



City of Oregon City

625 Center Street
Oregon City, OR 97045
503-657-0891

Meeting Minutes City Commission

Doug Neeley, Mayor
Kathy Roth, Commission President
Betty Mumm, Carol Pauli, Rocky Smith, Jr.

Wednesday, June 19, 2013

7:00 PM

Commission Chambers

1. Convene Regular Meeting and take Roll Call

Mayor Neeley called the meeting to order at 7:00 PM.

Present: 5 - Mayor Doug Neeley, Commissioner Rocky Smith, Commissioner Betty Mumm, Commissioner Carol Pauli and Commissioner Kathy Roth

Staffers: 14 - Community Services Director Scott Archer, Attorney Carrie Richter, Police Chief and Public Safety Director James Band, Public Works Director John Lewis, Community Development Director Tony Konkol, City Recorder Nancy Ide, Human Resources Director Jim Loeffler, Finance Director Wyatt Parno, Library Director Maureen Cole, Economic Development Manager Eric Underwood, Planner Christina Robertson-Gardiner, Planner Laura Terway, Information Technology Supervisor David Knoll and Assistant Finance Director Mireya McIlveen

2. Flag Salute

3. Ceremonies, Proclamations, Presentations

3a. [13-408](#)

Proclamation Declaring June 21, 2013 as the 100th Anniversary of the Opening Day of the Oregon City Public Library in the Carnegie Library

Mayor Neeley read the proclamation declaring June 16-22, 2013, as Carnegie Library Week and June 21, 2013, as the 100th anniversary of the Oregon City Public Library.

Maureen Cole, Library Director, announced Chamber After Hours on June 20, History Night on June 21, and many activities on June 22.

3b. [13-409](#)

Presentation of Certificates Honoring Emily Krupa and Teryan Brown for their Achievement of the Girl Scout Gold Award

Mayor Neeley presented certificates honoring Emily Krupa and Teryan Brown for their achievement of the Girl Scout Gold Award.

3c. [13-410](#)

Proclamation Declaring June 24-30, 2013 as Relay for Life Week

Mayor Neeley read the proclamation declaring June 24-30, 2013, as Relay for Life Week.

3d. [13-411](#)

Presentation of "40-40-20 Back to College" Program - Bill Zuelke, Dean of Students, Marylhurst University

Bill Zuelke, Dean of Students, Marylhurst University, discussed the 40-40-20 Back to College program. The State had changed the funding for community colleges to include outcomes as part of their funding. A grant was given to Marylhurst to help people complete a credential. An event would be held on July 24 in Oregon City to help promote the program.

3e. [13-421](#)**Community Investment Initiative: Development-Readiness Pilot Program Final Report**

Eric Underwood, Economic Development Manager, said Oregon City was chosen as the pilot jurisdiction for the Development Readiness program. A readiness assessment diagnostic tool had been developed. The intent of the program was to create a guide for the region to assess development readiness.

Joel Schoening and Lorelei Juntunen with ECO Northwest presented information on the development readiness strategy, stages in the pilot program, findings for the diagnostic tool, findings for Oregon City, next steps for Oregon City, findings for the pilot program, and next steps for the project.

4. Citizen Comments

Brad Edwards, Vice President for of the Oregon City Police Employees Association, stated he was looking forward to working with Chief Jim Band, and that he was an excellent selection for Police Chief. He noted that the department will miss former Chief, Mike Conrad, who was an excellent chief.

Bob Downing, Oregon City Police, thanked the Commission for helping to make the Police Department the best it had ever been. He was proud to be an Oregon City Police Officer. He believed that Jim Band will be an excellent Police Chief.

Linda Orzen, Friends of the Oregon City Library, announced Business After Hours on June 20 and the Carnegie Library celebration on June 21.

William Gifford, resident of Oregon City, requested a bush that was blocking the sign on Singer Hill by City Hall be removed.

5. Adoption of the Agenda

Item 8j was pulled from the consent agenda. The agenda was adopted as amended.

