

Board of County Commissioners Business Meeting Minutes –APPROVED 20251002 IX.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, September 18, 2025 – 10:02 AM

In person and via virtual technology (Zoom)

PRESENT: Chair Craig Roberts
Commissioner Paul Savas
Commissioner Martha Schrader
Commissioner Ben West
Commissioner Diana Helm

CALL TO ORDER

I. PUBLIC COMMUNICATION

Steve Bates (Boring) – Boring Station Trailhead Park maintenance/grass conditions

Kelly Bartholomew (Tualatin) – Rural scenic roads

Jeremy Klein (Oregon City) – In favor of Main St Courthouse Development & Disposition Agreement

Ashley Gardner (Oregon City) – In favor of Main St Courthouse Development & Disposition Agreement

Jonathan Owens (Oregon City) – In favor of Main St Courthouse Development & Disposition Agreement

Jerry Herrmann (Gladstone) – In favor of Main St Courthouse Development & Disposition Agreement

Andy Busch (Oregon City) – In favor of Main St Courthouse Development & Disposition Agreement

Danielle Walsh (Oregon City) – In favor of Main St Courthouse Development & Disposition Agreement

Juliana Allen (Happy Valley) – In favor of Main St Courthouse Development & Disposition Agreement

Mike Mitchell (Oregon City) – In favor of Main St Courthouse Development & Disposition Agreement

Tara Wanstall (Oregon City) – In favor of Main St Courthouse Development & Disposition Agreement

Jessica Mackin (Oregon City) – In favor of Main St Courthouse Development & Disposition Agreement

William Gifford (Oregon City) – In favor of Main St Courthouse Development & Disposition Agreement

Cassandra Beldowicz (Portland) – In favor of Main St Courthouse Development & Disposition Agreement

Kent Ziegler (West Linn) – In favor of Main St Courthouse Development & Disposition Agreement

April Lambert (Damascus) – Disability accessibility concerns at County facilities and request for audit

Brainard Brauer (Oregon City) – Frustrations with County septic permit process delays/customer service

Betty Mumm (Oregon City) – In favor of Main St Courthouse Development & Disposition Agreement

Matthew Broderich (Oregon City) – In favor of Main St Courthouse Development & Disposition Agreement

Seth Henderson (Portland) – In favor of Main St Courthouse Development & Disposition Agreement

II. HOUSING AUTHORITY CONSENT AGENDA

- A. Approval of a Resolution designating the Chair, the Executive Director and the Director of Housing Development as authorized officers to execute all agreements related to the closing of the Clackamas Heights Redevelopment Project. Funding is through federal Low Income Tax Credit equity and loans, Oregon Housing and Community Services, Metro Affordable Housing Bonds and Housing Authority disposition proceeds. No County General Funds are involved.

Commissioner Helm moved to approve and Commissioner Schrader seconded. Motion passed 6-0 (Commissioner Leenstra aye).

III. WATER ENVIRONMENT SERVICES PUBLIC HEARINGS

- A. Approval of a Resolution adopting the System Development Charge methodology and establishing sanitary sewer and stormwater System Development Charge fees. No County General Funds are involved.

Chair Roberts opened the public hearing.

William Gifford (Oregon City) – Praised fiscal responsibility of WES and noted support for resolution

Chair Roberts closed the public hearing. Director Helm moved to approve the resolution as presented. Director Schrader seconded. Motion passed 5-0.

IV. WATER ENVIRONMENT SERVICES CONSENT AGENDA

- A. Approval of Limited Delegation of Signing Authority to the WES Director for submission of component districts' Reports in Lieu of Audit. No fiscal impact. No County General Funds are involved.

Director Schrader moved to approve and Director Helm seconded. Motion passed 5-0.

V. PRESENTATION

- A. Suicide Prevention Month Recognition

Due to a Board time constraint, the Chair announced the presentation would be rescheduled to Administrator Issues & Updates on Tuesday, September 23.

VI. PREVIOUSLY APPROVED LAND USE ISSUE

- A. Adoption of Comprehensive Plan Map Amendment and Zone Change Z0109-25 & Z0110-25 for a property located at 23000 SE Eagle Creek Rd, Eagle Creek.

Commissioner West moved to approve and Commissioner Helm seconded. Motion passed 4-0-1 (Chair Roberts abstained).

VII. BOARD DISCUSSION ITEMS

- A. Approval of a Disposition and Development Agreement with Level OCC-01 for the Main Street Courthouse. Agreement Value is contingent on appraisal, not to be less than \$100,000. Funding is through Level Development OCC-01. No County General Funds are involved.

