



CITY OF OREGON CITY URBAN RENEWAL COMMISSION AGENDA

Hanlon Commission Chambers, Libke Public Safety Facility, 1234 Linn Ave, Oregon City
Wednesday, July 2, 2025 at 6:00 PM

Ways to participate in this public meeting:

- Attend in person, location listed above. Please see the public comment guidelines below.
- Attend the livestream of the meeting on the City's YouTube Channel:

<https://www.youtube.com/user/CityofOregonCity>

- Register to provide electronic testimony (email recorderteam@orcify.org or call 503-496-1509 by 3:00 PM on the day of the meeting to register)
 - Email recorderteam@orcify.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
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1. CALL TO ORDER AND ROLL CALL

2. PUBLIC COMMENTS

3. DISCUSSION ITEMS

- a. Stimson Property Dedication - Ten Feet
- b. Personal Services Agreement with Aquatic Insight for the Clackamette Cove Water Quality Analysis – Phase 2
- c. Clackamette Cove Development

4. COMMUNICATIONS

5. ADJOURNMENT

PUBLIC COMMENT GUIDELINES

Complete a Comment Card prior to the meeting and submit it to the clerk. When the Chair calls your name, proceed to the speaker table, and state your name and city of residence. Each speaker is given 3 minutes to speak. As a general practice, the committee does not engage in discussion with those making comments. Complaints shall be addressed at the department level prior to addressing the committee.

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](#) 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.

Oregon City for Washington Street improvements.

OPTIONS:

1. Authorize the Executive Director to sign the right-of-way application to dedicate approximately 10 feet of Stimson Property to the City of Oregon City.

BUDGET IMPACT:

Amount \$688
Fiscal Year(s): FY 25/26
Funding Source(s): Urban Renewal



CENTERLINE CONCEPTS
 LAND SURVEYING, INC.

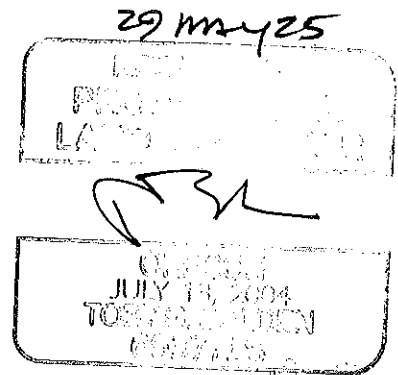
19376 Molalla Avenue, Ste. 120, Oregon City, OR 97045
 P. 503-650-0188 F. 503-650-0189

Exhibit "A"
Legal Description

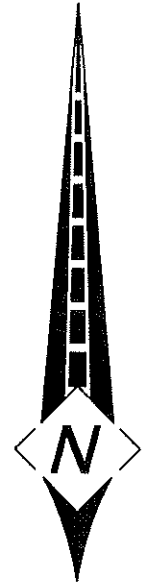
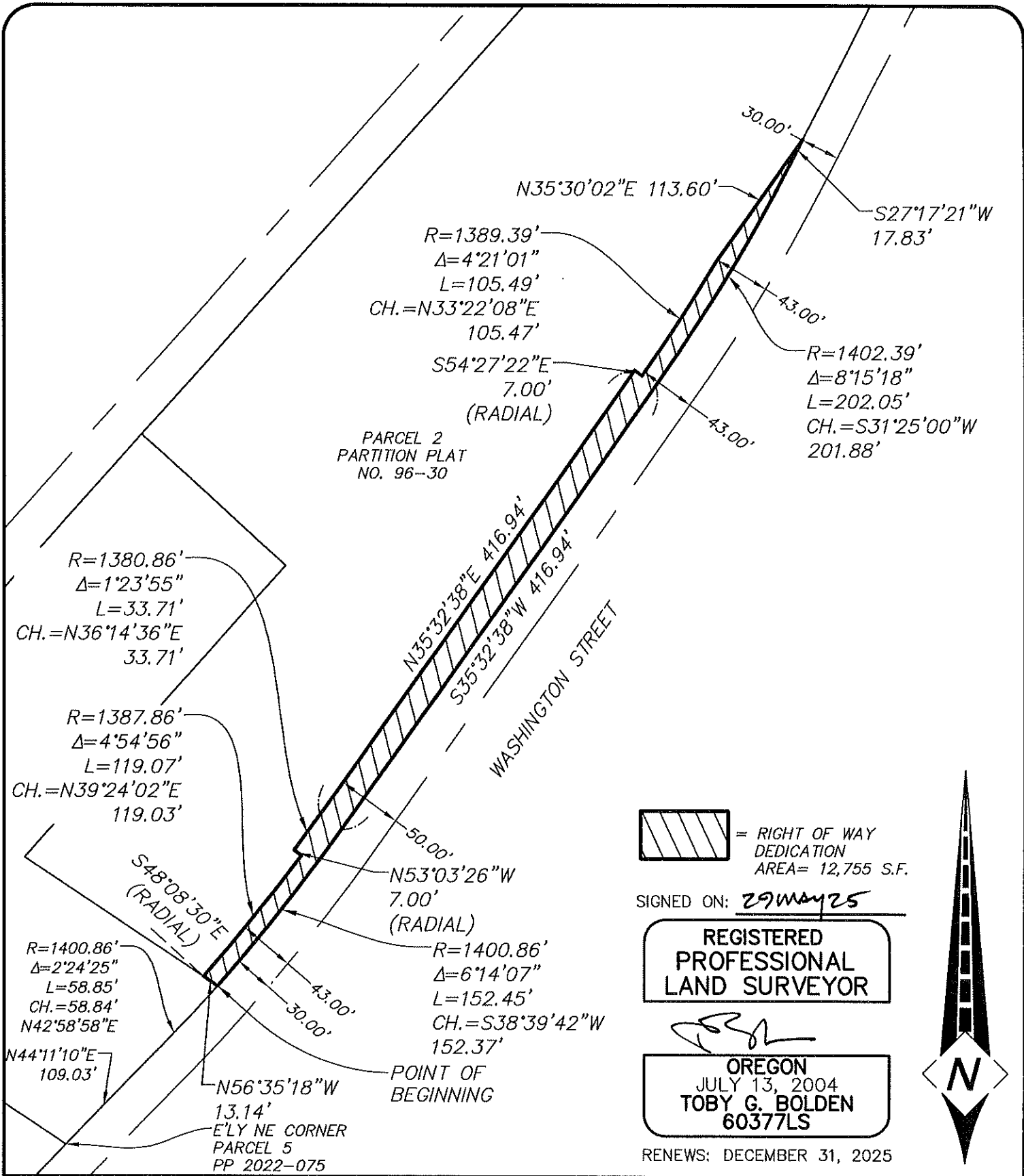
A tract of land being a portion of that tract of land conveyed by deed recorded as Document No. 96-082841, Clackamas County Deed Records, also being a portion of Parcel 2 of Partition Plat No. 1996-30, Clackamas County Plat Records, located in the northwest one-quarter and southwest one-quarter of Section 29, Township 2 South, Range 2 East of the Willamette Meridian, City of Oregon City, County of Clackamas, State of Oregon, being more particularly described as follows:

COMMENCING at the easterly northeast corner of Parcel 5 of Partition Plat No. 2022-075, Clackamas County Plat Records; thence, along the northwest right of way line of Washington Street, being 30.00 feet from the centerline thereof, when measured at right angles, North 44°11'10" East, 109.03 feet to a point of curvature; thence, continuing along said northwest right of way, along the arc of a 1400.86 foot radius curve to the left, through a central angle of 02°24'25" (the chord of which bears North 42°58'58" East, 58.84 feet, an arc distance of 58.85 feet to the most southerly corner of said Document No. 96-082841 and the **TRUE POINT OF BEGINNING**; thence, along the most southerly line of said Document No. 96-082841, North 56°35'18" West, 13.14 feet; thence, along the arc of a non-tangent 1387.86 foot radius curve to the left (radial line bears South 48°08'30" East), through a central angle of 04°54'56" (the chord of which bears North 39°24'02" East, 119.03 feet), and arc distance of 119.07 feet; thence along a radial bearing of North 53°03'26" West, 7.00 feet; thence, along the arc of a concentric 1380.86 foot radius curve to the left, through a central angle of 01°23'55" (the chord of which bears North 36°14'36" East, 33.71 feet) an arc distance of 33.71 feet; thence, along a line 50.00 feet northwesterly of and parallel with the centerline of Washington Street (a variable width right of way), North 35°32'38" East, 416.94 feet; thence South 54°27'22" East, 7.00 feet; thence, along the arc of a 1389.39 foot radius curve to the left (radial line bears South 54°27'22" East), through a central angle of 04°21'01" (the chord of which bears North 33°22'08" East, 105.47 feet), and arc distance of 105.49 feet; thence, along a non-tangent line North 35°30'02" East, 113.60 feet to the northwest right of way of said Washington Street, being 30.00 feet from the centerline thereof, when measured at right angles; thence, along said northwest right of way line for the following four courses: South 27°17'21" West, 17.83 feet; along the arc of a 1402.39 foot radius curve to the right, through a central angle of 08°15'18" (the chord of which bears South 31°25'00" West, 201.88 feet) an arc distance of 202.05 feet; South 35°32'38" West, 416.94 feet; and along the arc of a 1400.86 foot radius curve to the right, through a central angle of 06°14'07" (the chord of which bears South 38°39'42" West, 152.37 feet), an arc distance of 152.45 feet to the **POINT OF BEGINNING**.

Contains 12,755 square feet, more or less.



RENEWS: 31 Dec 25



CLIENT: OREGON CITY
ORIG. DATE: 29MAY25
DRAWN BY: TGB
SHEET No. 1 OF 1

EXHIBIT "B"
RIGHT OF WAY DEDICATION
 CITY OF OREGON CITY, CLACKAMAS COUNTY, OR
 Scale: 1"=100'

CENTERLINE CONCEPTS
LAND SURVEYING, INC.
 19376 MOLALLA AVE., SUITE 120
 OREGON CITY, OREGON 97045
 PHONE 503.650.0188 FAX 503.650.0189

that could impact recreational and habitat uses of the Cove.

On September 12, 2023, as directed by the Urban Renewal Commission, Commissioner O'Donnell led a discussion during a work session on the topic, which included the Oswego Lake site tour and the Lake Oswego Corporation's efforts to improve water quality and manage/address the lake's water quality issues including how they address blue-green algae blooms. Staff provided updates on meetings with representatives from the Portland Permits Section of the US Army Corps of Engineers.

At the conclusion of the September meeting, staff pursued an initial scope of work to study and better understand the existing conditions and evaluate opportunities for water quality improvement, identifying a plan to understand what may be impacting late-season water quality in the Cove to see if 1) there is a problem to solve, 2) whether it is feasible to solve, and 3) if so, what might a project scope entail.

On January 17, 2024, the draft scope of work was submitted to the Urban Renewal Commission for consideration. As a follow-up to January 17, a small stakeholder group meeting was held on January 30 to obtain any final feedback needed for the RFP.

A public advertisement requesting proposals was published in the Daily Journal of Commerce on March 8 and 11, 2024. Two proposals were received on March 26, 2024. A five-person evaluation team met on April 3, 2024, and reached a unanimous consensus to recommend Aquatic Insight for the project.

From April 23, 2024, to March 12, 2025, data was collected on the Cove and Clackamas River. It includes the following: multi-parameter sonde data was collected from the cove and from the river. Water samples were collected from the cove at depths of two meters and five meters, and analyzed for total phosphorus, soluble reactive phosphorus, total nitrogen, nitrate and nitrite, ammonia, total Mn, total Fe, and alkalinity. Phytoplankton samples were collected from the Cove and the Clackamas River. Sediment cores were collected from three locations in the cove and analyzed for phosphorus content, and water surface elevation data was collected from the cove and river for model calibration.