6. Public Hearings**6a.** [13-392](#)**Resolution No. 13-17, Adopting the Budget, Making Appropriations, Imposing Taxes and Categorizing Taxes for the 2013-2015 Biennium**

Wyatt Parno, Finance Director, recommended adoption of the budget by resolution. The Budget Committee unanimously approved the budget on April 15 and there were no changes proposed since then. The total City budget was \$132 million dollars and designed to align with the 2013-2015 Commission goals and priorities. He gave highlights of the budget.

Mayor Neeley opened the public hearing. There was no public testimony. Mayor Neeley closed the public hearing.

Commissioner Mumm thanked staff for the budget and the citizens for passing the water rate roll back.

A motion was made by Commissioner Smith, seconded by Commissioner Roth, to approve Resolution No. 13-17, adopting the budget, making appropriations, imposing taxes and categorizing taxes for the 2013-2015 biennium. The motion carried by the following vote:

Aye: 5 - Mayor Doug Neeley, Commissioner Rocky Smith, Commissioner Betty Mumm, Commissioner Carol Pauli and Commissioner Kathy Roth

6b. [13-384](#)

Resolution No. 13-18, Declaring Oregon City's Election to Receive State Revenues for Fiscal Year 2013/14

Mr. Parno explained the procedure for the City to be eligible to receive State revenue sharing funds which would be used to support General Fund operations.

Mayor Neeley opened the public hearing. There was no public testimony. Mayor Neeley closed the public hearing.

A motion was made by Commissioner Roth, seconded by Commissioner Mumm, to approve Resolution No. 13-18, declaring Oregon City's election to receive State revenues for Fiscal Year 2013/14. The motion carried by the following vote:

Aye: 5 - Mayor Doug Neeley, Commissioner Rocky Smith, Commissioner Betty Mumm, Commissioner Carol Pauli and Commissioner Kathy Roth

6c. [13-406](#)

Ordinance for Introduction, No. 13-1002: Oregon City Transportation System Plan, Planning file L 13-01

John Lewis, Public Works Director, recommended approval of the first reading of the ordinance which would approve the City's Transportation System Plan. He gave a background on the TSP, project lists, funding shortfall, criteria in the staff report, and what had changed since the first draft. He then addressed the concerns expressed regarding Holly Lane.

Mayor Neeley opened the public hearing for testimony regarding Holly Lane.

Christine Kosinski, representing the hamlet of Beavercreek, discussed the citizens who lived on Holly Lane. They were requesting that Holly Lane be removed from the TSP. Heavy grading or widening of the street would only exacerbate the reactivation of the landslides in the area. The street could not take the extra traffic the City was anticipating.

Tony Konkol, Community Development Director, stated a concept plan would need to be done first to see if Holly Lane could be urbanized, which was not in the plans at this time.

Kristi Beyer, resident on Holly Lane, thought safety was not being addressed especially in regard to speeding and lack of a shoulder or sidewalk on the road. The School District designated Holly Lane as a hazardous road for students. There was no other route to Highway 213 than Holly Lane and there should be an alternative north/south connection.

Mayor Neeley suggested the City, County, and School District have a dialogue on the issue.

Mr. Lewis said the City had more ability to make safety improvements on Holly Lane if it was in the TSP than if it was not in the TSP.

Mayor Neeley opened the public hearing for testimony on the Transportation System Plan.

Ms. Beyer stated concerns about Oregon City losing its quaintness and wanted the City to look at the best solutions to be proactive in how they allowed development. She encouraged the Commission to listen to residents both in and out of the UGB and work together to create buy in from all parties and find a solution that worked for the community.

Denyse McGriff, Planning Commissioner, wanted to make sure the recommendations from the Planning Commission for the Transportation System Plan had been forwarded to the City Commission.

Mr. Lewis said they had. Both the Planning Commission and Transportation Advisory Committee had put in a lot of work on the Plan. Mr. Konkol stated the recommendations had been put in the ordinance.

Ms. Kosinski complimented the Planning Commission on its work on the TSP. Holly Lane was currently classified as a rural minor arterial, but it did not meet minor arterial criteria. Holly Lane was the only north/south connector. It was questionable if it could ever be an urban minor arterial especially due to landslides in the area. Beaver Creek Road and Maple Lane would be substandard by 2035 and there needed to be a way for emergency vehicles to get through.

