

Board of County Commissioners Business Meeting Minutes – APPROVED 20250522 II.A.1

A complete video copy and packet including staff reports of this meeting can be viewed at <https://www.clackamas.us/meetings/bcc/business>.

Thursday, May 15, 2025 – 10:06 AM

In person and via virtual technology (Zoom)

**PRESENT: Chair Craig Roberts
Commissioner Paul Savas
Commissioner Ben West**

CALL TO ORDER

I. PUBLIC COMMUNICATION

Jarrett Gradone (Oregon City) – Planting fruit trees

Joyce Johnson (Milwaukie) – Speeding drivers near Putnam school zone

James Bong (Oak Grove) – Rothe Road safety

Henry North (Milwaukie) -- Speeding drivers near Putnam school zone

Mitch Williams (Brightwood) – Commissioner Appointment Position 4

Steve Smithsted (Sandy) -- Commissioner Appointment Position 4

Christine Kennedy (Lake Oswego) – Vaccination/community health concerns

Janelle White (Oak Grove) (Virtual) -- Speeding drivers near Putnam school zone

II. PUBLIC DISCUSSION ITEMS

- A. Opportunity for Public Testimony on the Main Street Courthouse Request for Expressions of Interest Selection Advisory Committee Recommendation. No fiscal impact. No County General Funds are involved.

Jessica Economou (Oregon City)

Dan Fowler (Oregon City)

William Gifford (Oregon City)

Petronella Donovan (Oregon City)

Jonathan Owens (Oregon City)

Andy Busch (Oregon City)

Juliana Allen (Happy Valley)

Danielle Walsh (Oregon City)

Tara Wanstall (Oregon City)

Jake Joy (Boring)

Cassandra Beldowice (Oregon City)

Jerry Herrman (Gladstone)

Kent Ziegler (West Linn)

James Gram (Oregon City)

Victoria Meinig (Oregon City)

Claire Met (Oregon City)

Brian Shaw (Oregon City)

Dani Johala (West Linn)

Seth Henderson (Portland)

Mike Mitchell (Oregon City)

Denyse McGriff (Oregon City)

Betty Mumm (Oregon City)

Commissioner West moved that the Board of County Commissioners direct staff to enter negotiations with Level Development Northwest towards a development and disposition agreement for the Main Street Courthouse and return at a future date with the drafted documents for further review. Commissioner Savas seconded. The motion passed 3-0.

II. CONSENT AGENDA *(The following Items are considered routine, and therefore will not be allotted individual discussion time on the agenda. Many of these items have been discussed by the Board in Work Sessions. The items on the Consent Agenda will be approved in one motion unless a Board member requests, before the vote on the motion, to have an item considered at its regular place on the agenda.)*

A. Elected Officials

1. Approval of Previous Business Meeting Minutes – BCC
2. Approval of a Personal Services Contract with Dial Temporary Help Service for temporary elections workers. Contract Value is \$1,200,000 for 3 years. Funding is through County Clerk Fees and approximately \$576,000 of budgeted County General Funds. – County Clerk

B. Transportation & Development

1. Approval of a Personal Services Contract with Consor North America for construction engineering services for 2025 paving projects. Contract Value is \$428,384 for 6 months. Funding is through HB 2017 and System Development Charges Funds. No County General Funds are involved.

C. Health, Housing & Human Services

1. Approval of a Personal Services Contract with Dental Medical Staffing for temporary dental staffing services. Contract Value is \$400,000 for 8 years. Funding is through Health Centers' Fees for Services. No County General Funds are involved.
2. Approval of a Revenue Healthcare Services Contract with CareOregon for care provider incentives to increase utilization by Oregon Health Plan members. Contract Value is \$500,000 for 1 year. Funding is through CareOregon. No County General Funds are involved.

3. Approval of an Amendment to the Revenue Lease Agreement with Genoa Healthcare to update the address for Space at the Lake Road Health Center. Amendment has no cost. Total Agreement Value remains \$46,290.84 for 3 years. Funding is through Genoa Healthcare. No County General Funds are involved.
4. Approval of a Federal Subrecipient Agreement with Clackamas County Children's Commission for building improvements at the Barlow Head Start building. Agreement Value is \$200,000 for 7 months. Funding is through Federal Community Development Block Grant Funds. No County General Funds are involved.
5. Approval of a Change Order to a Public Improvement Contract with Pacific Sun Construction for exterior water drainage improvements at the Haven House. Change Order Value is \$104,420.28 for 2 months. Total Contract value is \$921,784 for 11 months. Funding is through Supportive Housing Services Measure Funds. No County General Funds are involved.
6. Approval of a Grant Application to the Oregon Criminal Justice Commission to support Restorative Justice Diversion programs for juveniles. Anticipated Grant Value is \$1,000,000 for 26 months. Funding is through the Oregon Criminal Justice Commission. No County General Funds are involved.
7. Approval of an Intergovernmental Agreement with the City of Wilsonville, by and through its South Metro Area Regional Transit, for transportation services. Agreement value is \$90,000 for 13 months. Funding is through the Oregon Health Authority. No County General Funds are involved.
8. Approval of a Personal Services Contract with Maple Star Oregon to prepare the 23-Hour Crisis Stabilization Center for opening. Contract Value is \$461,902 for 5 months. Funding is through Oregon Health Authority. No County General Funds are involved.