Aquatic Insight developed the baseline CE-QUAL-W2 model (Model), which collects data for water quality and is a hydrodynamic model in 2D (longitudinal-vertical) for rivers, estuaries, lakes, reservoirs and river basin systems. W2 models basic eutrophication processes such as temperature-nutrient-algae-dissolved oxygen-organic matter and sediment relationships.

Using the Model, during Phase 2, Aquatic Insight will complete the data review, and synthesis and refine the Water Quality Monitor Plan using 2024/2025 results to guide continued data collection. The two years of monitoring data, combined with CE-QUAL-WA modeling, will support final development of the alternative's evaluation to improve water quality and reduce the risk of harmful cyanobacteria blooms that could impact recreation. Aquatic Insight will refine and finalize the list of seven already identified management alternatives and conduct comparative analysis.

On May 29, 2025, a request for proposals for the Clackamette Cove Water Quality Analysis -

Phase 2 was sent to five consultants in accordance with City and State contracting procedures for Intermediate Procurement procedures. Proposals were due June 11, 2025, and one proposal was received. A selection committee reviewed the proposal and determined that Aquatic Insight is qualified to perform the required collection of data and provide the final results of the study.

This procurement follows Oregon City Municipal Code 2.40.020, which allows use of the Attorney General Model Rules for Engineering and Architectural Services. OAR 137-048-0210 requires the use of an Informal Solicitation for projects where the anticipated consultant fee is greater than \$100,000 but is not expected to exceed 250,000.

The total budget for the Clackamette Cove Water Quality Analysis – Phase 2 is \$188,800.00. This Personal Services Agreement is in alignment with the project’s budget, and adequate funds are available.

OPTIONS:

1. Approve Personal Services Agreement with Aquatic Insight for the Clackamette Cove Water Quality Analysis – Phase 2.
2. Approve Personal Services Agreement with Aquatic Insight for the Clackamette Cove Water Quality Analysis – Phase 2 with Amendments.
3. Deny Personal Services Agreement with Aquatic Insight for the Clackamette Cove Water Quality Analysis – Phase 2 and provide further direction.

BUDGET IMPACT:

Amount	\$188,800.00
Fiscal Year(s):	2025-2026
Funding Source(s):	Urban Renewal

**CITY OF OREGON CITY URBAN RENEWAL AGENCY (URA)
PERSONAL SERVICES AGREEMENT**

**CLACKAMETTE COVE WATER QUALITY ANALYSIS - PHASE 2
(PS 25-013)**

This PERSONAL SERVICES AGREEMENT (“Agreement”) is entered into between the CITY OF OREGON CITY URBAN RENEWAL AGENCY (“URA”) and **AQUATIC INSIGHT, LLC** (“Consultant”).

RECITALS

A. URA requires services that Consultant is capable of providing under the terms and conditions hereinafter described.

B. Consultant is able and prepared to provide such services as URA requires under the terms and conditions hereinafter described.

The parties agree as follows:

AGREEMENT

1. Term. The term of this Agreement shall be from the date the contract is fully executed until **July 2, 2026**, unless sooner terminated pursuant to provisions set forth below. However, such expiration shall not extinguish or prejudice URA’s right to enforce this Agreement with respect to (i) breach of any warranty; or (ii) any default or defect in Consultant’s performance that has not been cured.

2. Compensation. URA agrees to pay Consultant on a time-and-materials basis for the services required. Total compensation, including reimbursement for expenses incurred, shall not exceed **one-hundred eighty-eight thousand, eight hundred, and 00/100 dollars (\$188,800.00)**.

3. Scope of Services. Consultant’s services under this Agreement shall consist of services as detailed in **Exhibit A**, attached hereto and by this reference incorporated herein.

4. Standard Conditions. This Agreement shall include all of the standard conditions as detailed in **Exhibit B**, attached hereto and by this reference incorporated herein.

5. Schedule. The components of the project described in the Scope of Services shall be completed according to Term, above.

6. Integration. This Agreement, along with the description of services to be performed attached as Exhibit A and the Standard Conditions to Oregon City URA Personal Services Agreement attached as Exhibit B, contain the entire agreement between and among the parties, integrate all the terms and conditions mentioned herein or incidental hereto, and supersede all prior written or oral discussions or agreements between the parties or their predecessors-in-interest with respect to all or any part of the subject matter hereof.

7. Notices. Any notices, bills, invoices, reports or other documents required by this Agreement shall be sent by the parties by United States mail, by hand delivery or by electronic means. All notices shall be in writing and shall be effective when delivered. If mailed, notices shall be deemed effective forty-eight (48) hours after mailing, unless sooner received.

To CITY OF OREGON CITY URBAN RENEWAL AGENCY:

City of Oregon City Urban Renewal Agency
13895 Fir Street
Oregon City, OR 97045
Attention: Dayna Webb, P.E.

To Consultant:

Aquatic Insight, LLC
4207 SE Woodstock Blvd #535
Portland, OR 97206
Attention: Mark Rosenkranz, Owner/Manager

Consultant shall be responsible for providing the URA with a current address. Either party may change the address set forth in this Agreement by providing notice to the other party in the manner set forth above.

8. Governing Law. This Agreement shall be governed and construed in accordance with the laws of the state of Oregon without resort to any jurisdiction’s conflicts of law, rules or doctrines.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly appointed officers on this _____ day of _____, 20____.

CITY OF OREGON CITY URBAN RENEWAL AGENCY

AQUATIC INSIGHT, LLC

By: _____

By: _____

Name: Dayna Webb, P.E.

Name: _____

Title: Public Works Director

Title: _____

DATED: _____, 2025.

DATED: _____, 2025.

By: _____

ORIGINAL URBAN RENEWAL APPROVAL (IF APPLICABLE):

Name: Anthony J. Konkol III

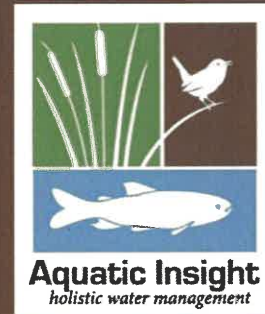
DATE: _____.

Title: Urban Renewal Executive Director

DATED: _____, 2025.

APPROVED AS TO LEGAL SUFFICIENCY:

By: _____
Urban Renewal Agency Attorney



Proposal for Clackamette Cove Water Quality Analysis Phase 2

RFP # [PS 25-013](#) | [June 9, 2025](#)

Prepared for:
Oregon City Urban Renewal Agency through
the Public Works Department

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PROPOSER QUALIFICATIONS CHECKLIST

CRITERIA:	RESPONSES:
<p>A. Addenda. The undersigned has received the following Addenda:</p>	<p align="center">CHECK ONE</p> <p><input checked="" type="checkbox"/> None</p> <p><input type="checkbox"/> Addenda _____ through _____</p>
<p>B. Resident Bidder Status. The undersigned certifies that their resident bidder status is as indicated at right.</p> <p>“Resident Bidder” means a bidder that has paid unemployment taxes or income taxes in Oregon during the 12 calendar months immediately preceding submission of the bid and has a business address in Oregon. Nonresident bidders will not be precluded from performing work for the City.</p>	<p align="center">CHECK ONE</p> <p><input checked="" type="checkbox"/> Resident Bidder</p> <p><input type="checkbox"/> Nonresident Bidder</p>
<p>C. Business Licenses. The undersigned certifies that their Oregon City business license status is as indicated at right.</p>	<p align="center">CHECK ONE</p> <p><input checked="" type="checkbox"/> Proposer is in possession of a current City of Oregon City business license. License # _____ 9493</p> <p><input type="checkbox"/> Proposer will apply for and obtain an Oregon City business license if selected for this project.</p>
<p>D. Certification of Non-Discrimination (ORS 279A.110). The undersigned affirms at right that it shall not discriminate against minority, women, or emerging small business enterprise certified under ORS 200.055, or a business enterprise that is owned or controlled by or that employs a disabled veteran, as defined in ORS 408.225, when obtaining subcontracts for any work performed for the City.</p>	<p align="center">CHECK ONE</p> <p><input checked="" type="checkbox"/> Yes (affirms)</p> <p><input type="checkbox"/> No (does not affirm)</p>
<p>E. Insurance. The undersigned certifies at right by checking Yes or No that it either has in effect or can obtain the insurance coverage required by the City (described in the attached, Standard Conditions to the Oregon City Personal Services Agreement) if selected for this project. <i>(Note: Please do</i></p>	<p align="center">CHECK ONE</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No (explain)</p>





<p><i>not submit certificates of insurance with the proposal).</i></p> <p>Additionally, if selected, the undersigned agrees by checking Yes or No at right that it shall also ensure that certificates of insurance name the City, its officials, employees, and agents, as additional insureds (except workers' compensation, professional liability, and professional errors and omissions policies). Instruct insurance providers to include the project name and number Clackamette Cove Water Quality Analysis Phase 2 (PS 25-013) within the Description box on the certificate of insurance.</p> <p>If undersigned is unable to provide coverage as described in the aforementioned Standard Conditions to the Personal Services Agreement, proposer shall check the NO box at right and describe the insurance coverage that can be provided and why the City's preferred coverage cannot be provided. Explain what your proposed alternative terms and conditions would be in lieu of the terms and conditions the City has identified.</p>	<p style="text-align: center;"><i>See "Attachment Note" at end of checklist.</i></p>
<p>F. Authorized Representatives. The person or persons authorized to represent the consultant in any negotiations and sign any contract that may result (at the time of proposal submittal) are listed at right.</p>	<p><u>Mark Rosenkranz</u> Name</p> <p><u>Owner, Manager</u> Title</p> <p><u>mark@aquaticinsight.com</u> 503-515-7864 Email / Phone</p> <hr/> <p>Name</p> <hr/> <p>Title</p> <hr/> <p>Email / Phone</p> <p style="text-align: center;"><i>See "Attachment Note" at end of checklist.</i></p>





<p>G. Litigation. The undersigned certifies by checking either No or Yes at right whether the proposer has not or has been a party to any litigation including but not limited to any bankruptcy settlements or unpaid judgments against the firm or its principals and whether or not any previous contracts for the proposer have been defaulted on and/or terminated. If the YES box is checked, list the type of litigation along with the settlement year. Additionally, explain the reasons for any defaults and/or terminations.</p>	CHECK ONE
	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (explain) <hr/> <hr/> <p><i>See "Attachment Note" at end of checklist.</i></p>

The undersigned authorized representative certifies, to the best of the signer's knowledge, that the information provided above is true to the best of the signer's knowledge.

AUTHORIZED REPRESENTATIVE TO COMPLETE:

Signature 

Name Mark Rosenkranz

Title Owner, Manager

Business Name Aquatic Insight LLC

Mailing Address 4207 SE Woodstock Blvd #535, Portland OR 97206

Telephone Number 503-515-7864

Email mark@aquaticinsight.com

Attachment Note: *Attach a separate sheet if more space is needed to explain any responses or to add additional Authorized Representatives. One additional sheet with requested information is allowed and will not exceed page count limits.*





June 9, 2025

Marcos Kubow
Public Works
City of Oregon City
13985 Fir Street
Oregon City, OR 97045

Dear Mr. Kubow,

Aquatic Insight LLC (AI) is looking forward to continuing the relationship with Oregon City as the project moves into Phase 2 of the Clackamette Cove Water Quality Analysis, RFP: PS 25-013. We enjoyed working with the City during Phase 1 and achieved significant progress. We look forward to bringing this project to a successful conclusion by June 2026.

Our team has a proven work history in the Clackamas Basin and the broader region on lake management and water resource projects, and we have added some additional expertise and resources based on preliminary results from 2024/2025. We are a local team of regionally and nationally recognized leaders that are responsive and geographically knowledgeable, which gives the City a reliable and expert partner.

This proposal is valid for ninety (90) days after the submission deadline.

