



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 5, 2013

7:00 PM

Commission Chambers

6:00 p.m. - Community Event Honoring Oregon City as a Heritage All-Star Community - held in foyer at City Hall

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: 11 - City Manager David Frasher, City Attorney Ed Sullivan, Police Chief and Public Safety Director James Band, Public Works Director John Lewis, Community Development Director Tony Konkol, Community Services Director Scott Archer, City Recorder Nancy Ide, Human Resources Director Jim Loeffler, Finance Director Wyatt Parno, Library Director Maureen Cole and Planner Christina Robertson-Gardiner

2. Flag Salute

3. Ceremonies, Proclamations, Presentations

3a. [13-367](#) Oregon Heritage All-Star Community Award to the City of Oregon City from the Oregon Heritage Commission

Christina Robertson-Gardiner, Planner, had applied for this award on behalf of the City.

Curry Gill, Oregon Heritage Commission, explained the purpose of the award program and qualifications for the award. David Lewis, Chair of the Oregon Heritage Commission, discussed the reasons Oregon City won the award. Mary Lou Diamond, Oregon Heritage Commission member, presented the Oregon Heritage All-Star Community Award to Mayor Neeley.

Mayor Neeley recognized the City's heritage partners.

3b. [13-368](#) Willamette Falls Legacy Project - Walker Macy Presentation

Tony Konkol, Community Development Director, introduced the representatives from Walker Macy. Approval of the contract would come to the Commission at their June 19 meeting.

Mike Zilis, Ken Pirie, and Matt Brown of Walker Macy, Ben Schonberger of Winterbrook Planning, Ellen Wyoming of Cogan Owens Cogan, Kevin Johnson of GBD Architects, and Lorelei Juntunen, ECO Northwest, discussed their individual

roles in the project. Mr. Zilis explained some of the projects done by Walker Macy and their project management approach.

Mr. Pirie showed pictures of the site and discussed the scope of work for the project. Mr. Johnson discussed the process for organizing the development potential on the site and connecting downtown to the river. Ms. Wyoming explained the community engagement plan. Mr. Brown discussed the partnerships for the project. Mr. Schonberger discussed the master plan process.

Mayor Neeley gave a history of the site and invited everyone to be a part of the process.

There was discussion regarding community involvement and including the water in the analysis.

3c. [13-374](#)

Live It Up Downtown Presentation - Presented by Students from Portland State University

Ryan Farncomb, Jennifer Koch, and Ian Matthews with Five to Nine Consulting discussed the framework for reintroducing housing in downtown Oregon City, public input, and case study research. Mr. Farncomb explained why housing should be in downtown and gave recommendations for public/private partnerships, development tools, parking, livability, and urban design.

4. Citizen Comments

Tom Geil, resident of Oregon City, would be announcing for the Grand Floral Parade for the tenth year. He discussed the connection between the Rose Festival and Oregon City and suggested in the future having some segment of the parade about Oregon City. He also suggested an elevator pin that lit up to hand out.

William Gifford, resident of Oregon City, stated the power had gone out in the Hillendale neighborhood for eight hours requiring him to go the library to do work, which was a great experience.

5. Adoption of the Agenda

The agenda was adopted as presented.

6. Public Hearing

6a. [PC 13-053](#)

Oregon City Transportation System Plan Update: Planning Files L 13-01 & L 13-02

John Lewis, Public Works Director, requested a continuance of the hearing to June 19, 2013, so staff could continue to work on addressing State mobility standards.

Mayor Neeley opened the public hearing.

Kristi Beyer, resident of Clackamas County, addressed some safety issues with Holly Lane. Holly Lane was hazardous to children and pets due to the conditions of the road and speeding. She was concerned about the development happening around her and the safety issues were not being addressed. The street was designated as a minor arterial, but it could not accommodate extra traffic. She suggested creating another north/south connection.

Christine Kosinski, resident of Clackamas County, discussed the unstable soil conditions that existed on Holly Lane and in the Park Place neighborhood. Since 2005 citizens from Holly Lane had encouraged the City to strengthen its steep slope landslide regulations to better govern over the dangerous steep slopes and landslides that existed in the area. She passed out a newspaper article about a lawsuit regarding a sinking home and disclosure laws and a handout of a topographical view of the landslide areas on Holly Lane. Should the city decide to develop, widen, or perform roadwork on Holly Lane that caused landslides, the City may be liable for all damages. The residents of Holly Lane requested the City contact DOGAMI and review the new susceptibility maps and to invite Scott Burns and his students to perform a soil and landslide study of Holly Lane before a final decision was made on the TSP. She thought Holly Lane and the Redland area should be set aside as a buffer area.