Commissioner West moved to approve. Commissioner Savas seconded. Motion passed 5-0.

VIII. CONSENT AGENDA

A. Elected Officials

1. Approval of Previous Business Meeting Minutes – BCC
2. Approval of a Grant Application to the Oregon Criminal Justice Commission for illegal marijuana market law enforcement costs. Grant Value is \$1,000,000 for 2 years. Funding is through the Oregon Criminal Justice Commission. No County General Funds are involved. – CCSO

B. County Administration

1. Approval of an Intergovernmental Agreement with Oregon Correctional Enterprises for the Board Hearing Room dais replacement and pony wall. Contract Value is \$105,000 for 5 months. Funding is through American Rescue Plan Act funds. No County General Funds are involved.

C. Tourism

1. Approval of an Intergovernmental Agreement with the Oregon Department of Transportation for planning phase contributions to the Mt. Hood Rest Area Relocation Project. Agreement Value is \$50,000 for 2 years. Funding is through the Transient Lodging Tax. No County General Funds are involved.

D. Technology Services

1. Approval of an Amendment to a Service Level Agreement with the Sunrise Water Authority for new fiber cables to water pump stations. Amendment Value is \$141,535 for 17 years. Total Agreement Value is \$328,325 for 17 years. Funding is through the Clackamas Broadband eXchange monthly cable lease revenue. No County General Funds are involved.

E. Public & Government Affairs

1. Approval of a Personal Services Contract with Parachute Strategies for on-call marketing services. Contract Value is \$450,000 for 3 years. Funding is through direct billing to County departments, which includes multiple funding sources, including federal and state funds, and may include a small portion of Budgeted County General Funds.

2. Approval of a Personal Services Contract with Sheepscot Creative for on-call marketing services. Contract Value is \$450,000 for 3 years. Funding is through direct billing to County departments, which includes multiple funding sources, including federal and state funds, and may include a small portion of Budgeted County General Funds.

F. Health, Housing & Human Services

1. Approval of a Renewal Grant Application to the Oregon Department of Human Services for direct appropriation of funds to support the Aging & Disabilities Resource Center. Grant Value is \$285,387 for 2 years. Funding is through the Oregon Department of Human Services and \$30,892 of Budgeted County General Funds.
2. Approval a Personal Services Contract with Transcending Hope for bilingual peer support specialists at two family homes. Contract value is \$372,458.14 for 16 months. Funding is through the Oregon Health Authority and the Oregon Health Plan. No County General Funds are involved.
3. Approval of an Amendment to an Intergovernmental Agreement with the Oregon Health Authority for reallocation of Community Mental Health, Addiction Treatment, Recovery & Prevention Services and Problem Gambling program funds. Amendment Value is \$52,750 for 6 months. Total Agreement Value is \$22,584,031 for 2 years. Funding is through the Oregon Health Authority. No County General Funds are involved.
4. Approval of an Amendment to a Personal Services Contract with Catholic Community Services of Western Washington for child behavioral health stabilization services. Amendment rescinds \$727,082 and increase time by 1 year. Total Contract Value is decreased to \$727,082 for 27 months. Funding is through Oregon Health Authority. No County General Funds are involved.
5. Approval of a Personal Services Contract with AB Staffing Solutions for as-needed medical, dental, and psychiatric providers at Health Centers. Contract Value is \$500,000 for 5 years. Funding is through Health Centers' Fees for Services. No County General Funds are involved.
6. Approval of a Board Order authorizing a loan for the Clackamas Heights/Park Place Redevelopment Project and delegating authority to the County Administrator and the Director of Health, Housing, and Human Services to finalize and sign all necessary closing documents. Loan Value is \$3,500,000 for 55 years. Funding is through the United States Department of Housing and Urban Development. No County General Funds are involved.

Commissioner Helm moved to approve. Commissioner Schrader seconded. Motion passed 5-0.

IX. NORTH CLACKAMAS PARKS & RECREATION DISTRICT CONSENT AGENDA

- A. Approval of a Public Improvement Contract with 2KG Contractors for concrete stair and pool deck repair. Contract Value is \$206,599 for 3 months. Funding is through NCPRD Capital Repair and Replacement Funds. No County General Funds are involved.

Director West moved to approve as read and Director Savas seconded. Motion passed 5-0.

X. COUNTY ADMINISTRATOR UPDATE

Administrator Schmidt noted the next Business Meeting would be October 2.