Commissioner Savas moved to approve the Consent Agenda and Commissioner West seconded. The motion passed 3-0.

III. NORTH CLACKAMAS PARKS & RECREATION DISTRICT CONSENT AGENDA *(The following Items are considered routine, and therefore will not be allotted individual discussion time on the agenda. Many of these items have been discussed by the Board in Work Sessions. The items on the Consent Agenda will be approved in one motion unless a Board member requests, before the vote on the motion, to have an item considered at its regular place on the agenda.)*

- A. Approval of a Correction to the Park Address in the Previously Approved Board Order to authorize a Metro Nature in Neighborhood Capital Grant Application for park improvements at 18521 SE River Road, Jennings Lodge. Application Value is \$1,000,000. Funding is through Metro and a required match of \$670,000 in other grant funds, Zone 2 System Development Charges and NCPRD General Fund. No County General Funds are involved.

Director West moved to approve the NCPRD Consent Agenda and Commissioner Savas seconded. The motion passed 3-0.

IV. WATER ENVIRONMENT SERVICES CONSENT AGENDA *(The following Items are considered routine, and therefore will not be allotted individual discussion time on the agenda. Many of these items have been discussed by the Board in Work Sessions. The items on the Consent Agenda will be approved in one motion unless a Board member requests, before the vote on the motion, to have an item considered at its regular place on the agenda.)*

- A. Approval of a Public Improvement Contract with JQ Construction for upgrades to wastewater chemical disinfection systems at the Hoodland Water Resource Recovery Facility. Contract Value is \$190,588 for 6 months. Funding is through the WES Sanitary Sewer Construction Fund. No County General Funds are involved.
- B. Approval of an Amendment with Carollo Engineers for engineering services for the Tri-City Influent Pump Station Expansion Project. Amendment Value is \$333,719 for 2 years. Total Contract Value is \$2,032,850 for 2 years. Funding is through the WES Sanitary Sewer Construction Fund. No County General Funds are involved.
- C. Approval of a Public Improvement Contract with Trench Line Excavation for construction services during rehabilitation of the Mt. Talbert Interceptor. Contract Value is \$638,656.19 for 4 months. Funding is through the WES Sanitary Sewer Construction Fund. No County General Funds are involved.

Director Savas moved to approve the WES Consent Agenda and Director West seconded. The motion passed 3-0.

V. COUNTY ADMINISTRATOR UPDATE

Administrator Schmidt requested the Chair convene as the Extension and 4H Service District Board of Directors to consider a request for a letter of interest to purchase the former Bob's Red Mill building as a potential new facility for the District. **After discussion, Director Savas moved to direct staff to draft a letter of intent to consider. Director West seconded. The motion passed 3-0.**

VI. COMMISSIONER COMMUNICATION

Commissioner Savas shared his thoughts on the Clackamas Village Opening and thanked County Administrator Schmidt for his crucial work in making the village possible.

Commissioner West celebrated the Clackamas Heights project's recent award of highly competitive state funding.

Chair Roberts shared a reminder that the Board would interview finalists for the Position 4 vacancy on Monday, May 19.

Chair Roberts adjourned the meeting at 12:52 PM.

Public Testimony to the Clackamas County Board of Commissioners
Regarding the Main Street Courthouse Redevelopment RFEI

Dear Commissioners,

My name is Jessica Macklin and I'm the owner of a small, family-run therapy practice, Northwest Treatment, that has proudly served our community from Oregon City's Main Street since 1982. For over four decades, my family and I have had the privilege of witnessing Oregon City evolve—through cycles of growth and hardship—and we've always believed in the heart and potential of our downtown core. That's why I am sharing my strong support for the redevelopment proposal submitted by Level Development NW in response to the County's Request for Expressions of Interest for the Main Street Courthouse.

As someone deeply invested in this community both professionally and personally, I understand the significance of this site. The courthouse building has long been a civic landmark, but as it will imminently stand vacant, it risks becoming a symbol of stagnation rather than progress. We cannot afford to let this prime downtown real estate sit idle—not when our businesses need foot traffic, our residents need housing, and our community needs energy and momentum.