Project Understanding: Data from 2024/2025 showed the Cove effectively isolated from the river during the summer algae growing season, acting more like a lake than an off-channel Cove. The Cove was thermally stratified, experienced anoxic conditions (low to no dissolved oxygen) near the sediment resulting in internal phosphorus loading, and had an algae population very different from the river. The algae population shifted from diatom dominance in spring to cyanobacteria dominance starting in late July, but cyanobacteria did not cause visible scums in the summer of 2024/2025 due to the population being mostly planktonic (drifting in the water column). The baseline CE-QUAL-W2 model was developed and is running smoothly.

Building on Phase 1, Phase 2 will complete the data review and synthesis and refine the Water Quality Monitoring Plan using 2024/2025 results to guide continued data collection. The two years of monitoring data, combined with CE-QUAL-W2 modeling, will support final development of the alternatives evaluation to improve water quality and reduce the risk of harmful cyanobacteria blooms that could impact recreation. We will refine and finalize the list of seven already identified management alternatives and conduct a rigorous comparative analysis, with scheduled progress meetings to incorporate feedback and keep the City informed of progress and direction.

Project management for Phase 2 includes the addition of a Deputy Project Manager, scheduled monthly meetings, and weekly calls to keep the project on schedule and aligned with project goals.

This proposal is being completed at the expense of Aquatic Insight and its subconsultants.

Aquatic Insight believes the available funding is more than adequate for the proposed scope of work.

Opinion about the proposed schedule: Water sampling is recommended to start immediately after the contract is finalized in order to capture the shift to cyanobacteria. While the Cove would have already started stratifying, the additional data will be useful for validating conditions seen during the 2024/2025 sampling. Aquatic Insight is intimately familiar with the sampling process and will be ready to re-engage on day one. **The remainder of the schedule is reasonable and achievable for completing tasks identified in the RFP.**

Aquatic Insight is committed to performing the tasks included in this proposal within the RFP schedule.

Aquatic Insight accepts the terms and conditions contained in Attachment A: City of Oregon Personal Services Agreement and Standard General Conditions.

If you have any questions regarding our proposal, please feel free to reach out to our primary point of contact, Mark Rosenkranz, at (503) 515-7864 or by email at mark@aquaticinsight.com. We thank you for your consideration.

Respectfully,



Mark Rosenkranz
Owner
Aquatic Insight, LLC





Key Personnel Qualifications & Team Experience Working Together

We have assembled an efficient, specialized team with years of experience completing similar projects. This includes work in the Clackamas River Basin and nearby urban lakes, and projects assessing nutrient loading impacts to urban waterbodies. Starting with the same core team from Phase 1, we have added a Deputy Project Manager, additional field support, and a geomorphologist. Our team is uniquely qualified to continue this important work and complete the project in a timely, cost-effective manner. Our team includes the following firms and key personnel.

Project Management

Mark Rosenkranz (Project Principal and Manager) is the owner and lead scientist at Aquatic Insight, LLC (AI). AI is a COBID certified firm and a comprehensive lake and watershed management company working with diverse clients to improve and maintain healthy aquatic environments. Mark is an applied limnologist and Certified Lake Manager with an MS in Environmental Management. He will be Project Manager in addition to leading water quality data collection and analysis. Mark has over 25 years of experience leading projects focusing on nutrient source tracking and management, lake and watershed sampling and analysis, and the design and implementation of phosphorus reduction techniques. He has a collaborative style that involves regular communication and promoting a shared understanding of project goals. As the Project Manager for Phase 1, Mark understands the project needs and is looking forward to continuing to support the City. Mark is not currently serving as prime on any other large projects, allowing him to dedicate his full attention to this effort without anticipated conflicts or competing commitments.

Related Projects

Oswego Lake Phosphorus Reduction Program, Lake Oswego Corporation, Lake Oswego, Oregon. Jeff Ward | Lake Manager | jeff.ward@lakecorp.com | 503-686-5909 | Ongoing budget of \$170,000

Oswego Lake is a 415-acre urban lake in Lake Oswego that supports both local residents and the environment. The lake used to have frequent summer cyanobacteria blooms. Early efforts to fix this, like using copper sulfate and installing an aeration system, provided temporary fixes and did not solve the problem. When Mark got involved after the aeration system was added, he found that phosphorus coming from outside the lake was a key cause of cyanobacteria blooms. He started a program using alum to reduce this phosphorus. Over the past 16 years, the program has been improved, leading to a healthier lake with fewer blooms and a more balanced mix of algae.

Oswego Lake Dredge, Lake Oswego Corporation, Lake Oswego, OR. Jeff Ward | Lake Manager | jeff.ward@lakecorp.com | 503-686-5909 | Total cost nearly \$1M

Mark led a dredging project that removed over 30,000 cubic yards of sediment deposited from the urban watershed. Mark led sampling, permitting with the U.S. Army Corps of Engineers (USACE) and Oregon Department of Environmental Quality (DEQ), coordinated lake access and disposal methods, and coordinated with other contractors to opportunistically remove more material than planned. The project improved water quality and lake access by increasing depth and removing high-phosphorus sediment.

Beaver Lake Nutrient Monitoring and Cyanobacteria Testing, Beaver Lake Owners Assn. Clackamas County, OR. Dan Sweeney | Beaver Lake HOA WQ Committee | sweeneydh@gmail.com | 503-631-2015 | annual budget \$25,000

Mark was asked to evaluate current management practices and suggest modifications that would improve conditions to a lake with a history of cyanobacteria blooms. This involved creating a sampling plan and using the data to track seasonal nutrient and algae dynamics. Ongoing monitoring is used to track the efficacy of BMPs in an effort to reduce cyanobacteria dominance and thus provide healthy recreational opportunities for residents.

Zoe Rodriguez del Rey (Deputy Project Manager) will support Mark with task coordination, communication, progress tracking, and on-time, cost-effective delivery. She holds an MS in Environmental Sciences and Management and brings 20 years of experience working with public utilities, consulting, and research. Zoe has expertise in water quality science, lake ecology, and water resources management. She has managed large multi-agency projects and excels at leading complex efforts and translating technical work into clear, actionable outcomes.

Related Projects

Coachella Valley Water District Water Management Plan Update for the Indio Subbasin, Coachella Valley Water District, Palm Desert, California. Jim Barrett | General Manager | jbarrett@cvwd.org | 760-398-2651

The 2022 Water Management Plan Update for the Indio Subbasin supports compliance with California's Sustainable Groundwater Management Act (SGMA) and broader regional efforts to balance water demand, supply, and groundwater management. Zoe Rodriguez del Rey served as Project Manager, coordinating the plan update by overseeing consultants, technical analyses, SGMA requirements, and facilitating collaboration with other Groundwater Sustainability Agencies, tribes, NGOs, and local stakeholders.





Lacamas, Fallen Leaf and Round Lakes, Lake Monitoring Plan Update, City of Camas, City of Camas, Washington. Brian Monnin | Storm Water Permit Coordinator | bmonnin@cityofcamas.us | 360-817-7388

AWR and AI were contracted by the City of Camas to update the Monitoring Plan for Lacamas, Round, and Fallen Leaf Lakes to guide ongoing data collection, lake treatment timing, and response to harmful algal blooms. Tasks included reviewing existing data and conceptual models, developing updated monitoring protocols, and creating management strategies for the more isolated Cove area of Lacamas Lake. Zoe served as the lead technical writer and supported project management to ensure delivery of a clear, actionable framework aligned with the City's lake management goals.

Annear Water Resources

Annear Water Resources LLC (AWR) is a COBID certified firm focusing on water resources engineering solutions to balance the competing demands between the built and natural environments. We help clients with lake management, planning and plan implementation; field monitoring program development and implementation; nutrient management; pollutant load modeling; hydraulic modeling; and hydrodynamic and water quality modeling to support design of alternatives analyses. We have assisted clients with the development of Quality Assurance Project Plans (QAPPs) for field monitoring, conducting field monitoring, data analysis, and interpretation. Key staff and representative projects are introduced below.

Rob Annear, P.E., PhD (CE-QUAL-W2 Modeling Lead) is the founder of AWR and a nationally recognized expert in hydrodynamic and water quality modeling. Rob will be technical lead for flow modeling between the river and Cove. Rob has specialized in hydrodynamic and water quality modeling throughout the United States for its rivers, lakes, reservoirs, estuaries, and the coastal and ocean environments. He has over 25 years of experience working in the Clackamas River basin, including temperature modeling of the Lower Clackamas River and building a preliminary 2-D hydrodynamic and temperature model of the Cove (CE-QUAL-W2). Rob brings extensive water quality experience to the project.

Noah Benitez-Nelson, E.I.T (Data Collection, Analysis, and Modeling) will assist with data collection, analysis, and CE-QUAL-W2 modeling. Noah is a research scientist and engineer with over four years of interdisciplinary experience integrating field, lab, and modeling techniques across hydrology, biogeochemistry, civil engineering, and meteorology projects. He is comfortable working in multiple programming languages (including Python, MATLAB, and RStudio) and developing 1-D and 2-D hydrologic models (e.g., Hydrus, HEC-RAS) and hydrodynamic and water quality models (CE-QUAL-W2).

Related Projects

Source Water Assessment Plan (SWAP), Clackamas River Water Providers (CRWP), Oregon, Project Manager. The CRWP received a grant from the USDA-NRCS to develop a source water assessment for five sub basins in the Clackamas River watershed where the predominant land use is agriculture. The SWAP characterized these sub-basins and source area conditions, identified contaminants of concern, assessed BMPs and conservation approaches for protecting source water areas, and outlined outreach strategies for working with agricultural producers. The SWAP also identified opportunities to work on the ground with agricultural producers to receive federal Farm Bill funding to implement management measures.

Lower Clackamas River, Clackamas River Water Providers, Oregon, Senior Modeler. Developed and upgraded a 2-D hydrodynamic and water quality model (CE-QUAL-W2) of the Lower Clackamas River, expanding the simulation time period from originally two summers to six and then eight years. Included additional model enhancements for regulatory compliance analyses. Developed management scenarios to investigate the impact of water withdrawals on flow regime and temperature in the river.

Summit Water Resources

Summit Water Resources, LLC, (Summit) was founded to provide groundwater supply, water resource management, and geochemistry consulting to municipal, agricultural, and industrial clients. Areas of expertise include groundwater supply, geochemistry, aquifer storage and recovery (ASR), water supply planning, and water rights management. Summit routinely conducts contaminant fate and transport evaluations in support of remedial investigations, feasibility studies, and litigation. Key staff and representative projects are introduced below.

Brad Bessinger, PhD, PG, RG (Groundwater Modeling Lead) will be the technical lead for groundwater modeling and environmental chemistry. Dr. Bessinger is a professional, registered geologist who specializes in environmental chemistry and the analysis of fate and transport of arsenic, metals, radionuclides, and organic contaminants in the environment. His expertise includes designing and conducting contaminant fate and transport studies, environmental forensics investigations, and water quality assessments.

Related Projects

Radionuclide Fate and Transport Modeling, Former Landfill, Missouri. Predicted the mobility of radionuclides in uranium processing wastes in a solid waste landfill. Conducted laboratory evaluations and developed a reactive transport model.





Evaluated the effectiveness of monitored natural attenuation in preventing groundwater radionuclide migration to a nearby river. Prepared a summary report for submission to the U.S. Environmental Protection Agency (US EPA).

Manganese Groundwater Plume Evaluation, Sawmill Facility, Oregon. Conducted a geochemical investigation to determine impacts of a dissolved manganese plume on ecological receptors in riverine sediment downgradient of an industrial site. Manganese concentrations in sediment pore water were demonstrated to be within the natural range, resulting in the suspension of site regulatory activities.

Lichen Land & Water, Inc.

Lichen Land & Water, Inc. (Lichen) is a COBID certified water and land resource sciences firm based in Portland, OR working to build integrated watershed and community health. All staff members have core training and expertise in watershed science and draw on extensive experience working on river management and engineering projects throughout the Pacific Northwest. We leverage scientific expertise and a systems approach to advance stream restoration, salmon recovery, and floodplain management projects, specifically using geomorphic assessments to inform alternatives analyses and support sustainable engineering approaches.

