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## CITY OF OREGON CITY CITIZEN INVOLVEMENT COMMITTEE MEETING MINUTES

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City Hall Mt. Hood Room, 625 Center St., Oregon City  
Monday, November 3, 2025 at 7:00 PM

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### 1. CALL TO ORDER AND ROLL CALL

**PRESENT:**

*Linda Baysinger, Dennis Anderson, Donna Renee Larsen, Joy Allen, Dorothy Dahlsrud, Betty Mumm, Duane Hanson, Christopher Nolte, Sara Peterson, Josh Kayser, Denise Beasley, Tim Powell, Ryan Richards, Bill Carton and Commissioner Adam Marl.*

**STAFF:** *Hannah Schmidt*

**EXCUSED:** *John Kies, Kathy Robertson, and Mark Beatty.*

**ABSENT:** *None.*

### 2. PRESENTATIONS

- a. Seth Henderson, co-founder of Level Development Northwest, presented plans for the courthouse redevelopment project. He identified himself as the current chair of the Oregon City Chamber of Commerce, vice president of the Downtown Oregon City Association, and a member of the Oregon City Business Alliance Board.

Henderson explained that they were early in the development process and sought community input before finalizing designs. He provided background on the courthouse site, noting that the county moved to their new Red Soils campus last summer, leaving the building empty. The county conducted an analysis that found the site prone to liquefaction during seismic events, with the building containing asbestos and lead.

Level Development Northwest was the only company to respond to the county's request for expressions of interest from approximately 50 developers. Henderson described their project as a "passion project" that aimed to contribute to the community.

After consulting with downtown businesses, four key elements were identified for the development:

1. Retaining Liberty Plaza as a gathering space
2. Adding retail that complements rather than competes with existing downtown businesses
3. Incorporating housing, which studies since the 1980s have identified as necessary for a vibrant downtown

4. Building adequate parking despite not being required under CFAC (Climate Friendly and Equitable Communities) regulations

The proposed development includes structured parking on the lower level accessible from 8th Street, retail space fronting Liberty Plaza, and residential units above. The project would expand Liberty Plaza, which Level Development would buy, improve, and then dedicate to the city.

The retail space (approximately 2,460 square feet) would likely accommodate two tenants, with potential uses including an ice cream shop, bakery, or grab-and-go market. Henderson noted that the building design would open up view corridors to West Linn, as the new building footprint would be smaller than the existing courthouse.

Henderson presented their timeline, which included closing on the property around January, 2026, followed by abatement in January and dismantling the building in February and early March. They plan to submit a land use application in March 2026, with construction potentially starting in April 2027 and completing in summer 2028.

During questions, Tim Powell asked about architectural style, expressing concern about modern buildings fitting into the historic downtown. Henderson explained they were looking at historic materials downtown (stone, concrete, brick, stucco) and studying building massing. He also discussed plans to incorporate architectural features from the current courthouse, including chevron details, eagles, and other SHPO (State Historic Preservation Offices) identified elements.

Ryan Richards asked about property management, and Henderson explained it was an Opportunity Zone project with a minimum 10-year commitment. They would have a property manager on-site at all times, working with companies like Cloud 10, Coast, or Meritus.

A suggestion was made to consider pickleball or shuffleboard instead of the bocce ball court shown in the preliminary plans.

**3. PUBLIC COMMENTS**

*Please see the public comment guidelines below.*

**4. APPROVAL OF MINUTES**

- a. Tim Powell moved to approve the October 6, 2025 Citizen Involvement Committee Meeting Minutes. Betty Mumm seconded. The motion passed unanimously.

**5. COMMUNICATIONS**

- a. Betty Mumm reported that the working group met with the Youth Advisory Commission, who were generous with their time and ideas. The commission suggested Instagram as an effective platform to engage 30-40 year olds. They recommended posting neighborhood photos and using QR codes. Betty mentioned that the youth had suggested activities like ice cream socials, picnics, and movies, though the individual neighborhoods might not have funding for such events. Betty Mumm added that she had made contact with Clackamas Community College and was working to involve their social media director in future discussions.

Tim Powell suggested creating a video about neighborhoods explaining what they are and why people should be involved. The committee discussed video length, with some members noting that younger people prefer shorter content like reels rather than longer videos. Ideas included creating a series of short videos or having videos for each active neighborhood.

