented on. ODOT, which is the project manager for the project, has suggested approximately 6-months for the consultant procurement and up to 2 years for the design work, which will include coordination with the railroad, operation and maintenance agreements and review by the railroad. Staff is pushing to expedite the design work timeline.

On December 6, 2023 the City Commission received an update on the estimated cost of the Oregon City quiet zone project with updated inflationary construction escalations added to the original 2019 cost estimate, which was \$2.6 million. The new estimate increases the estimated construction cost by \$650,000. Based on the additional information, the City Commission approved an IGA with ODOT to begin the Oregon City quiet zone project.

2. Charter Parks

Staff is working with the City Attorney to create draft easements to address encroachments that have been identified with the McLoughlin Promenade.

A site tour of the McLoughlin Promenade is scheduled for January 8th. Staff is preparing additional options, such as temporary easements, to address existing structural encroachments onto the Promenade property.

Staff has categorized encroachments by type, with associated pictures of the encroachment, and is working to determine options to address the encroachments for the Commission to consider. The McLoughlin Promenade survey has been completed. The survey identified several potential existing encroachments into the Promenade property which will be discussed during a work session. Ermatinger House was approved as a Charter Park by the City Commission. The City Commission voted to not designate Dement Park as a Charter Park.

3. Cayuse 5 Memorial

The City completed the bid advertisement for the project and did not receive any responses. Staff is currently contacting contractors to determine the concerns with the bid advertisement and/or project.

The final construction bid documents for the Cayuse Five Tribute have been completed. Below is the schedule for bidding, awarding, and (weather permitting) construction. The Confederated Tribes of the Umatilla Indian Reservation staff will be invited to the pre-construction meeting to coordinate all activities once the project has been awarded.

Bid advertisement – open through January 24, 2024

Contract award – February 7, 2024

Pre-Construction meeting the week of February 12, 2024

Construction – February through May 2024

The land use application for the proposed memorial has been approved. There are no additional land use approvals necessary to move forward with the project. The memorial bid documents are being reviewed internally and staff is working with Confederated Tribes of the Umatilla Indian Reservation staff on the creation of an inadvertent discovery plan that will be included in the bid/contract information. The proposed memorial has been approved by the Historic Review Board and the information was presented to the Parks and Recreation Advisory Committee.

4. Courthouse

There has been no change in the project since the May 2023 update. City staff worked to support efforts by the Downtown Oregon City Association to apply for a Main Street grant to focus on the Courthouse located in downtown Oregon City. The grant required the property owner, which is Clackamas County, to sign the grant application, which unfortunately they did not agree to do. At this time there is no specific work being performed related to the future of the existing courthouse.

5. Tumwata Village

There has been no change in the project since the July 2023 update. Willamette Falls Trust and Portland General Electric have signed a Feasibility and

Cooperation Agreement enabling the Trust to assess a portion of PGE property on the island on the west side of the Willamette Falls for a project intended to return public access to the area.

In May staff completed a 4-hour site visit with the CTGR staff and consultant team to discuss the demolition that is occurring on the site and begin to discuss the proposed amendments proposed to implement the Tumwata Village Plan for the property. The site visit and discussion focused on infrastructure, design details, development phasing, and an introduction to the goals and objectives of CTGR for the redevelopment of the property. CTGR staff and their consultants have been meeting with City staff to understand specific technical infrastructure issues.

Staff have been meeting monthly with representatives from the Confederated Tribes of Grand Ronde (CTGR) to discuss on-going site work as well as future land use and development plans for the Tumwata Village Plan. CTGR staff has been working with the CTGR Tribal Council and Tribal members to finalize the Tumwata Village Plan. Once approved, the Tumwata Village Plan will be presented to the city and the public.

6. Canemah ROW issues

There has been no change in the project since the May 2023 update. The Canemah ROW issues will be brought before the City Commission at a future work session to discuss how to move forward with this project.