Nick Legg, PG, CEG (Geomorphologist) is a geomorphologist and Certified Engineering Geologist (CEG) with 17 years of experience across diverse river systems in the Pacific Northwest. He uses geomorphic assessments and modeling to inform practical, reach-appropriate restoration strategies and support permitting. His approach is honed through years of managing designs for the full suite of restoration techniques, from engineered wood, loose wood, low-tech, and full-floodplain restoration. Nick will contribute geomorphic assessments and permitting expertise to the alternatives evaluation.

Related Projects

Johnson Creek Geomorphic Assessment, City of Portland Bureau of Environmental Services, 2020-2022, Portland, Oregon. Nick led a geomorphic assessment for 25 miles of Johnson Creek in Portland to contextualize monitoring, adaptive planning, and design of stream restoration projects throughout the lower creek. Nick and the team used the results to inform reach-scale restoration designs in three proposed projects. Nick presented the results of this assessment at multiple City working group meetings and broader community meetings, including the Johnson Creek Science Symposium in 2023.

Tucannon River (PA 5-15) Assessment and Conceptual Design, Confederated Tribes of the Umatilla Indian Reservation (CTUIR) Dayton, WA, 2024-2025. Lichen has played a key role on a multi-agency, multi-disciplinary team restoring over 10 miles of the Tucannon River floodplain and improving recreational infrastructure. Working with tribal and state partners, the team is designing floodplain improvements to support ESA-listed salmon and developing tools to map floodplain connectivity. Lichen's work includes geomorphic assessments, co-manager and public engagement roles, and conceptual alternatives analysis. Lichen developed an integrated geomorphic framework that linked existing conditions directly to the alternatives evaluation.

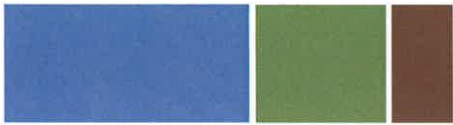
Team Collaboration

- AI and AWR have partnered on multiple source water and lake management projects, including cyanobacteria management plans for Lacamas, Fallen Leaf, Round, and Wiser Lakes; source water planning in the Tualatin River Basin; and a Source Water Assessment Plan for the Joint Water Commission.
- AWR and Summit are collaborating on water rights and groundwater projects across Oregon, including support for a water rights application in Lake County, instream flow work in the Deschutes Basin, and an ASR strategy for thermal mitigation in the Portland metro area.
- AWR's Rob Annear has previously collaborated with Nick Legg at his former firm.

Why Choose the Aquatic Insight Team

- **Ready to Hit the Ground Running:** Having conducted Phase 1, we are fully familiar with the site, context, and goals, positioning us to begin work immediately with no onboarding required.
- **Agile, Efficient and Responsive:** Our team brings diverse expertise and a history of collaboration, enabling us to deliver high-value results while maintaining a cost-competitive approach aligned with the City's goals. For Phase 2 we have deepened the bench to include a Deputy Project Manager, a geomorphologist, and added data collection, analysis, and modeling support. Based locally, we are able to quickly mobilize for monitoring and face-to-face meetings.
- **Extensive Local Experience:** With over 25 years of experience in the Clackamas River Basin, we bring a strong foundation of regional data, stakeholder relationships, and institutional knowledge to inform and strengthen the work.
- **Tailored Solutions:** Our extensive experience in lake and water quality management, locally, and across the Pacific Northwest, includes a range of projects we can leverage to tailor the monitoring plan, data analysis, and alternatives evaluation to the specific conditions in the Cove and the City's goals.





Project Understanding and Approach

Project Understanding

Clackamette Cove is a 38-acre lake adjacent the Clackamas River near the confluence of the Willamette River. The Oregon City Urban Renewal Agency (City) is considering development opportunities around the lake, including recreational uses, and residential and commercial development to maximize residents’ use of Clackamette Cove. As result, there is a keen interest in understanding causes of past algal blooms, including Harmful Algal Blooms (HABs) to guide the development of alternatives for improving lake water quality.

Phase 1 of the project resulted in significant achievements towards delivering an alternatives evaluation of feasible and actionable options for managing water quality in the Cove. Phase 1 achievements include the following:

- Developed a Water Quality Monitoring Plan and completed 2024/2025 data collection. The monitoring plan will be refined based on 2024/2025 data to address any gaps, streamline data collection, and support future sampling efforts.
- Analyzed 2024/2025 data showing the Cove is largely isolated from the river in summer, behaving more like a lake. It was thermally stratified, anoxic near the bottom, and showed signs of internal phosphorus loading. Algae population shifted from spring diatoms to mostly free-floating cyanobacteria by late July, without forming visible scums.
- The CE-QUAL-W2 model for the Lower Clackamas River and Clackamette Cove was updated with recent flow, meteorological, and cross-section data to better represent current conditions and local flow dynamics. The model domain was revised and key hydraulic connections were added. Preliminary results show good agreement between simulated and observed water levels.
- Reviewed available reports and DEQ files for the Cove and the Rossman Landfill to identify likely contaminant sources, assess transport pathways and likelihood of future migration, and compiled a preliminary list of constituents of concern to inform development of a targeted sampling and analysis plan.
- Seven preliminary management alternatives have been identified and incorporated into the CE-QUAL-W2 model for alternatives evaluation analysis during Phase 2.

Building on the results of Phase 1, Phase 2 will include refinement of the Water Quality Monitoring Plan and collection of one more season of data. Analysis of the two years of data along with CE-QUAL-W2 modeling results will be used to assess current conditions and for the alternatives evaluation which will be presented to the City.

Project Approach

Our team conducted Phase 1 and is fully prepared to carry the work forward with continuity and efficiency. We developed and implemented a water quality monitoring plan, completed one season of high-quality data collection, and updated the CE-QUAL-W2 model to better represent current conditions and the hydraulic connections between the Cove and the Clackamas River. This work has significantly improved the project’s foundation and informed the identification of seven preliminary alternatives for Phase 2 alternatives evaluation.

Phase 2 will begin with a kick-off meeting that will be used to present results from Phase 1, followed by refinement of the Water Quality Monitoring Plan based on 2024/2025 findings. We will prioritize efficient data collection to fill any remaining gaps critical to understanding seasonal drivers of bloom conditions and informing potential management strategies. Data collection for 2025/2026 will follow the same rigorous QA/QC as in Phase 1. The alternatives evaluation will build directly on these results using the CE-QUAL-W2 modeling framework and other empirical models to rigorously evaluate management alternatives.

We have strengthened our team for Phase 2 by adding a fluvial geomorphologist to assess the feasibility and effectiveness of alternatives involving increased flushing and to support preliminary permitting strategies. This addition allows us to rigorously evaluate potential solutions with an eye towards implementation. Our enhanced project management approach emphasizes added support, regular coordination with City staff, and early delivery of a revised conceptual model and refined monitoring plan. By maintaining strong internal coordination and responsive communication with the City, we will keep the project moving on schedule while ensuring decisions are grounded in the data.

Scope of Work

TASK A — PROJECT MANAGEMENT

Mark, Project Manager, will lead the coordination with the City and team to keep work on schedule and aligned with project goals. He will be supported by Zoe, Deputy Project Manager, who will assist with project administration (Task A-2), including communication, schedule tracking, budget and expenditure monitoring, quality assurance, and record keeping.





A kickoff meeting (Task A-1) will be conducted the week of July 14 to review Phase 1 findings and initial recommendations, Phase 2 scope, critical path items, roles and responsibilities, schedule, and deliverables to optimize alignment between the City and the team. Regular coordination will include scheduled monthly meetings to review progress and findings, discuss and resolve any unanticipated issues, and provide a forward-looking summary of upcoming work. Monthly updates will also be captured in the monthly report and invoices (Task A-3). Weekly check-in calls with City staff will support day-to-day coordination. If problems arise during any stage of the project the City Project Manager will be notified and any adjustments to the schedule will be discussed.

The deliverables, including technical memoranda, data summaries, and reports, will undergo internal quality assurance review by at least two team members prior to submission to the City. This review process ensures accuracy of data analysis, clarity of interpretation, and alignment with project objectives and City expectations.

TASK B — STAKEHOLDER INVOLVEMENT AND PUBLIC OUTREACH

We understand that summer water quality in the Cove, especially related to algal blooms and recreation, is of strong public interest. While the City will lead outreach, our team will support these efforts by identifying opportunities for public engagement, such as volunteer involvement, and developing outreach materials. We will attend at least one public meeting and provide clear, visually engaging materials that reflect community values and priorities.

TASK C — DATA COMPILATION AND REVIEW

Much of the data compilation and review was completed in Phase 1, including review of available water quality data from the Cove and Clackamas River, review of historic watershed studies, and preliminary development of a Cove conceptual model. In this task, we will finalize and integrate these findings with the Phase 1 monitoring data analysis to improve the Cove conceptual model. The refined conceptual model will serve as the foundation for monitoring plan refinements and completing the alternatives evaluation. Remaining work under Task C will focus on targeted review and gap filling, such as revisiting studies of similar systems to extract applicable lessons learned. Findings from this task, including the Cove conceptual model, will be presented to the City during the kick-off meeting and captured appropriately in the alternatives evaluation.

TASK D — WATER QUALITY MONITORING PLAN

A monitoring plan was developed and implemented in 2024/2025, resulting in a full season of high-quality data collection. This task will build on that foundation by refining the plan to address remaining data gaps and streamline sampling where appropriate. The updated plan will support 2025/2026 and future data collection efforts. We will work closely with the City to revisit monitoring objectives and refine the focus on key constituents, locations, and hydrologic conditions requiring additional resolution. The plan will be designed to align with City resources and staff capacity, and will explore opportunities for collaboration with City personnel, Clackamas County, or academic partners to improve efficiency. A health and safety plan will be prepared, and the final monitoring plan will incorporate feedback from up to two rounds of City review.

TASK E — WATER QUALITY MONITORING

Using the monitoring plan developed in Phase 1, we will conduct an additional year of monitoring. We recommend that monitoring under Phase 2 start as early as possible in July, to capture seasonal changes in the algal populations, thermal stratification, and nutrient dynamics. Monitoring will continue through March 2026 so winter conditions can be analyzed. Summer sampling (July-Sept) will take place every two weeks and winter sampling (Oct-March) will occur monthly. The monitoring can be adjusted, if needed, as the Water Quality Monitoring Plan is refined and finalized.

Data quality will be maintained by collecting blanks and duplicate samples, following standard procedures for field equipment calibration, and best practices for sample collection and handling. A quality control plan will be included in the monitoring plan. Electronic copies of field data, laboratory analyses, and field notes will be provided to the City. A summary of the data that was collected and associated QA/QC evaluations will be incorporated into the Water Quality Data Interpretation Technical Memo.

The existing CE-QUAL-W2 model (2-D hydrodynamic and water temperature) of the Cove will be updated as appropriate based on monitoring findings from Phase 1 and Phase 2, to improve the representation of the hydrodynamic water exchange between the river and the Cove and the internal dynamics in the Cove during summer. Data collected during Phase 1 and 2 (through December) will be used to calibrate the model for water elevation and temperature. The calibrated CE-QUAL-W2 model will be used as a tool to evaluate management options for the alternatives evaluation (Task G).

TASK F — WATER QUALITY DATA INTERPRETATION

Our team has already undertaken analysis of the 2024/2025 monitoring data, providing a strong foundation for interpreting conditions in the Cove. During the 2025/2026 monitoring season, we will continue analysis on an ongoing basis to inform adaptive data collection and support timely decision-making. The data will be compiled into a comprehensive water quality technical report that includes statistical summaries, seasonal trend analysis, and interpretation of spatial and vertical patterns. The report will





evaluate external and internal nutrient sources, stratification dynamics, and conditions associated with algal blooms. Analysis is being designed to seamlessly support the identification and evaluation selection management alternatives.

Findings will be synthesized to evaluate regulatory and recreational benchmarks, identify key water quality drivers, and used to inform the alternatives evaluation (Task G). Results will first be shared with the City through a presentation, followed by a draft technical memorandum for review and comment. A final memorandum incorporating City feedback will then be submitted.