Bob Mahoney, Planning Commissioner and Traffic Advisory Committee member, said it was unknown what the population and economy would be in the next ten years. Blue Heron would develop in the next three to five years which would bring a lot more traffic and tourists. The transportation system needed to be prepared for growth, and unfortunately the City did not have the money for all of the projects. It was important for City committee and board recommendations to come up through the administration to the City Commission. They needed to be included in the minutes and staff reports.

Mayor Neeley closed the public hearing.

There was discussion regarding issues on Dunes Drive and definition of a failed intersection.

Mr. Konkol stated project D73 was already changed from "not likely to be funded" to "under construction." For project D40, the reference to the roundabout would be taken out as well as the description in D62.

A motion was made by Commissioner Roth, seconded by Commissioner Mumm, to approve the first reading of Ordinance No. 13-1002, an ordinance of the City of Oregon City adopting an updated Transportation System Plan, with revisions to projects D40 and D62 as described by staff. The motion carried by the following vote:

Aye: 5 - Mayor Doug Neeley, Commissioner Rocky Smith, Commissioner Betty Mumm, Commissioner Carol Pauli and Commissioner Kathy Roth

There was discussion regarding the changes made to the Transportation System Plan, which staff had already done and were not necessary.

A motion was made by Commissioner Mumm, seconded by Commissioner

Pauli, to revise the approved first reading of Ordinance No. 13-1002 to eliminate the amendments to projects D40 and D62, and to approve as presented. The motion carried by the following vote:

Aye: 5 - Mayor Doug Neeley, Commissioner Rocky Smith, Commissioner Betty Mumm, Commissioner Carol Pauli and Commissioner Kathy Roth

6d. [13-333](#)

Ordinance for Introduction, No. 13-1003: Planning file L 13-02, Amendments to the Oregon City Municipal Code associated with the Transportation System Plan.

Mr. Lewis said these were amendments to the Oregon City Municipal Code associated with the Transportation System Plan.

Mayor Neeley opened the public hearing. There was no public testimony. Mayor Neeley closed the public hearing.

A motion was made by Commissioner Roth, seconded by Commissioner Pauli, to approve the first reading of Ordinance No. 13-1003, an ordinance of the City of Oregon City amending the Oregon City Municipal Code. The motion carried by the following vote:

Aye: 5 - Mayor Doug Neeley, Commissioner Rocky Smith, Commissioner Betty Mumm, Commissioner Carol Pauli and Commissioner Kathy Roth

7. General Business

7a. [13-413](#)

Resolution No. 13-21, Declaring that the Carnegie Library Park and Carnegie Building be Designated for Future Expansion of the Oregon City Public Library

Ms Cole introduced Library Board Chair Don Wright and Library Board members in attendance. She asked for approval of the recommendation to expand the library at the Carnegie building site. She gave a background on the search for a new library site and gave reasons for expanding the Carnegie building, cost impacts, and problems with the site that would need to be addressed.

Dave Keltner, THA Architecture, showed pictures of other library additions and discussed the options for the addition to the historic Oregon City library building including guidelines for additions to historic buildings, adding 15,000 square feet to the Carnegie building to bring it up to 21,000 to 22,000 square feet, and ADA access. He then explained the details of Concepts A, B, and C.

Mayor Neeley pointed out it was a unanimous decision of the Library Board to expand the Carnegie building, even though they had at first wanted a more central location for the library. He discussed the possibilities of bringing more tourists and business development with the expansion.

Karin Morey, resident of Oregon City, discussed her love for the Carnegie building. In her research she found Mr. Carnegie would not approve of the design of a building unless it allowed for expansion. She was in support of Concept A, the two story addition.

Karen Martini, resident outside of the City, said she served on the Library Board ten years ago and at that time they were looking for a site. They could continue to look for years, but there was no perfect library site. She loved the Carnegie building and the concepts were beautiful. There was so much opportunity and encouraged the

Commission to move forward with the project.