VII. COMMISSIONER COMMUNICATION

Due to a Board time constraint, Chair Roberts and his colleagues agreed to skip Commissioner Communications.

Chair Roberts adjourned the meeting at 11:24AM.

Community of Boring, Oregon

Paired with Dull, Scotland – A Pair for the Ages

P O Box 1448 – Boring, Oregon 97009

503-663-6271

Boring Water District * Boring Community Planning Organization * Boring, Oregon Foundation

To: Clackamas County Administrator Gary Schmidt

Clackamas County Board of County Commissioners: Craig Roberts, Chair

Commissioner Martha Schrader, Commissioner Paul Savas, Commissioner Ben West and
Commissioner Diana Helm

Date: September 15, 2025

Subject: Boring Station Trailhead Park

Administrator Schmidt, Chair Roberts and Commissioners,

Attached is a letter to Clackamas County Parks Manager, Tom Riggs. This letter outlines the disappointment of the Community of Boring in the lack of appropriate care and maintenance of the Boring Station Trailhead Park.

We wish to give you context with the following history:

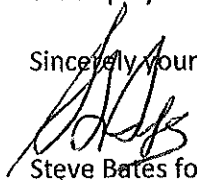
1. A great number of Boring Community residents spent a decade sacrificing their time and treasure to bring the Boring Station Trailhead Park to a reality
2. The Boring Station Trailhead Park was dedicated in May, 2012 with Commissioner Jamie Damon as the keynote speaker
3. The Boring Station Trailhead Park was recognized as the Gem of the Clackamas County Park system and the center attraction of the Community of Boring
4. The Boring Vietnam Veterans Memorial was added in 2018 by the Community of Boring
5. The Boring Station Trailhead Park had its own Park Ranger until 2018
6. From 2019, the Barton Park Ranger managed the Boring Station Trailhead Park remotely: This change in the management approach was the start of the deterioration of the park
7. The sprinkler system has been turned off for several years
8. The current condition of the park is horrendous

The 2019 Clackamas County Services Survey shows that your Clackamas County constituents ranked spending money on parks #6 out of 40 categories.

Why is Clackamas County ignoring the appropriate maintenance of the Boring Station Trailhead Park?

We hope you can help us achieve the appropriate answers and solutions to this issue.

Sincerely yours,



Steve Bates for

The Community of Boring

Community of Boring, Oregon

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Tom Riggs, Parks Manager
Clackamas County Parks & Forestry
150 S Beaver Creek Rd
Oregon City, Oregon 97045

September 15, 2025

Dear Tom,

We wish to thank you and your staff members who assisted us with the Boring & Dull Day Community Social in the Park last month. Our event was successful, but there were a lot of comments about the condition of the Boring Station Trailhead Park. Also, some graffiti was identified on the structure of the covered picnic area.

Earlier this year, you had conversations with two of our community leaders. One conversation was about watering the grass in the park, the other was about mowing the park and turning on the sprinkler system. We thank you for your response to the second conversation, as the park was mowed the following week.

The Boring Station Trailhead Park was a pristine centerpiece of the Boring community. It is now a garden of dandelions, crabgrass, thistle and blackberry. Needless to say many of our community members are very disappointed in the slow degradation of this once beautiful asset.

Here are the observations that support our disappointment:

2025 Maintenance Recap

- The park was mowed only twice this year
- There was brush management completed in the south end overflow drainage
- There was brush management in the north end the morning of August 9th
- There was tree trimming activity in the north end in late August
- There apparently has been no weed abatement throughout the park
- There apparently has been no other maintenance activity

Vegetation Summation

North Area

- The grass areas are brown and have been taken over by dandelions and milkweed due to lack of water
- Blackberry is taking root west of the Springwater Trail
- Blackberry and thistle are taking root in the tree line east of the Springwater Trail

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Page 2

South Area

- The grass areas are brown with bare dirt spots where the grass has died due to lack of water – dandelions, milkweed and crabgrass are taking over
- The donated plantings from the Boring Nurserymen are becoming overcome with blackberry & 20% of these plantings are dead or dying from lack of water
- 90% of the donated plantings for the Vietnam Veterans Memorial have died for lack of water (the dead plantings and weeds have been removed by concerned residents)

Attached are two pictures of the park. The first is from August 30, 2020 showing the park in its pristine condition. The other is from July 3, 2025 showing the park in horrible condition.

The current poor condition of the Boring Station Trailhead Park is a negative reflection on our community and Clackamas County. This letter is intended to make sure that the Boring Station Trailhead Park is returned to its pristine condition in 2026.