TASK G — ALTERNATIVES EVALUATION

Our team has already started identifying and developing potential management alternatives for improving water quality in the Cove, resulting in a preliminary list of seven alternatives. In Phase 2, we will expand and refine this list through a stepwise evaluation process that incorporates additional data, modeling, and City input.

First, we will identify a set of management alternatives and use the CE-QUAL-W2 model to simulate how each alternative affects hydrodynamics and other factors in the Cove. In parallel, we will develop nutrient budgets and apply analytical Vollenweider and Nürnberg models to estimate how various alternatives may reduce phosphorus concentrations and improve trophic conditions. These models are widely used in lake management to predict the response of water quality to nutrient load reductions.

Following this technical evaluation, we will conduct an initial screening to narrow down the alternatives based on performance, feasibility, and alignment with City goals. We will develop a comparative matrix that presents each option's benefits, drawbacks, ease of implementation, permitting needs, operations and maintenance considerations, and high-level cost estimates. Progress meeting throughout the duration of the project will provide an opportunity to present alternatives, review results, and refine the evaluation framework before being finalized and presented to the City in June 2026.

Based on City feedback, we will refine the alternatives and recommend a phased set of short-, medium-, and long-term alternatives. Final results will be presented in a workshop and documented in a technical memorandum. The draft report will be reviewed by the City and revised based on up to two rounds of feedback before finalization.

OPTIONAL TASKS

The following optional tasks are offered for the City's consideration and can be further discussed at the kick-off meeting. Each is intended to add value by improving understanding of current conditions and supporting evaluation of feasible water quality improvement strategies.

- Aquatic Vegetation Survey – This task involves mapping and characterizing aquatic vegetation in the Cove. Understanding the type, extent, and seasonality of aquatic plants can help identify their role in nutrient cycling, circulation, and algal blooms. Results can inform management alternatives such as treating non-native vegetation or habitat restoration.
- Targeted Bathymetry Survey – A focused bathymetric survey would update depth and bottom conditions in key areas, especially near the mouth of the Cove or where management alternatives (e.g., dredging, flushing) may be considered. This task also includes logging water elevation data from the upstream section of the Clackamas River near the Lake Oswego water plant intake structure. These data are intended to improve model accuracy to assess the feasibility and effectiveness of physical interventions aimed at increasing flow through the cove.

Challenges

We addressed initial challenges during Phase 1. Going forward, we recognize that public engagement and technical transparency in the alternatives evaluation will be key challenges, and we will prioritize this focus in developing the evaluation and supporting the City's outreach efforts.

Project Priorities

Project Management and Communication. Mark Rosenkranz has over 20 years of experience managing lake improvement projects, with a proven track record of delivering projects on schedule and budget. His leadership is complemented by the Deputy Project Manager to provide added oversight and continuity, ensuring responsiveness and Coverage throughout the project. Our approach emphasizes regular, clear communication with the City to stay aligned on goals, schedule, and deliverables.

Staffing and resources. Our team has local, dedicated staff to execute and complete this project. We have expanded monitoring and data analysis resources to meet project needs, and each firm has additional staff available to directly support this work or backfill other commitments ensuring consistent focus from key team members. A Geomorphologist has been added to the core team to provide additional support on the alternatives evaluation and permitting requirements.

Permit agency and permit process familiarity: Our team members have considerable experience working with permitting agencies, including USACE, DEQ, Oregon Water Resources Department, Division of State Lands, among others. We have experience supporting clients with permitting whether it is Section 408 or Section 401 of Clean Water Act, stormwater permitting, lake treatment permitting, NPDES permitting and more. Additional support from Nick Legg, Geomorphologist with Lichen, has been added for permitting requirements applicable to management options that may require stream alteration.





Schedule

Milestone & Deliverables	Assigned to	Start	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	March	April	May	June
Task A - Project Management														
Contract Award	AI	7/2/2025	✓											
Kickoff Meeting	AI, AWR, Summit, Lichen	7/14/2025	✓											
Monthly Meetings	AI	8/1/2025	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Weekly Calls	AI	7/7/2025	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Monthly Invoice/Reports	AI	7/2/2025	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Task B - Stakeholder Involvement and Public Outreach														
Meeting Attendance	AI, AWR	TBD												
Communication Materials	AI, AWR, Summit, Lichen	TBD												
Task C - Data Compilation and Review														
Data Review & Synthesis	AI, AWR, Summit, Lichen	7/2/2025	✓											
Task D - Water Quality Monitoring Plan														
Water Quality Monitoring Plan	AI, AWR, Summit, Lichen	7/2/2025	✓											
CE-QUAL-W2 Model Calibration	AWR	12/1/2025												
Task E - Water Quality Monitoring														
Data Collection	AI, AWR	7/7/2025	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Task F - Water Quality Data Interpretation														
Data Analysis	AI, AWR	8/1/2025											✓	✓
Technical Memo	AI, AWR	3/1/2026											✓	✓
Task G - Alternatives Evaluation														
Alternatives Development	AI, AWR, Lichen	8/1/2025											✓	✓
Progress Meetings	AI, AWR, Lichen	10/1/2025				✓							✓	✓
Technical Report	AI, AWR, Lichen	4/1/2026											✓	✓
Final Presentation to City	AI, AWR, Lichen	6/22/2026												✓

At least one meeting during contract period
Timing to be decided

Project schedule showing approximate task duration in green and milestones as brown check marks. The schedule assumes that a contract will be executed by July 2, 2025. Sampling is shown occurring twice a month during the summer and once a month during winter. Items in task B do not have a defined date and will be determined by the City. Water sampling is recommended to start immediately after the contract is finalized in order to capture the shift to cyanobacteria. While the Cove would have already started stratifying, the additional data will be useful for validating conditions seen during the 2024/2025 sampling. Aquatic Insight is intimately familiar with the sampling process and will be ready to re-engage on day one.



June 17, 2025

Marcos Kubow, M.S.
Water Quality Coordinator - Storm – Public Works
City of Oregon City
PO Box 3040
13895 Fir Street
Oregon City, Oregon 97045

RE: Clackamette Cove Water Quality Analysis – Phase 2 (RFP #PS 25-013) Budget

Dear Mr. Kubow,

Aquatic Insight LLC appreciates the opportunity to support the City of Oregon City on this important project.

The following budget for the *Clackamette Cove Water Quality Analysis – Phase 2* (RFP #PS 25-013) outlines the anticipated costs associated with the scope of work described in our proposal. Our team has developed this budget with careful consideration of project goals, timeline, and resource needs.

We are committed to delivering high-quality results in a cost-effective manner and welcome any questions or discussion regarding the proposed budget.

Sincerely,



Mark Rosenkranz
Owner
Aquatic Insight, LLC



Budget Summary

The attached budget table provides a detailed breakdown of anticipated costs for project tasks identified in the proposal. This includes labor, materials, and any subcontractor costs required to complete the scope of work. All estimates reflect current understanding of project needs and are subject to refinement based on final scope and schedule discussions.

Task	Description	Start Date	End Date	Cost
A	Project Management			\$23,600
A-1	General Project Management	July-25	June-26	
A-2	Kickoff Meeting	July-25	July-25	
A-3	Administration	July-25	June-26	
A-4	Monthly Reports and Invoices	July-25	June-26	
B	Stakeholder Involvement and Public Outreach			\$6,200
B-1	Meeting Attendance	July-25	June-26	
B-2	Communication Materials	July-25	June-26	
C	Data Compilation and Review			\$16,600
C-1	Finalize Phase 1 Data Analysis	July-25	July-25	
C-2	Finalize Synthesis of Historical Information	July-25	July-25	
C-3	Presentation Slides	July-25	July-25	
D	Water Quality Monitoring Plan			\$10,900
D-1	Refine Cove Sampling Plan	July-25	July-25	
D-2	Presentation	July-25	July-25	
D-3	Final Sampling Plan	August-25	August-25	
E	Water Quality Monitoring			\$50,000
E-1	Field Work (River and Cove Sampling)	July-25	March-26	
E-2	CE-QUAL-W2 Model Improvements/Calibration (Phase 1 Data)	July-25	September-25	
E-3	CE-QUAL-W2 Model Improvements/Calibration (Phase 2 Data)	October-25	December-26	
F	Water Quality Data Interpretation			\$18,500
F-1	Data interpretation	August-25	April-26	
F-2	Draft TM	March-26	April-26	
F-3	Presentation	May-26	May-26	
F-4	Final TM	May-26	May-26	
G	Alternatives Evaluation			\$48,000
G-1	Evaluate Options Stage 1	August-25	December-25	
G-2	Evaluate Options Stage 2	January-26	March-26	
G-3	Progress Meetings	October-25	April-26	
G-4	Draft 1 TM	April-26	May-26	
G-5	Draft 2 TM	May-26	June-26	
G-6	Presentation	June-26	June-26	
G-7	Final TM	June-26	June-26	
H	Optional Tasks			\$15,000
H-1	Aquatic Vegetation Survey			\$5,000
H-2	Targeted Bathymetry Survey			\$10,000
Total				\$188,800



Billing Rates

The billing rates provided below reflect 2025 rates and will remain fixed for the duration of the project.

Aquatic Insights	Hourly Rate
Mark Rosenkranz - Technical	\$190
Field Technician	\$140
Tavel	\$90
Administration	\$70

Annear Water Resources	Name	Hourly Rate
Senior Principal	Rob Annear	\$210.00
Principal	Zoe Rodriguez del Rey	\$183.75
Senior Professional		\$165.00
Project Management Assistant	Sia Bassam	\$131.25
Senior Staff Professional	Noah K. Benitez-Nelson	\$115.00
Staff Professional		\$100.00
Project Accountant	Jamie Barrett	\$73.50

Summit Water Resources	Hourly Rate
Brad Bessinger	\$275

Lichen Land & Water	Hourly Rate
Nick Legg – Principal Geomorphologist	\$180
Staff Geomorphologist	\$140



**STANDARD CONDITIONS TO URBAN RENEWAL COMMISSION (“URC”)
PERSONAL SERVICES AGREEMENT**

1. Consultant Identification. Consultant shall furnish to URC its taxpayer identification number, as designated by the Internal Revenue Service, or Consultant’s social security number, as URC deems applicable.

2. Payment.

(a) Invoices submitted in connection with this Agreement shall be properly documented and shall identify the pertinent agreement and/or purchase order numbers.

(b) URC agrees to pay Consultant within thirty (30) days after receipt of Consultant’s itemized statement. Amounts disputed by URC may be withheld pending settlement.

(c) URC certifies that sufficient funds are available and authorized for expenditure to finance the cost of the services to be provided pursuant to this Agreement.

(d) URC shall not pay any amount in excess of the compensation amounts set forth in this Agreement, nor shall URC pay Consultant any fees or costs that URC reasonably disputes.

3. Independent Consultant Status.

(a) Consultant is an independent consultant and is free from direction and control over the means and manner of providing labor or services, subject only to the specifications of the desired results.

(b) Consultant represents that it is customarily engaged in an independently established business and is licensed under ORS chapter 671 or 701, if the services provided require such a license. Consultant maintains a business location that is separate from the offices of the URC and bears the risk of loss related to the business as demonstrated by the fixed price nature of the contract, requirement to fix defective work, warranties provided and indemnification and insurance provisions of this Agreement. Consultant provides services for two or more persons within a 12-month period or routinely engages in advertising, solicitation or other marketing efforts. Consultant makes a significant investment in the business by purchasing tools or equipment, premises or licenses, certificates or specialized training and

Consultant has the authority to hire or fire persons to provide or assist in providing the services required under this Agreement.

(c) Consultant is responsible for obtaining all assumed business registrations or professional occupation licenses required by state or local law (including applicable URC or Metro business licenses as per Oregon City Municipal Code Chapter 5.04). Consultant shall furnish the tools or equipment necessary for the contracted labor or services. Consultant agrees and certifies that:

(d) Consultant is not eligible for any federal social security or unemployment insurance payments. Consultant is not eligible for any PERS or workers’ compensation benefits from compensation or payments made to Consultant under this Agreement.