Kimberly Walch, resident of Oregon City, lived near the park and was not opposed to the library staying at the Carnegie and expanding. She did have concerns regarding the loss of park space, open green space, and play space. She requested the City minimize the impact to the park as much as possible.

Ms. Orzen with Friends of the Library was thrilled that a permanent location had been found for the library. She approved of the plan.

D.A. Hilderbrand, resident outside of Oregon City, discussed the sites that had been looked at for the library and the efforts to find a central location. The conclusion was a core, iconic site was the best and he asked for the Commission's support.

Brian Shaw, resident of Oregon City, discussed how he thought the location for the library should be the Carnegie. It would have an economic impact in the area, create a pedestrian environment, and become an event center. He showed sketches he had done of how the Carnegie could be expanded.

Mayor Neeley relayed concerns from Bill Daniels about the concept of having the library and police department in one facility in the old City Hall building.

Patrick Sweeney, resident of Oregon City, was in support of the expansion of the library, but was also in support of breaking off into neighborhood libraries where technology was used to order materials that could be picked up at the neighborhood library. He gave advantages of the library being in the McLoughlin neighborhood. He thought this was a good place to start and then he hoped to see branching off into the neighborhoods.

Ms. Cole explained the need for more people and collection space. She suggested drop boxes be placed in locations around the City and doing outreach to the schools and senior center.

Ms. McGriff discussed long ago there was an idea for using the old City Hall and building a police/library complex there in two phases. Those in the McLoughlin neighborhood had been involved in the Carnegie building and library over the years, but she questioned the outreach process leading to this resolution. There needed to be a citizen outreach process on this project and she suggested tabling the resolution until that process was done.

Ms. Cole discussed the informal survey that was done a couple of summers ago. This idea was always on the table, and had always been open to citizen comments.

Lara Ingham, resident of Oregon City, was on the Library Board. The Board had looked at many sites, but could not talk about them due to honoring the confidentiality of real estate transactions. She thanked the Commission for understanding the value of moving ahead with this site.

Mr. Gifford would much rather see a police facility built, then a library built, both in the same place. However, he supported the decision to use the Carnegie building for the library. He was concerned if this was postponed, they would become victims of analysis paralysis. He suggested to just get it done.

The Commission discussed the pros and cons of this plan and how this area could come together as envisioned in the past, the need for a geologic study for rocks in the area, removal and replacement of trees, and the need for a parking plan.

A motion was made by Commissioner Pauli, seconded by Commissioner Mumm, to approve Resolution No. 13-21, declaring that the Carnegie Library Park and Carnegie Building be designated for future expansion of the Oregon City Public Library. The motion carried by the following vote:

Aye: 5 - Mayor Doug Neeley, Commissioner Rocky Smith, Commissioner Betty Mumm, Commissioner Carol Pauli and Commissioner Kathy Roth

7b. [13-415](#)

Resolution No. 13-22, Requesting Designation of a Vertical Housing Development Zone

Mr. Underwood discussed the resolution that would establish a vertical housing zone in the City. The program included a property tax abatement for ten years to encourage mixed use of residential and commercial in downtown. He explained the requirements for the vertical housing, parameters for the zone, the timeline for the process, and sunset of the program in 2016.

Mr. Gifford asked about the sunset of the program, was it guaranteed or was it proposed? Mr. Underwood replied it was proposed.

A motion was made by Commissioner Pauli, seconded by Commissioner Mumm, to approve Resolution No. 13-22, requesting designation of a Vertical Housing Development Zone. The motion carried by the following vote:

Aye: 5 - Mayor Doug Neeley, Commissioner Rocky Smith, Commissioner Betty Mumm, Commissioner Carol Pauli and Commissioner Kathy Roth

7c. [PC 13-056](#)

Personal Services Agreement between the City of Oregon City and Walker Macy for the Willamette Falls Legacy Project Visioning and Master Plan Project

Mr. Konkol discussed the personal services agreement for the Blue Heron visioning and land use entitlement process. The majority of the funding would come through the Construction Excise Tax grant program from Metro. There was \$100,000 of City money identified for the project. Staff requested approval of the contract with direction that staff not exceed \$75,000 in funds and if the City did not receive the grant funding, the project would be stopped. Because of the aggressive timeline, this was being brought forward now.