This letter has been copied to the Clackamas County Commission and the Clackamas County Administrator to open up a dialog with the intent to achieve the following solutions:

Sprinkler System

First and foremost, the Boring Station Trailhead Park was designed and equipped with a sprinkler system that when properly maintained provided the appropriate means to keep the park green, pleasant and pristine.

The sprinkler system has been turned off for several years. Why? Is it the expense of watering? The Boring Water District has a program available to assist in the cost of watering the park.

Is the Sprinkler System broke? We know there were several significant drainages onto Highway 212 in the past.

County officials keep saying the north end should not be watered because it does not drain well. This is not a reason to turn the sprinklers off. It means you water this area less.

The ultimate concern and desire is that the sprinkler system be restored to its original condition and turned on in 2026.

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Page 3

Maintenance Schedule

In the past, the Boring Station Trailhead Park sprinkler system was functional and turned on.

In the past, the Boring Station Trailhead Park was mowed every Tuesday.

In the past, regular weed abatement actions by parks staff occurred.

It is our concern and desire that these activities be resumed in 2026.

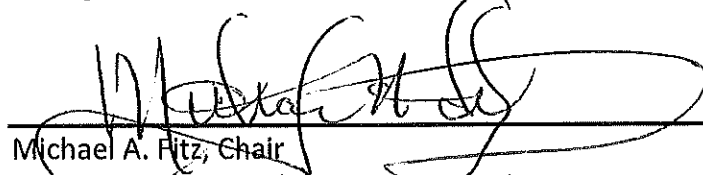
Representing our community, we are,

Sincerely yours,



Steven Wiege, Chair

Boring Water District Board of Commissioners



Michael A. Fitz, Chair

Boring Community Planning Organization



Stephen L. Bates, Acting President

Boring, Oregon Foundation

cc: Clackamas County Commission: Craig Roberts, Chair

Commissioner Martha Schrader

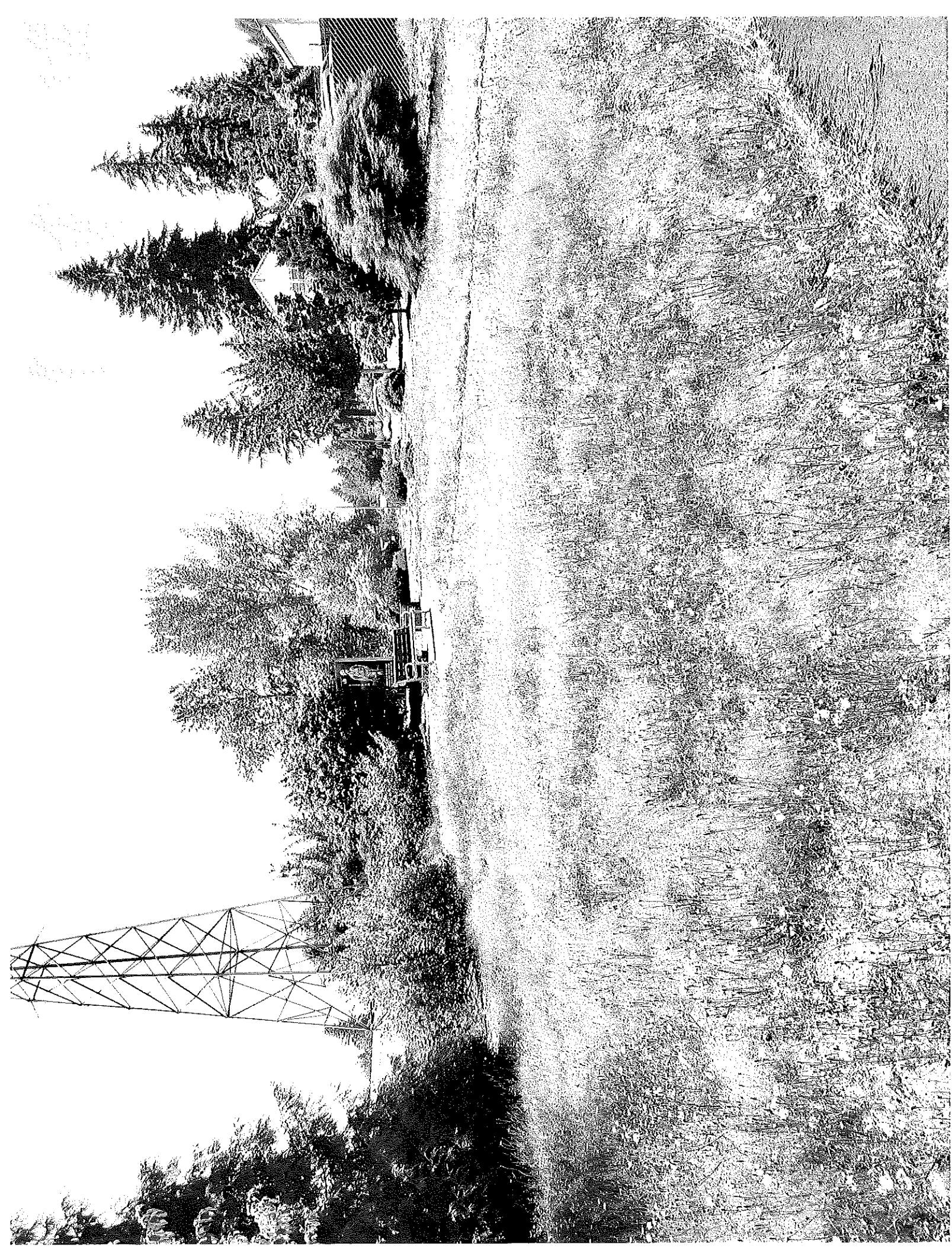
Commissioner Paul Savas

Commissioner Ben West

Commissioner Diana Helm

Gary Schmidt, Clackamas County Administrator





TESTIMONY BY JERRY HERRMANN, RIVERS OF LIFE CENTER

WHAT: Rivers of Life Center and before that the John Inskeep Environmental Learning Center (ELC) always supported good development with a strategy in support of both people and wildlife. Level Development NW meets those standards and exceeds all.

PROJECTS:

- Abernethy Green (2022/24) – Most complex of all possible development projects on 80-acre landfill in Oregon City. Project solved environmental problems and would've created 200 million in new improvements and jobs.
- Wilsonville's "The Boone" – First new housing and retail combination project in the Town Center Plan that celebrates cultural and natural history (114 residential units with first floor retail)
- Lake Oswego "The Windward" – Now built and occupied; 200 luxury apartments and 40,000 sq ft of retail and office space
- Gresham's "Cedarline Apartments" - First new construction in the Downtown Transit Midrise (DTM) Zoning (117 apartments with first floor retail)