(e) Consultant agrees and certifies that it is licensed to do business in the State of Oregon and that, if Consultant is a corporation, it is in good standing within the State of Oregon.

4. Early Termination.

(a) With the exception of completing obligations and requirements taken on behalf of the URC, such as requirements of a SHPO permit, this Agreement may be terminated without cause prior to the expiration of the agreed-upon term by mutual written consent of the parties or by the URC upon ten (10) days written notice to the Consultant, delivered by certified mail, email, or in person. To the extent Consultant is required to complete obligations and requirements, any efforts expended shall be limited only to reasonable efforts.

(b) Upon receipt of notice of early termination, Consultant shall immediately cease work and submit a final statement of services for all services performed and expenses incurred since the date of the last statement of services.

(c) Any early termination of this Agreement shall be without prejudice to any obligation or liabilities of either party already accrued prior to such termination.

(d) The rights and remedies of the URC

STANDARD CONDITIONS TO URBAN RENEWAL COMMISSION (“URC”) PERSONAL SERVICES AGREEMENT

provided in this Agreement and relating to defaults by Consultant shall not be exclusive and are in addition to any other rights and remedies provided by law or under this Agreement.

5. No Third-Party Beneficiaries. URC and Consultant are the only parties to this Agreement and are the only parties entitled to enforce its terms. Nothing in this Agreement gives, is intended to give, or shall be construed to give or provide, any benefit or right, whether directly or indirectly or otherwise, to third persons unless such third persons are individually identified by name herein and expressly described as intended beneficiaries of the terms of this Agreement.

6. Payment of Laborers; Payment of Taxes.

(a) Consultant shall:

(i) Make payment promptly, as due, to all persons supplying to Consultant labor and materials for the prosecution of the services to be provided pursuant to this Agreement.

(ii) Pay all contributions or amounts due to the State Accident Insurance Fund incurred in the performance of this Agreement.

(iii) Not permit any lien or claim to be filed or prosecuted against the URC on account of any labor or materials furnished.

(iv) Be responsible for all federal, state, and local taxes applicable to any compensation or payments paid to the Consultant under this Agreement and, unless Consultant is subject to back-up withholding, the URC will not withhold from such compensation or payments any amount(s) to cover Consultant’s federal or state tax obligation.

(v) Pay all employees at least time and one-half for all overtime worked in excess of forty (40) hours in any one week, except for individuals excluded under ORS 653.100 to 653.261 or under 29 U.S.C. §§ 201 to 209 from receiving overtime.

(b) If the Consultant fails, neglects or refuses to make prompt payment of any claim for labor or services furnished by any person in connection with this Agreement as such claim becomes due,

the URC may pay such claim to the person furnishing the labor or services and shall charge the amount of the payment against funds due or to become due to the Consultant by reason of this Agreement.

(c) The payment of a claim in this manner shall not relieve Consultant or Consultant’s surety from obligation with respect to any unpaid claims.

(d) Consultant and subconsultants, if any, are subject employers under the Oregon workers’ compensation law and shall comply with ORS 656.017, which requires provision of workers’ compensation coverage for all workers.

7. Subconsultants and Assignment.

Consultant shall neither subcontract any of the work, nor assign any rights acquired hereunder, without obtaining prior written approval from the URC. The URC, by this Agreement, incurs no liability to third persons for payment of any compensation provided herein to the Consultant.

8. Access to Records. URC shall have access to all books, documents, papers and records of Consultant that are pertinent to this Agreement for the purpose of making audits, examinations, excerpts and transcripts.

9. Ownership of Work Product; License. All work products of Consultant that result from this Agreement (the “Work Products”) are the exclusive property of URC. In addition, if any of the Work Products contain intellectual property of Consultant that is or could be protected by federal copyright, patent, or trademark laws, or state trade secret laws, Consultant hereby grants URC a perpetual, royalty-free, fully paid, nonexclusive and irrevocable license to copy, reproduce, deliver, publish, perform, dispose of, use and re-use, in whole or in part (and to authorize others to do so), all such Work Products and any other information, designs, plans, or works provided or delivered to URC or produced by Consultant under this Agreement. The parties expressly agree that all works produced (including, but not limited to, any taped or recorded items) pursuant to this Agreement are works specially commissioned by URC, and that any and all such works shall be works made for hire in which all rights and copyrights belong exclusively to URC. Consultant shall not

**STANDARD CONDITIONS TO URBAN RENEWAL COMMISSION (“URC”)
PERSONAL SERVICES AGREEMENT**

publish, republish, display or otherwise use any work or Work Products resulting from this Agreement without the prior written agreement of URC.

10. Compliance With Applicable Law. Consultant shall comply with all federal, state, and local laws and ordinances applicable to the services to be performed pursuant to this Agreement, including, without limitation, the provisions of ORS 279B.220, 279C.515, 279B.235, 279B.230 and 279B.270. Without limiting the generality of the foregoing, Consultant expressly agrees to comply with (i) Title VI of the Civil Rights Act of 1964; (ii) Section V of the Rehabilitation Act of 1973; (iii) the Americans With Disabilities Act of 1990 (Pub. L No. 101-336), ORS 659.425, and all regulations and administrative rules established pursuant to those laws; and (iv) all other applicable requirements of federal and state civil rights and rehabilitation and other applicable statutes, rules and regulations.

11. Professional Standards. Consultant shall be responsible, to the level of competency presently maintained by others practicing in the same type of services in URC’s community, for the professional and technical soundness, accuracy and adequacy of all services and materials furnished under this authorization.

12. Modification, Supplements or Amendments. No modification, change, supplement or amendment of the provisions of this Agreement shall be valid unless it is in writing and signed by the parties hereto.

13. Indemnity and Insurance.

(a) Indemnity. Consultant acknowledges responsibility for liability arising out of Consultant’s negligent performance of this Agreement and shall hold URC, its officers, agents, Consultants, and employees harmless from, and indemnify them for, any and all liability, settlements, loss, costs, and expenses, including attorney fees, in connection with any action, suit, or claim caused or alleged to be caused by the negligent acts, omissions, activities or services by Consultant, or the agents, Consultants or employees of Consultant provided pursuant to this Agreement.

(b) Workers’ Compensation Coverage. Consultant certifies that Consultant has qualified for workers’ compensation as required by the State of Oregon. Consultant shall provide the Owner, within ten (10) days after execution of this Agreement, a certificate of insurance evidencing coverage of all subject workers under Oregon’s workers’ compensation statutes. The insurance certificate and policy shall indicate that the policy shall not be terminated by the insurance carrier without thirty (30) days’ advance written notice to URC. All agents or Consultants of Consultant shall maintain such insurance.

(c) Comprehensive, General, and Automobile Insurance. Consultant shall maintain comprehensive general and automobile liability insurance for protection of Consultant and URC and for their directors, officers, agents, and employees, insuring against liability for damages because of personal injury, bodily injury, death, and broad-form property damage, including loss of use, and occurring as a result of, or in any way related to, Consultant’s operation, each in an amount not less than \$2,000,000 combined, single-limit, per-occurrence/\$4,000,000 annual aggregate. Such insurance shall name URC as an additional insured, with the stipulation that this insurance, as to the interest of URC, shall not be invalidated by any act or neglect or breach of this Agreement by Consultant.

(d) Errors and Omissions Insurance Consultant shall provide URC with evidence of professional errors and omissions liability insurance for the protection of Consultant and its employees, insuring against bodily injury and property damage arising out of Consultant’s negligent acts, omissions, activities or services in an amount not less than \$500,000 combined, single limit. Consultant shall maintain in force such coverage for not less than three (3) years following completion of the project. Such insurance shall include contractual liability.

Within ten (10) days after the execution of this Agreement, Consultant shall furnish URC a certificate evidencing the dates, amounts, and types of insurance that have been procured pursuant to this Agreement. Consultant will provide for not less than thirty (30) days’ written notice to URC before the policies may be revised,

**STANDARD CONDITIONS TO URBAN RENEWAL COMMISSION (“URC”)
PERSONAL SERVICES AGREEMENT**

canceled, or allowed to expire. Consultant shall not alter the terms of any policy without prior written authorization from URC. The provisions of this subsection apply fully to Consultant and its Consultants and agents.

14. Legal Expenses. In the event legal action is brought by URC or Consultant against the other to enforce any of the obligations hereunder or arising out of any dispute concerning the terms and conditions hereby created, the losing party shall pay the prevailing party such reasonable amounts for attorney fees, costs, and expenses as may be set by a court. “Legal action” shall include matters subject to arbitration and appeals.

15. Severability. The parties agree that, if any term or provision of this Agreement is declared by a court to be illegal or in conflict with any law, the validity of the remaining terms and provisions shall not be affected.

16. Number and Gender. In this Agreement, the masculine, feminine or neuter gender, and the singular or plural number, shall be deemed to include the others or other whenever the context so requires.

17. Captions and Headings. The captions and headings of this Agreement are for convenience only and shall not be construed or referred to in resolving questions of interpretation or construction.

18. Hierarchy. The conditions contained in this document are applicable to every Personal Services Agreement entered into by the URC of Oregon City in the absence of contrary provisions. To the extent there is a conflict, the terms of the Personal Services Agreement will control over the terms of the standard conditions. To the extent there is a conflict between the terms of the standard conditions and any other document, including the scope of services, the terms of the standard conditions shall control those other terms.

19. Calculation of Time. All periods of time referred to herein shall include Saturdays, Sundays and legal holidays in the State of Oregon, except that, if the last day of any period falls on any Saturday, Sunday or legal holiday, the period shall

be extended to include the next day that is not a Saturday, Sunday or legal holiday.

20. Notices. Any notices, bills, invoices, reports or other documents required by this Agreement shall be sent by the parties by United States mail, postage prepaid, or personally delivered to the addresses listed in the Agreement attached hereto. All notices shall be in writing and shall be effective when delivered. If mailed, notices shall be deemed effective forty-eight (48) hours after mailing, unless sooner received.

21. Nonwaiver. The failure of URC to insist upon or enforce strict performance by Consultant of any of the terms of this Agreement or to exercise any rights hereunder shall not be construed as a waiver or relinquishment to any extent of its rights to assert or rely upon such terms or rights of any future occasion.

22. Information and Reports. Consultant shall, at such time and in such form as URC may require, furnish such periodic reports concerning the status of the project, such statements, certificates, approvals, and copies of proposed and executed plans and claims, and other information relative to the project as may be requested by URC. Consultant shall furnish URC, upon request, with copies of all documents and other materials prepared or developed in relation with or as a part of the project. Working papers prepared in conjunction with the project are the property of URC, but shall remain with Consultant. Copies as requested shall be provided free of cost to URC.

23. URC’s Responsibilities. URC shall furnish Consultant with all available necessary information, data, and materials pertinent to the execution of this Agreement. URC shall cooperate with Consultant in carrying out the work herein and shall provide adequate staff for liaison with Consultant.

24. Arbitration.

All disputes arising out of or under this Agreement shall be timely submitted to nonbinding mediation prior to commencement of any other legal proceedings. The subsequent measures apply if disputes cannot be settled in this manner.

**STANDARD CONDITIONS TO URBAN RENEWAL COMMISSION (“URC”)
PERSONAL SERVICES AGREEMENT**

(a) Any dispute arising out of or under this Agreement shall be determined by binding arbitration.