Level Development NW's proposal is thoughtful, realistic, and deeply rooted in community input. It delivers exactly what our downtown is missing: housing, parking, diverse retail, and a revitalized public plaza—all without requiring public funds. Their plan to build a five-story mixed-use building with 84 residential units—primarily studios and one-bedrooms—will bring much-needed workforce housing to an area that has long lacked residential options. These new residents represent daily customers for local businesses like mine, and that's a lifeline we can't overlook.

They've also committed to structured and surface parking to ease one of downtown's most persistent concerns. I hear regularly from my clients and colleagues that parking shortages deter them from spending more time downtown. This plan doesn't just acknowledge that problem—it directly addresses it with realistic, implementable solutions.

I'm also encouraged by Level Development NW's respect for our city's history. Rather than try to save a structurally failing building in name only, they propose salvaging key architectural elements and incorporating them into both the new structure and the expanded Liberty Plaza. As it stands today, Liberty Plaza is an underutilized space. It's the heart of downtown—hosting annual traditions like the Tree Lighting, the First City Celebration, and the Wine Walk—but it's limited in its ability to support these events and attract daily foot traffic. It lacks basic amenities like permanent power for vendors, weather protection for performers, and gathering spaces and seating that invite people to linger. This honors our past while building for our future—a balance that's hard to strike and even harder to execute.

They've also committed to **legally dedicating the plaza to the City**—a permanent public space that belongs to the people, enhanced by private investment and expertise. That is a rare and generous offer.

This is more than just a physical makeover. This is a reimagining of Liberty Plaza as the community commons it was always meant to be: a place where residents, families, and visitors gather not just during festivals, but every day—to eat, to shop, to listen to music, to reflect, and to be social. Our communities currently lack a 'Third Place', somewhere that is not our home or work, but a place to build a sense of community and belonging.

As a business owner who sees how space affects behavior, I can say with confidence: when you give people a reason to stay, they spend more time, more energy, and more money in the community. An upgraded Liberty Plaza will **extend the average visit downtown, increase foot traffic, and create more opportunities for small businesses like mine to thrive.**

As someone who walks Main Street every day and speaks with other business owners frequently, I know there is a hunger for vitality and diversity in our downtown. Level Development NW has met with neighborhood associations, local businesses—including some of my neighbors—and incorporated feedback into their final design. Their local partnerships and long-term investor commitment speak volumes about their intention to not just build and leave, but build and stay.

This is the kind of visionary, grounded, and community-driven investment that downtown Oregon City needs. And frankly, it's the kind of opportunity we cannot afford to delay or squander.

I urge the Commission to move forward with this proposal and help usher in a new era of downtown vibrancy.

Thank you for your time, and for your service to our community.

Jessica Macklin

Sincerely,

Jessica Macklin

Owner, NW Treatment

Proud Member of the Oregon City Main Street Business Community Since 1982

May 13, 2025

Chair Craig Roberts
Commissioner Paul Savas
Commissioner Martha Schrader
Commissioner Ben West

Esteemed Chair and Commissioners, Thank you for considering my written testimony regarding the proposal submitted by Level Development NW. As I may be unable to attend the public testimony on May 15th, I wanted to express my strong support for their proposal and respectfully request that you direct staff to promptly move forward with contractual negotiations. This action will be crucial in minimizing the period this property remains a vacant space within our downtown area, negatively impacting our local economy.

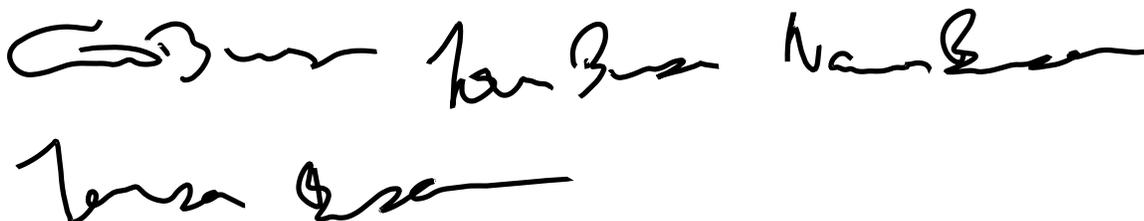
The Request for Expression of Interest outlined specific selection criteria, including financial capability, experience, economic vitality, preservation of historical elements, retention of Liberty Plaza, and expediency. Level Development NW's proposal thoroughly addresses and, in my opinion, exceeds each of these criteria, notably without requiring any public funding.

I anticipate that two primary concerns might arise: the limited number of proposals received and the proposed approach to the existing building. Please consider the inherent challenges of this site. I believe the staff has already invested significant effort in the outreach process, likely far exceeding the typical measures. Would we genuinely be in a better position today had we received multiple bids that maximized development across the entire site, including Liberty Plaza, and omitted legally permissible parking? No. We should view the single, comprehensive proposal from a well-regarded community partner as a fortunate outcome.