There was discussion regarding the public outreach component of the project and marketing and branding of the project.

James Nicita, resident of Oregon City, was in support of the contract with Walker Macy. He thought there was a gap in the scope of work and that the economic development agencies and grant agencies needed to be added in the outreach.

Mr. Konkol listed the agencies that were involved in the project including Business Oregon. The focus was land use planning for the property.

A motion was made by Commissioner Mumm, seconded by Commissioner Pauli, to approve the personal services agreement between the City of Oregon City and Walker Macy. The motion carried by the following vote:

Aye: 5 - Mayor Doug Neeley, Commissioner Rocky Smith, Commissioner Betty Mumm, Commissioner Carol Pauli and Commissioner Kathy Roth

8. Consent Agenda

A motion was made by Commissioner Smith, seconded by Commissioner Roth, to approve items 8a-8i on the consent agenda. The motion carried by the following vote:

Aye: 5 - Mayor Doug Neeley, Commissioner Rocky Smith, Commissioner Betty Mumm, Commissioner Carol Pauli and Commissioner Kathy Roth

- 8a.** [13-395](#) Election Results for the May 21, 2013 Special Election as Certified by Clackamas County Clerk for City Commissioner Ballot Measure 3-423 Amending the Oregon City Charter to Eliminate Setback of Water Rates
- 8b.** [13-403](#) Resolution No. 13-19, Adjustments to Fiscal Year 2012-13 Budget
- 8c.** [13-397](#) Resolution No. 13-16 Adopting Updates to the City of Oregon City Addendum to the Clackamas County Multi-Jurisdictional Natural Hazards Mitigation Plan
- 8d.** [13-396](#) Public Improvement Contract with D & T Excavation, Inc. for the Clairmont Way Waterline Replacement and Pavement Rehabilitation Project
- 8e.** [13-382](#) Collective Bargaining Agreement between the City of Oregon City and the Oregon City Police Employees Association for the Period July 1, 2013 - June 30, 2016.
- 8f.** [13-383](#) Management, Supervisory and Confidential Employee Salary Cost of Living Increase FY 2014
- 8g.** [13-398](#) Information Technology Support Contract
- 8h.** [13-431](#) Minutes of the June 5, 2013 Regular Meeting
- 8i.** [13-432](#) Personal Services Agreement for Laundry and Dry Cleaning Service for the Oregon City Police Department
- 8j.** [13-399](#) Resolution No. 13-20, Amending ByLaws for the Transportation Advisory Committee

Mr. Lewis explained the revision to the membership section of the bylaws to allow one member to reside outside the City but whose work or residence may have a zip code of 97045 or 97004.

Mr. Gifford stated he hoped this would set a precedent to changes of residency for Urban Renewal Commissioners.

A motion was made by Commissioner Roth, seconded by Commissioner Mumm, to approve Resolution No. 13-20, amending byLaws for the Transportation Advisory Committee. The motion carried by the following vote:

Aye: 5 - Mayor Doug Neeley, Commissioner Rocky Smith, Commissioner Betty Mumm, Commissioner Carol Pauli and Commissioner Kathy Roth

9. Communications**a. City Manager**

Scott Archer, Community Services Director, announced the End of the Oregon Trail Celebration and Concert on the Green on July 26, Concerts in the Park would begin on July 11, and CHP was planning to open the Interpretive Center to the public in July.

There were no objections to CHP's program plans.

Commissioner Roth asked about the issue of camping and the tribes, and Mr. Archer said that was still being addressed and would be brought back as an emergency ordinance on July 17.

There would be no City Commission meeting on July 3.

b. Mayor

There were no Mayor communications.

c. Commission

Commissioner Smith reported the next CHP meeting would take place after the Fourth of July and discussed the newspaper article about the Elevator.

10. Adjournment

Mayor Neeley adjourned the meeting at 11:31 PM.

Respectfully submitted,

Nancy Ide, City Recorder