(b) The party desiring such arbitration shall give written notice to that effect to the other party and shall in such notice appoint a disinterested person of recognized competence in the field as arbitrator on its behalf. Within fifteen (15) days thereafter, the other party may, by written notice to the original party, appoint a second disinterested person of recognized competence as arbitrator on its behalf. The arbitrators thus appointed shall appoint a third disinterested person of recognized competence, and the three arbitrators shall, as promptly as possible, determine such matter, provided, however, that:

(i) If the second arbitrator is not appointed as described above, then the first arbitrator shall proceed to determine such matter; and

(ii) If the two arbitrators appointed by the parties are unable to agree, within fifteen (15) days after the second arbitrator is appointed, on the appointment of a third arbitrator, they shall give written notice of such failure to agree to the parties and, if the parties fail to agree on the selection of the third arbitrator within fifteen (15) days after the arbitrators appointed by the parties give notice, then, within ten (10) days thereafter, either of the parties, on written notice to the other party, may request such appointment by the presiding judge of the Clackamas County Circuit Court.

(c) Each party shall each be entitled to present evidence and argument to the arbitrators. The determination of the majority of the arbitrators or the sole arbitrator, as the case may be, shall be conclusive on the parties, and judgment on the same may be entered in any court having

jurisdiction over the parties. The arbitrators or the sole arbitrator, as the case may be, shall give written notice to the parties, stating the arbitration determination, and shall furnish to each party a signed copy of such determination. Arbitration proceedings shall be conducted pursuant to ORS 33.210 et seq. and the rules of the American Arbitration Association, except as provided otherwise.

(d) Each party shall pay the fees and expenses of the arbitrator appointed by such party and one-half of the fees and expenses of the third arbitrator, if any.

25. Governing Law. This Agreement shall be governed and construed in accordance with the laws of the state of Oregon without resort to any jurisdiction’s conflicts of law, rules or doctrines.

Advertisement

The City of Oregon City Urban Renewal Agency (hereinafter referred to as “City”), through the Public Works Department, is requesting proposals from firms (hereinafter referred to as the "Consultant") that are interested in providing professional services associated with water quality studies for the City and more specifically for the **Clackamette Cove Water Quality Analysis – Phase 2 and PS 25-013** (hereinafter referred to as the "Project").

This Request for Proposals (RFP) contains the necessary information to understand the basic scope of work and responsibility, the consultant selection process, and the required documentation in submitting a proposal. No pre-proposal meeting will be held. **Consultants shall direct any questions to Marcos Kubow, Water Quality Coordinator, mkubow@orcity.org, 971-204-4672. The last day for questions is five (5) business days prior to the proposal due date.**

Proposers responding to this proposal request must follow the directions stated within this RFP. Proposals should be prepared simply and economically. Special bindings, promotional materials, etc., are not necessary. Emphasis should be on completeness and clarity of the content.

Proposals will be received until **2:00 p.m. local time on Wednesday, June 11, 2025.**

RFP Schedule

RFP Released	May 28, 2025
Proposal Due	June 11, 2025 at 2:00 pm
Staff Review of Proposals	June 12, 2025
Contract Negotiations Begin	June 16, 2025
Contract Award at Urban Renewal	* July 2, 2025

Submitting Proposals

Written proposals in response to this RFP must include four (4) hard copies and one (1) electronic pdf copy provided on a thumb drive. Proposals are due no later than **2:00 p.m. local time on Wednesday, June 11, 2025**, and shall be delivered to **13895 Fir Street, Oregon City, OR 97045**. The proposal must be submitted in a sealed envelope, clearly marked as follows:

SEALED PROPOSAL – Due at 2:00 p.m. on Wednesday, June 11, 2025
Clackamette Cove Water Quality Analysis – Phase 2
Project PS 25-013
Attention: Marcos Kubow

The outside envelope/box must also include the name and address of the bidding firm. Failure to clearly identify the Proposal in the subject line may cause misrouting of the Proposal and late delivery, resulting in disqualification.

Fax submissions or email copies will not be accepted. Proposals must be received by the date and time noted above. Submittals that are late, incomplete, or misdirected will be considered non-responsive, with no exceptions. The City of Oregon City relies on the City's computer system's clock to determine the correct time and is not responsible for any delays or difficulties experienced in the submittal of a Proposal. Please do not wait until the last minute to submit your proposal.

Public Records

Any material submitted by the proposer shall become the property of the City unless otherwise specified. During the evaluation of proposals and the selection of the Consultant, the proposals shall be confidential. After the selection process has been completed, the proposals shall be open to public inspection. Proposals should not contain any information which the proposers do not wish to become public. If it is necessary to submit confidential information in order to comply with the terms and conditions of this RFP, each page containing confidential information should be clearly marked "NOT FOR PUBLIC DISCLOSURE - CONFIDENTIAL TRADE SECRETS". The City accepts no liability for the inadvertent or unavoidable release of any confidential information submitted, and claims arising out of any public records request for such information shall be at the proposer's expense.

Jakob Wiley

From: Mike Mitchell <mike.k.mitchell@gmail.com>
Sent: Tuesday, July 1, 2025 11:56 AM
To: City Recorder Team
Cc: Tony Konkol
Subject: Fwd: Update for you and URC

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.

Jakob,
Please forward this letter from Jerry Herrmann to all of the URC members. It should probably be part of the record for Wednesday night's meeting.

Thanks,
Mike

----- Forwarded message -----

From: Rivers of Life Center <riversoflifecenter@gmail.com>
Date: Tue, Jul 1, 2025 at 11:52 AM
Subject: Update for you and URC
To: Mike Mitchell <mike.k.mitchell@gmail.com>

Mike:

We see the Urban Renewal Commission is going to vote on the extension of the water quality studies. This is good. I'm writing on behalf of 4 who got this process going a year and a half ago. We think the continued water study is important but we had specific requests. We shared these things with Marcos Kubow. For the record, this is what we feel is important and we want you to know we all donated a significant amount of time to meet with Marcos and the consultant and then again with

1. Water quality will depend on temperature, but also on any if at all circulation
2. We as a group want to state again that circulation whether it is possible or occurring from infiltration needs to be looked at.
3. The north spit, the Clackamas River and the Cove are at the same elevation and therefore no reason for the river to continue to infiltrate.
4. If infiltration can be found through this process through the bottom of the structure of the Cove or the north spit where it always used to occur when the cove was lower than the river , there will be a benefit to water quality.

This group includes Dr. Doug DeHart (incredible proficiency as a member of federal agencies before he retired; Richard Craven (who did the initial cover water quality and got the permitting for the Cove north spit bioswale and the permit for the channel work that was intended to serve as potential vessel navigation in and out and water quality in and out; John Borden (DEQ director and water resource division Retired) and myself who spent 20 years in that location and did the assessments with the Army corp of engineers about the big picture and challenges.

We hope the URC will take the time to recognize the efforts of these people which led to the water quality studies being done. We also hope the water quality will not be just about the water but potential outcomes of the health of the cove

Feel free to share this memo with your UR members.

--

Jerry Herrmann

President

Rivers of Life Center/Earth Crusaders Program

PO BOX 444

Gladstone, OR 97027

(503)-260-3432

riversoflifecenter@gmail.com

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

Submitted to: Oregon City Urban Renewal Commissioners

Submitted by: Laurie Ariniello, Commissioner

Date: 06/16/2025

Executive Summary

The Oregon City Cove, a unique and underutilized urban water feature adjacent to the Clackamas River, offers a rare opportunity to deliver visible, high-impact improvements that align with the mission of the Oregon City Urban Renewal Commission. Strategically located between a popular park, a growing commercial hub, and established residential neighborhoods, the Cove is already a beloved informal gathering space for swimming, paddleboarding, kayaking, pet walking, and family recreation.

This proposal outlines a vision for transforming the Cove into a curated, community-first destination that balances ecological preservation with recreational access and economic activation. These projects are not only community-driven—they are tangible, marketable investments that will serve as concrete milestones in the city’s broader urban renewal strategy.

Strategic Goals

- Deliver visible, high-value public improvements that enhance livability and attract investment.
 - Create a sense of place that draws residents and visitors alike.
 - Support long-term economic vitality through phased, community-aligned development.
 - Promote environmental stewardship and sustainable design.
-

Proposed Features and Benefits

1. Promenade and Greenspace

A central promenade with open green areas will serve as a flexible venue for:

- Farmers markets, community festivals, and outdoor performances.
- Aesthetic landscaping and public art to establish a strong identity and sense of place.

2. Multi-Use Trails

- Walking, jogging, and biking paths will connect the Cove to the McLoughlin Boulevard bike path, enhancing regional mobility and encouraging eco-friendly transportation.

3. Restroom & Shower Facilities

- Clean, accessible restrooms and rinse-off stations will support recreational use and family visits.

4. Picnic Shelters and Play Areas

- Covered picnic areas, splash pads, and play equipment will make the Cove a year-round family destination.

5. Water Access Infrastructure

- Docks and boardwalks will provide safe, access for swimming, paddleboarding, and kayaking—formalizing and enhancing current use.

6. Dog Park and Pet-Friendly Features

- A fenced dog park and pet-accessible water feature will support one of the Cove's most popular informal uses.

7. Open-Air Amphitheater

- A grassy amphitheater will host performances, movie nights, and community events, activating the space and drawing foot traffic.

8. Future Commercial Development Zones

- Designated areas for retail, breweries, cafés, and watercraft rentals will be phased in to support local entrepreneurship and economic growth.

9. Parking and Access

- Adequate parking with sustainable design features (e.g., permeable surfaces, EV charging) will ensure accessibility while preserving the natural setting.

Urban Renewal Impact

These projects represent concrete, measurable progress toward the goals of the Oregon City Urban Renewal Commission. They will:

- Enhance public infrastructure and recreational amenities.

- **Increase property values and attract private investment.**
 - **Strengthen community identity and civic pride.**
 - **Support small business growth through curated commercial opportunities.**
-

Conclusion

The Oregon City Cove is a natural gem with untapped potential. With thoughtful investment and community-centered design, it can become a model for sustainable urban renewal—one that delivers immediate benefits while laying the foundation for long-term vitality. I respectfully urge the City Council and Urban Renewal Commission to support this vision and initiate the next steps toward planning, community engagement, and phased implementation.

PROPOSAL FOR DEVELOPMENT OF OREGON CITY COVE

Submitted to Oregon City Urban Renewal
Commission

Submitted by Laurie Ariniello

Date: June 16, 2025

URBAN RENEWAL IMPACT

These projects represent concrete, measurable progress toward the goals of the Oregon City Urban Renewal Commission. They will:

- Enhance public infrastructure and recreational amenities.
- Increase property values and attract private investment.
- Strengthen community identity and civic pride.
- Support small business growth through curated commercial opportunities.



VISION & GOALS

This proposal outlines a vision for transforming the Cove into a curated, community-first destination that balances ecological preservation with recreational access and economic activation. These projects are not only community-driven—they are tangible, marketable investments that will serve as concrete milestones in the city’s broader urban renewal strategy.

PROPOSED COVE DEVELOPMENTS

Promenade and
greenspace

Walking/ jogging
and bike paths

Restroom &
shower/rinse
facilities

Picnic facilities/
park shelters

Splashpads and
play equipment

Docks and
boardwalk
(Launch area/
swim)

Dog park/ dog
rinse area

amphitheater/
grassy lawn

Parking / Areas for
future
development



PROMENADE & GREENSPACE





- Deliver visible, high-value public improvements that enhance livability and attract investment. Create a sense of place that draws residents and visitors alike.
- Support long-term economic vitality through phased, community-aligned development.
- Promote environmental stewardship and sustainable design.

PROMENADE WALKING PATHS

- A central promenade with open green areas will serve as a flexible venue for:

- Farmers markets, community festivals, and outdoor performances.

- Aesthetic landscaping and public art to establish a strong identity and sense of place.



CENTRAL PROMENADE



MULTI-USE TRAILS

- Walking, jogging, and biking paths will connect the Cove to the McLoughlin Boulevard bike path, enhancing regional mobility and encouraging eco-friendly transportation.





PROPOSED FEATURES: RESTROOM & RINSE STATION FACILITIES

- Clean, accessible restrooms and rinse-off stations will support recreational use and family visits.



PROPOSED FEATURES: PICNIC SHELTERS AND PLAY AREAS

- Covered picnic areas, splash pads, and play equipment will make the Cove a year-round family destination.