Hannah, the staff liaison, offered to have Communications Manager, Jarrod Lyman, come and present on social media engagement strategies at an upcoming meeting. She will wait for direction from the Chair before adding anything to a future meeting agenda.

- b. Hannah Schmidt reported that she would begin posting neighborhood association meeting reminders on Instagram as well as Facebook and Nextdoor. She offered to help with taking photos of neighborhoods for better engagement on social media posts and the website.

She announced that the E-Trail news had been sent out with the November Neighborhood Association meeting schedules, and the winter Trail News would be mailed to residents soon.

Hannah Schmidt reported on CIC applications and renewals, noting new members Bill Carton and Kathy Robertson from South End, John Keis from Caufield, Joy Allen and Dorothy Dahlsrud from Elyville, and Ryan Richards from Park Place. She explained that members who applied in 2025 would not need to reapply, but those who had not submitted applications since January 1, 2025 would need to do so.

Hannah Schmidt informed the committee about free printing resources available at the Oregon City Library for neighborhood associations needing to print meeting materials.

- c. Hannah Schmidt reported that the CIC has a \$90,000 biannual budget (\$45,000 annual), with approximately \$14,000 spent in the first four months, leaving about \$30,000 remaining. She emphasized that while the budget is created based on

active neighborhood associations, funds are available for all neighborhood associations, including those that become active later.

## **6. GENERAL BUSINESS**

- a. Hannah Schmidt presented a proposed bulk mailing schedule for January, noting that some neighborhood associations had been unable to adhere to the November schedule. After discussion about the challenges of mail delivery during the holiday season, the committee settled on December 12 as the deadline for Hillendale, McLoughlin, and potentially Hazel Grove for the first January mailing. For the second January mailing, serving Gaffney Lane, South End, and potentially Two Rivers, the deadline would be January 7 with an expected mail arrival date of January 16.

The committee discussed potential cost savings from bulk mailings, with Hannah Schmidt noting that approximately \$3,000 had already been saved through this approach.

## **7. ROUNDTABLE**

**Canemah NA:** Dennis Anderson announced their upcoming meeting on November 20 and reported a new website created by a neighbor that already had 70 members.

**Caulfield NA:** Donna Renee Larsen shared that their November meeting would feature speakers from Public Works discussing construction projects in the area, including high school concession stands and road construction.

**Elyville NA:** Dorothy Dahlsrud raised concerns about trees on Main Street being removed without permits and mentioned she would be speaking at the commission meeting on November 5 about the need for retail on bottom floors of new developments in their neighborhood rather than residential units facing the sidewalk.

**Gaffney Lane NA:** Betty Mumm reported they had elections at their upcoming meeting on November 18 and had completed a street cleanup. Duane Hanson mentioned working with the Red Cross and the Prince of Life Lutheran Church as a potential emergency gathering location for the neighborhood.

**Hazel Grove/Westling Farm NA:** Nothing to report.

**Hillendale/Tower Vista NA:** Sarah Peterson reported their last meeting had poor attendance, possibly due to the change in postcard delivery timing. She shared information about a land use proposal for 208 apartment units in three 5-story buildings, plus retail spaces, at the triangle property between Molalla and Beaver Creek.

**McLoughlin NA:** Tim Powell reported their upcoming meeting on Thursday, November 6 would feature Parks and Recreation discussing the master plan and neighborhood parks. He mentioned their successful 7th Street cleanup and their work with Public Works on outreach for the McLoughlin sewer project, which has generated good engagement on Facebook.

**Park Place NA:** Ryan Richards reported they had met with park staff and received a new picnic table and bench, with plans to plant new plants using a Metro grant.

**South End NA:** Bill Carton reported they had been approved for a road cleanup in the spring. He mentioned that library board members are available to speak at neighborhood association meetings.

Commissioner Adam Marl reported on the Youth Advisory Commission meeting about neighborhood outreach and updated the Citizen Involvement Committee on discussions about financially supporting the Caring Place development on Main Street. He expressed his personal view that the project had not met the threshold for city financial support as it had not engaged with the city early in the planning process. He invited committee members to attend the upcoming commission meetings.

## **8. ADJOURNMENT**

Chair Linda Baysinger adjourned the meeting at 8:25 p.m. with the next meeting scheduled for December 1, 2025.

Respectfully submitted,

Hannah Schmidt, Community Engagement  
Specialist Date Approved: 12/01/2025