

# Caufield Neighborhood Association

## Meeting Minutes

**Date:** November 19, 2025

**Location:** Oregon City Building & Planning Office

**Presiding:** Donna Renee Larsen, Chair | John Kies, Acting Co-Chair

**Meeting Start:** 6:30 PM

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### 1. Call to Order & Welcome

Chair Donna Renee Larsen called the meeting to order at 6:30 PM and welcomed attendees. Members were invited to sign in, greet one another, and settle in prior to the formal start of agenda items.

It was noted for the record that the meeting audio recording began late and does not capture the first portion of the meeting.

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### 2. Pledge of Allegiance

The Pledge of Allegiance was conducted as scheduled at the beginning of the meeting. Due to the delayed start of the recording, this portion was not captured on audio but is confirmed as having taken place.

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### 3. Oregon City Police Update

Officer Farmer was unable to attend due to being called into an unexpected meeting. Officer Kalanz attended in his place.

Officer Kalanz participated in a question-and-answer session with attendees but did not provide a formal report as he had not received prior notice of the presentation. The association acknowledged and appreciated his presence and willingness to respond to community questions.

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### 4. Oregon City Fire Department Update

A representative from the Oregon City Fire Department provided a community safety update and shared recent incident responses within the neighborhood.

### **Recent Emergency Responses:**

- A residential fire on Cherry Lane resulted in significant structural damage, complicated by the resident going into cardiac arrest. Fire crews successfully restored her pulse, and she survived the incident.
- Another recent residential fire required firefighters to assist a resident who suffered smoke inhalation; the individual survived.

These outcomes were credited to quick response times and available emergency resources in Oregon City.

### **Fire Safety Reminders:**

Residents were encouraged to:

- Ensure fireplaces are properly cleaned and maintained.
- Have chimney flues and dampers inspected regularly.
- Use space heaters safely and avoid overloading power strips.
- Plug space heaters directly into dedicated outlets.

### **Community Q&A:**

Residents inquired about:

- **Firefighter recruitment:** Testing occurs approximately every two years, with hiring information available through Clackamas Fire's website.
- **Smoke detectors:** Fire apparatus carry smoke detectors and crews are willing to assist residents with installation.
- **Carbon monoxide detectors:** Available on a needs basis.
- Residents were encouraged to schedule assistance through the Fire Department's website or speak directly with firefighters at their stations.

The Fire Department concluded with an open invitation for residents to reach out for safety assistance and community engagement opportunities.

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## **5. CIC Report**

Chair Donna Larsen provided a report from the recent Community Involvement Committee (CIC) meetings.

## October CIC Highlights:

- Public Works representative Josh Wheeler presented updates.
- A new cable and internet provider, **Shipley**, has applied for permits primarily in the Gaffney Lane area. No permits currently impact the Caufield neighborhood.
- Shipley submitted 13 permits in that area, with potential expansion based on adoption and performance.

## Downtown Courthouse Redevelopment:

- The CIC hosted **Seth Henderson of Level Development Northwest**, the local company awarded the contract to demolish the downtown courthouse and redevelop the site.
- Mr. Henderson presented redevelopment plans and demonstrated responsiveness to community concerns, emphasizing transparency and historical preservation.
- Chair Larsen invited Mr. Henderson to present to CFNA members at the **January meeting**, offering residents the opportunity to review his presentation in advance and prepare questions.

Residents asked about the demolition decision and historical preservation. It was noted that the courthouse structure is no longer considered safe or earthquake-resistant, and that materials and historical artifacts will be preserved and incorporated into the future development where feasible.

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## 6. Henrici Pump Station Project

**Presenter: Patty Nelson, Oregon City Public Works**

Patty Nelson provided an in-depth presentation on the **Henrici Road Pump Station Project** and broader water infrastructure upgrades.

### Project Overview:

- Oregon City secured financing through the Water Infrastructure Finance and Innovation Act (WIFIA), allowing the city to fund approximately **\$33 million in water system improvements**.
- The City is replacing an undersized 16-inch transmission main with a new 24-inch main from Glen Oak to increase water flow and improve reservoir filling capacity.
- The goal is to address long-standing deficiencies in meeting seasonal water demand and to improve emergency preparedness during wildfire conditions.

### Key Components:

- Construction of a new pump station near Henrici Reservoir.
- Decommissioning of the aging Fairway Downs Pump Station.

- Improved pressure and supply capacity for surrounding neighborhoods, including Timber View apartments.

### **Timeline:**

- Design phase currently underway.
- Construction anticipated to begin in Summer 2026.

### **Resident Questions:**

- Funding details, loan structure, and 30-year repayment terms were discussed.
  - Clarification provided that this project addresses existing system capacity issues and is not driven solely by golf course development.
  - Assurance given that infrastructure is being built to support current and future urban growth needs.
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## **7. Oregon City Public Works Update**

**Presenter: Dana Webb, Public Works Director**

Dana Webb provided a comprehensive overview of Public Works operations and upcoming projects.