- Portland "Grand + Belmont" – Project collaboration with Historic Landmarks Commission and is Green Globes certified (131 apartments with 5,000 sq ft of retail)
- **And 11 other completed projects in the Portland Metro**

YOUR COURTHOUSE: The Clackamas County Courthouse and lands are yours. Their redevelopment in a PRACTICAL way can serve to rehabilitate an important part of Oregon City and our region. Level Development NW and their proven abilities especially with difficult projects prove they can do the job. The business community and many others support Level Development NW's efforts. The developer who has worked in earnest with your staff and Commission has earned your respect we would hope and now needs the opportunity to create a NEW VISION for your courthouse properties and this region.

TESTIMONY FROM JERRY HERRMANN - WHY: 28 years of work at the ELC proved to Jerry Herrmann that developers must be involved in all projects that will have merit. He has always supported good projects where people and natural resources can be combined to provide a product on the land. Your courthouse provides connections to the river, to incredible views, and ultimately opportunities to redevelop assets like Singer Creek Falls waters to be made visible not just from the distance, but the waterways being daylighted in your courthouse lands area project. The 8th Street Dock has been an ongoing effort of Mr. Herrmann since 2015. That dock with other assistance can board people at its historic location by your courthouse property for incredible tours through Willamette Falls Locks to Newberg or Salem. Downriver tours leaving from there can proceed to Portland, Astoria, or upriver on the Columbia to Hood River. Level Development NW must have the opportunity to redevelop your courthouse and guide additional projects in conjunction with Oregon City and your County to fruition.

Clackamas County Commissioners Board Request for Improvements in Disability Access and Services

Requesting the following actions:

-An audit of all of our leased and owned properties to determine what needs to be fixed or installed **expediently** to make us fully accessible for people with disabilities, and to get us back in compliance with state and federal law. (Examples are installing electric door openers for entrances and restrooms in areas where they are not currently in place or functioning, maintaining and installing functional elevators, and providing other essential adaptive equipment)

-An audit to understand what the current protocols are for handling accessible equipment and services in order to improve the response process to ensure that these requests are handled expediently and thoroughly. Looking at who makes these repairs, how they are ordered, determining if we have enough staff and / or contractors to fulfill these requests, how we support our customers and staff members that are effected by these malfunctioning and / or nonexistent options, and determining what are the best practices for staff