Concerning the existing courthouse building, it's important to note that it does not rank among the oldest 25% of historic addresses in Oregon City's SHPO registry. The Mt. Pleasant School, which the city itself demolished for its own new construction, held a more historically significant designation. The initial request is centered on Liberty Plaza, and the current proposal offers an expanded and improved version, dedicated to the City upon completion. I question whether the scope of the request is now shifting.

Our downtown businesses have clearly articulated their vision: a central gathering place for the community, complemented by additional parking, compatible retail, and residential units that bring more people – potential customers – to live downtown and contribute to its overall vibrancy. I respectfully urge you to act with urgency to help realize this vision by moving forward with Level Development NW's proposal.

Respectfully,
Andrew Busch, Nancy Busch, Tom Busch Jr., Teresa Busch

The image shows four handwritten signatures in black ink. The first line contains three signatures: Andrew Busch, Tom Busch Jr., and Nancy Busch. The second line contains one signature: Teresa Busch.

May 9, 2025

Chair Craig Roberts
Commissioner Paul Savas
Commissioner Martha Schrader
Commissioner Ben West
bcc@clackamas.us

Re: Clackamas County Main Street Courthouse
Clackamas County May 15, 2025 Board Meeting - Agenda Item IIA

Esteemed Chair and Commissioners,

Unfortunately, I am unable to be present for public testimony on May 15th, however the future development of this property is important to Oregon City and Clackamas County, and to me. With over 20 years living and working in Oregon City and with my personal experience with Main Street as both a citizen and the City's Public Works Director (retired), I have considered this opportunity for years.

My wife and I are thankful for our historic downtown, and we have lived experiences along Main Street through many seasons and varying hours of the day. Oregon City's downtown area needs housing that is developed in a vibrant way, mixing residential amongst our existing business community along with new commercial storefronts. The redevelopment of Liberty Plaza in its current form or something larger is a critical element of any redevelopment plans.

A redeveloped courthouse block accompanied with the City's concepts and aspirational plans including the Oregon City/West Linn Pedestrian Bridge, the Hwy 99 Pedestrian Bridge, the 8th Street boat dock, the downtown quiet zone, and tumwata village, would be transformational in several great ways while also continuing our historic downtown character. The courthouse block is at the heart of our downtown and achieving a design that opens our downtown area for 99E travelers to see would be amazing.

With that in mind, I'm providing this written support for the Level Development NW proposal, and ask that you direct County staff to move forward with contractual negotiations to limit the time this property remains in its vacant state.

I commend the County on its efforts to reach the development community with the Request for Expression of Interest. I appreciate the County specifically including important selection criteria associated with financial capability, experience, economic vitality, preservation of historical elements, retention of Liberty Plaza, and expediency. **I agree with the Board of County Commissioner public comments that this proposal addresses in detail how all included criteria were met or exceeded without the use of any public funds.**

Assuming the Level Development proposal moves forward into a development agreement, I also recommend maintaining responsible and fair property transfer conditions that also incorporate developer flexibility. Done right, this development is not simple. Dealing with demo of the existing building, preservation of façade elements, responding to the public interest, accommodation of ongoing downtown public events, and the site's location (Hwy 99E, Singer Creek, Willamette River frontage) leaves little margin for error. There are other challenges like development financing and specialized workforce needs.

I also agree with the downtown businesses who have voiced a desire for a gathering place for the community, with additional parking, complimentary retail, and residences. A well thought out plan as depicted in the Level plan would result in people living and shopping and contributing to a new vibrancy along our historic downtown.

One other desire I have is that the site be developed in a manner that will not prohibit or complicate a future bike and pedestrian connection to the future 8th Street dock and the 99E pedestrian bridge.

Please continue your support for the Level Development NW Courthouse Property Proposal and do so by moving forward expeditiously with a fair development agreement and help Oregon City's Historic Downtown reach a new chapter.

Respectfully,

John M. Lewis
Oregon City and Clackamas County Resident

Jarocki, Andrew

From: Clerk to the Board
Sent: Wednesday, May 21, 2025 1:55 PM
To: BCCMail
Subject: Phone Call for Public Record: Courthouse

Sent: Thursday, May 15, 2025 11:11 AM
To: Clerk to the Board <ClerktotheBoard@clackamas.us>
Subject: Phone Call for Public Record: Courthouse

Hi Andrew,

I received a phone call from Jim Riser (503-821-9913) with an idea for the old courthouse that he would like included in the public record for today's Business Meeting. He would like to see parking at courthouse: build a parking garage with retail on the bottom and 4 stories or so, with basement parking for retail. He noted that adding apartments will add more cars and reduce parking. The suggested make the parking fee \$2 or so to pay for the garage. He also asked me to note that he was on the 1990 advisory committee for redo of Multnomah Falls area.