PROPOSED FEATURES: WATER ACCESS INFRASTRUCTURE

- Docks and boardwalks will provide safe, access for swimming, paddleboarding, and kayaking—formalizing and enhancing current use.



PROPOSED FEATURES: DOG PARK AND PET- FRIENDLY FEATURES



- A fenced dog park and pet-accessible water feature will support one of the Cove's most popular informal uses.

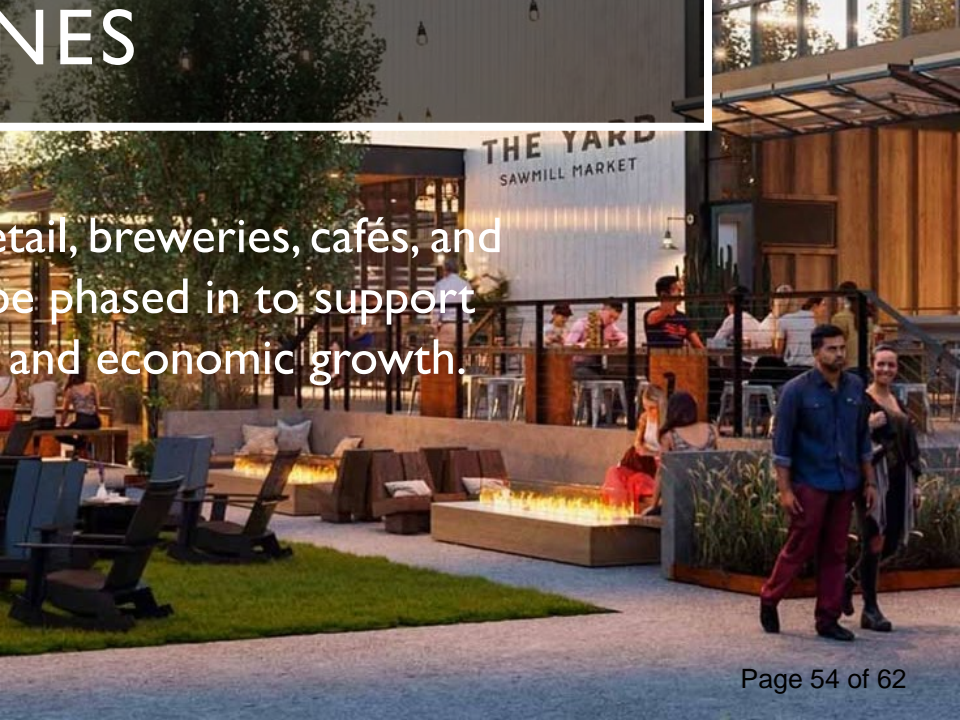
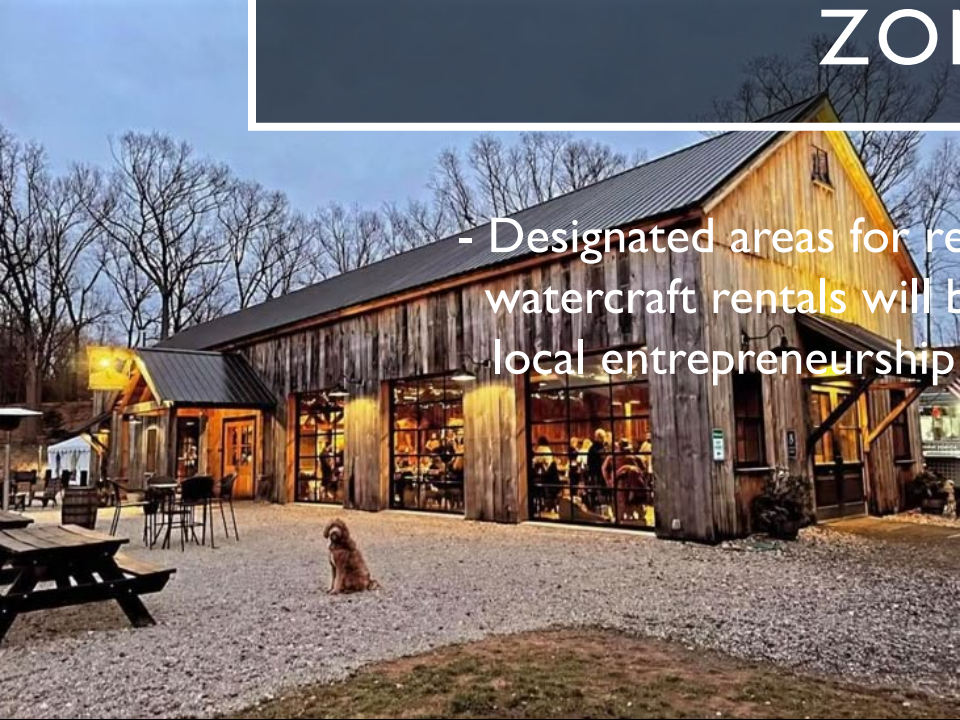


PROPOSED FEATURES: OPEN-AIR AMPHITHEATER

- A grassy amphitheater will host performances, movie nights, and community events, activating the space and drawing foot traffic.



PROPOSED FEATURES: FUTURE COMMERCIAL DEVELOPMENT ZONES



- Designated areas for retail, breweries, cafés, and watercraft rentals will be phased in to support local entrepreneurship and economic growth.

AREAS FOR
FUTURE
DEVELOPEMENT



PROPOSED FEATURES: PARKING AND ACCESS

- Adequate parking with sustainable design features (e.g., permeable surfaces, EV charging) will ensure accessibility while preserving the natural setting.

PROPOSED FEATURES

1) Promenade and greenspace

2) Walking/jogging and bike paths

3) Restroom & shower/rinse facilities

4) Picnic facilities/ park shelters



PROPOSED FEATURES

5) Splashpads and play equipment

6) Docks and boardwalk (Launch area/swim)

7) Dog park/dog rinse area

8) amphitheater/grassy lawn

9) Parking / Areas for future development



CONCLUSION

The Oregon City Cove is a natural gem with untapped potential. With thoughtful investment and community-centered design, it can become a model for sustainable urban renewal—one that delivers immediate benefits while laying the foundation for long-term vitality. I respectfully urge the City Council and Urban Renewal Commission to support this vision and initiate the next steps toward planning, community engagement, and phased implementation.

The Urban Renewal Commission may enter into agreements to acquire land, to hold land for future development, to dispose of any land it has acquired at fair reuse value, and to define the fair reuse value of land.

I. Oregon City Municipal Code (Urban Renewal Agency)

Section 59 - Urban Renewal Agency.

The urban renewal agency of the city (the "Agency") shall not issue bonded indebtedness after the effective date of this section unless the bonded indebtedness complies with the restrictions of this section. The commission shall not approve any amendment to an urban renewal plan after the effective date of this section unless the plan requires that bonded indebtedness issued to carry out the plan be issued in compliance with the restrictions of this section.

- A. Bonded indebtedness issued by the Agency after the effective date of this section shall either:
- (i) Be approved by the voters of the city;
 - (ii) Be issued to refund lines of credit, bonds or other borrowings that were executed before the effective date of this section; or,
 - (iii) Be issued to finance written commitments of the Agency that were entered into before the effective date of this section.
- B. Each urban renewal plan of the Agency that exists on the effective date of this section is hereby amended to add the following provision: "No bonded indebtedness shall be issued under this plan except in compliance with the requirements of the Charter of the City of Oregon City. Any amendment of the preceding sentence must be approved by a non-emergency ordinance of the city."
- C. For purposes of this section "bonded indebtedness" has the meaning defined for that term in ORS 310.140(3), as that section of the statutes exists on the date this section of the charter is approved by the voters of the city. That statute defines "bonded indebtedness" to mean "any formally executed written agreement representing a promise by a unit of government to pay to another a specified sum of money, at a specified date or dates at least one year in the future."
- D. This section shall not limit the Agency's rights or obligations under any lines of credit, bonds or other borrowings that were executed prior to the effective date of this section.
- E. PREVIOUS TEXT REMOVED FROM THIS PLAN FOR THE FOLLOWING REASON.....

(Res. No. 12-27, adopted by voters at the City election held November 6, 2012; Charter Ord. of 6-30-16; Res. No. 16-25, adopted by voters at the City election held November 8, 2016 which added part E. to Section 59. Clackamas County Court Case #16CV42887 declared that part E. of Section 59 is unenforceable as preempted by state law).

UPDATE: On December 15, 2022, the Clackamas County Circuit Court (Court Case #16CV42887, Court of Appeals, Court of Appeals #A167583) reaffirmed that Section 59, part E is unenforceable as preempted by state law.

1000. Urban Renewal Projects

The tax increment financing created in the District and the existing cash on hand allows the Urban Renewal Commission to invest approximately \$40 million, provided authority to distribute bonds to attract funding to invest in projects is approved by the voters. The Urban Renewal Commission has identified three priority projects, Rossman Landfill, Clackamette Cove, and the Stimson

Property (1795 Washington Street) to initially use bond distribution proceeds to invest in.

The Urban Renewal Commission has estimated investment ranges for each project utilizing bond proceeds. It has also project potential private investments that may be attracted to each project during development.

Rossman Landfill

Category	Urban Renewal Investment	Private Investment	Total
Public/Private Partnership	\$20,000,000 – \$30,000,000	\$240,000,000	\$260,000,000- \$270,000,000

- The property served as the area’s landfill for many years and has been underdeveloped since the 1970s.
- The property is considered a brownfield site, which means it has existing pollutants that makes it very difficult to be developed.
- The site is comprised of 62 acres and is privately owned
- With a well experienced and capable developer, the property could feature various amenities including housing opportunities, retail options, hotel property, entertainment venues, and infrastructure improvements, hence, enhancing the community’s economic growth

Clackamette Cove (“the Cove”)

Category	Urban Renewal Investment Range	Private Investment	Total
Publicly Owned	\$4,000,000 – \$8,000,000	\$80,000,000	\$84,000,000 \$88,000,000

- The Cove was once a gravel quarry up to 1993
- The site is now owned by the Urban Renewal Commission
- The subject property is 75.57 acres
- The Cove faces several environmental-related challenges, not least of which is the seasonal reoccurring appearance of blue-green algae blooms
- The site will need to undergo extensive environmental mitigation in order for it to realize its true economic and recreational development potential
- As a developed site, it is envisioned as having a water-based recreation amenity along with retail and housing opportunities

Stimson Property (1795 Washington Street)

Category	Urban Renewal Investment Range	Private Investment	Total
Publicly Owned	\$4,000,000 – \$10,000,000	\$60,000,000	\$64,000,000 – \$70,000,000

- Property is owned by the Urban Renewal Commission

Jakob Wiley

From: James Nicita <james.nicita@gmail.com>
Sent: Tuesday, July 1, 2025 4:48 PM
To: Mike Mitchell; Adam Marl; Denyse McGriff; Rocky Smith, Jr.; Scott Wilson; Laurie Ariniello; Doug Neeley; Tony Konkol; James Graham; Dayna Webb; Jakob Wiley; City Recorder Team
Subject: Public Comment: URC Meeting 7-2-2025 Item 3c: Clackamette Cove Development

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.

Urban Renewal Commissioners:

I write respectfully to propose a supplement to Commissioner Arienello's thoughtful prospectus regarding development of the Clackamette Cove.

I have made public comment on the same idea in the past: namely, the installation of floating solar panels in the Cove. Given the urgency of climate change, such an energy source in Oregon City would be significant. The solar panels would also provide some shading for fish living in the Cove. See the following:

www.bbc.com/future/article/20221116-the-floating-solar-panels-that-track-the-sun

Likewise, a solar farm I believe is the best use of the Rossman Landfill site.

Local solar has just been given a boost by the Oregon legislature, via "microgrid" legislation:

<https://www.sustainablenorthwest.org/blog/oregon-advances-community-microgrids-2025>

James Nicita
Oregon City