### **A. General Operations & Community Services**

- Emergency sewer response procedures and 24/7 on-call staffing were outlined.
  - Residents reminded to avoid flushing wipes and non-degradable materials.
  - Seasonal services such as leaf sweeping and storm drain maintenance were highlighted.
  - The Public Works team acknowledged for festive downtown holiday decorations.
  - Residents encouraged to use the **My Oregon City app** to report concerns and issues.
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### **B. Transportation & Infrastructure Projects**

Dana Webb reviewed several major current and planned projects:

#### **Main Street Improvements:**

- Streetscape enhancements from 10th to 15th Street.
- Addition of pedestrian amenities and coordination with TriMet Transit Center upgrades.

#### **Highway 213 & Beavercreek Road:**

- Planned improvements include:
  - Conversion of the slip lane to a free-flow lane.
  - Construction of additional travel lane capacity.
  - Pedestrian safety enhancements including potential flashing crosswalk systems.
- Project estimated cost: \$6 million.
- Design phase expected to take up to 18 months, with construction targeted around 2028.

#### **Beavercreek Road Jurisdiction Transfer:**

- Road ownership transferred from Clackamas County to Oregon City.
- City now controls pavement standards, lighting, and maintenance decisions.
- Residents raised concerns about pedestrian safety, bicycle use, lane congestion, and accident history.

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### **C. Sewer & Water Infrastructure Planning**

- Ongoing inflow/infiltration reduction projects to prevent unnecessary treatment costs.
- Replacement of aging generators at multiple sewer pump stations.
- Long-term sewer master planning underway to ensure system resiliency.

Dana Webb also noted that Oregon City received **\$6.5 million in state funding** to construct a second reservoir at the Henrici site, expanding long-term water storage capacity.

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## **8. Oregon City Golf Course Development Discussion**

Dana Webb provided an update on the approved land use plan for the Oregon City Golf Course property.

#### **Development Overview:**

- Land use approval was granted in June 2024.
- The approved plan includes approximately **42 lots**, with potential for duplex, triplex, and quadplex units.
- The developer has three years from approval to move forward with platting and construction.
- Two primary access points are planned to connect to Beavercreek Road.

#### **Community Concerns Raised:**

Residents expressed significant concern regarding:

- Increased traffic congestion and safety risks
- Construction haul routes and large truck traffic
- Pedestrian safety, especially along Glen Oak Road
- Existing hazardous road conditions and lack of sidewalks/curbs
- Potential lack of traffic signals or roundabouts
- Emergency access and quality-of-life impacts

Public Works stated:

- Developers are required to submit traffic mitigation plans and haul routes before construction begins.
- Traffic studies were conducted as part of the approval process and must meet state-level standards.
- Certain housing and parking elements are state-mandated, reducing local flexibility.

Dana Webb indicated she would provide additional corridor visuals and continue coordination through Chair Larsen.

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## **9. Executive Committee Elections & Voting**

Time was allocated for Executive Committee elections as outlined in the agenda. (No formal results were recorded in the transcript and will be documented if provided separately.)

Donna Renee Larsen was nominated, voted on and approved to be Chair for 2026.

John Kies was nominated, voted on and approved to be Co-Chair for 2026.

No nominations were made for either Secretary or Treasurer.

Per the new bylaws for CFNA, Donna and John are the CIC Representatives for CFNA for 2026.

It is noted that at the conclusion of the meeting, DJ a new resident on S Fergeson Road, and in unincorporated Oregon City, said that he willing to service, but not sure our bylaws will let him. We will investigate.

Also at the end of the meeting John and Wyatt Basquez, father / son, said they would consider volunteering to be both Secretary and Chair if they can do both together. I said I'm fine with that, but we will need to put it to the people at the January meeting. They agreed.

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## 10. Approval of Past Meeting Minutes

A motion was made and seconded to approve the prior meeting minutes. The motion passed and the minutes were approved as presented.

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## 11. Community Comments, Kudos & Announcements

Open discussion included:

- **Ice Cream Fundraiser Update**  
Next event scheduled for **July 28, 2026**.
  - **Be 2 Weeks Ready Initiative**  
Planned for Spring 2026 to support community emergency preparedness.
  - Encouragement for residents to volunteer for CCC or countywide emergency response teams.
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## 12. Political Candidate Appearance

A political candidate arrived at the conclusion of the meeting requesting time to address attendees. Michael Sugar, State Representative House District 40.

Chair Donna Renee Larsen granted the candidate **30 seconds** to speak and issued a clear prefatory statement affirming:

- The appearance was **NOT an endorsement** by the Caufield Neighborhood Association.
- CFNA remains neutral and nonpartisan.
- All local candidates from both parties will be invited in **March 2026** to speak and answer questions in a balanced forum.

The candidate then delivered brief remarks within the allotted time.

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## 13. Raffle Drawing

A raffle drawing was conducted and prizes distributed as part of the closing activities.

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## 14. Adjournment

Chair Larsen thanked all speakers and attendees and formally adjourned the meeting at 8:30pm

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## **Next CFNA Meeting**

**Tuesday, January 27, 2026**

Oregon City Building & Planning Office

695 Warner Parrott Rd, Oregon City, OR 97045

Scheduled guests:

- Mayor Denyse McGriff
- Commissioner Scott Wilson
- Seth Henderson, Level Development Northwest