The hearing was continued to June 19.

7. General Business

- 7a. [13-371](#) Personal Services Agreement between the City of Oregon City and the Friends of Willamette Falls Media Center for a Community Media Center for Production and Channel Management

Nancy Ide, City Recorder, gave a background on the current agreement for the Willamette Falls Media Center which the City would continue to provide funding for through June 30, 2013. In March quotes were solicited for cable services and the City received one response, from the Friends of Willamette Falls Media Center. The quote met and exceeded the requirements of the scope of work. The amount of the contract would be \$73,500 per year for two years.

Dan Holladay, Chair of the Friends of the Willamette Falls Media Center Board, and Melody Ashford, Executive Director, said there was no way to measure the amount of use of the cable channel. Broadcasting City meetings was important to the community. The plan was to provide service region-wide. Since West Linn pulled out of the contract, staff hours had been cut back and they were working to build a larger volunteer pool.

On an unrelated note, Commissioner Mumm recognized all of those who had helped to pass Measure 3-423.

A motion was made by Commissioner Smith, seconded by Commissioner Roth, to approve the Personal Services Agreement between the City of Oregon City and the Friends of the Willamette Falls Media Center. 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. [13-370](#) McLoughlin Boulevard Improvements Agreement between the City of Oregon City and Oregon City Center, LLC

Mr. Konkol explained the improvements to the Oregon City Shopping Center including improvements to McLoughlin Boulevard. The owner and City agreed to incorporating improvements to the owner's access on SE Frontage Road into the City's project. The City would take over the responsibility for the design and construction of those improvements and the owner agreed to obtain the necessary ODOT access and construction permits and to complete the work on their property to

coordinate with the reconstruction of Firestone Alley and the new accessway into their property.

A motion was made by Commissioner Roth, seconded by Commissioner Mumm, to approve the McLoughlin Boulevard Improvements Agreement between the City of Oregon City and the Oregon City Shopping Center LLC. 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 Mumm, seconded by Commissioner Smith, to approve 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. [13-366](#) Resolution No. 13-14, Eligibility to Receive State Shared Revenues
- 8b. [13-373](#) Resolution No. 13-15, Authorizing an Interfund Loan and Budget Adjustments for the Purchase of Solar Parking Meters.
- 8c. [13-369](#) Intergovernmental Agreement with the City of Happy Valley, Oregon to Provide Building Inspection and Plan Review Contract Services
- 8d. [13-377](#) Intergovernmental Agreement with Clackamas County for Community Development Block Grant funding for the Save the Francis Ermatinger House Project
- 8e. [13-376](#) Annual Contract for Services between Clackamas County Social Services Division Area Agency on Aging and City of Oregon City Pioneer Community Center
- 8f. [13-357](#) Minutes of the May 7, 2013 Work Session
- 8g. [13-379](#) Minutes of the May 15, 2013 Regular Meeting

9. Communications

a. City Manager

David Frasher, City Manager, distributed the Goals Report from the last six months. He and Mayor Neeley met with County Commission Chair Ludlow regarding a parking solution for the Courthouse. The County had agreed to do maintenance and repairs to County facilities in downtown Oregon City. He announced a Webinar on June 6 for how to run an efficient and effective meeting.

b. Mayor

Mayor Neeley reported on the retirement of the director of the band and orchestra at

the High School. He had given a certificate of appreciation to the retiring director and the construction class of the High School for their work on Wesley Lynn Park. He also attended the Great American Station Conversation with Amtrak. He met with the artist for the Elevator illumination project who was currently taking community input.

c. Commission

Commissioner Mumm thanked staff for putting together a flyer on utility bill charges and suggested cutting down the information in the water quality booklet. She reported on the C4 meeting in August on the Regional Flexible Funds.

Mr. Lewis explained the Molalla Avenue Phase 3 project that the City was requesting for use of the funds.

Commissioner Pauli reported on the second South End Concept Plan open house. The Kindle program at the library was a success.

Commissioner Smith discussed the band directors, both retiring and incoming. The band took third place in the parade in Victoria, B.C. and would be in the Grand Floral Parade. He also attended the appreciation for the High School construction class. Students would be out of school next week. He had discussed stage projects with Gail Yazzolino of the End of the Oregon Trail Interpretive Center. The CHP Board meeting would be held on June 13.

Commissioner Roth said she and Commissioner Mumm had a telephone conversation regarding the Community Investment Initiative project. She participated in the Pace Setter Disaster exercise. She asked when the Urban Renewal budget would be done.

Wyatt Parno, Finance Director, stated the Budget Committee approved that budget with no changes and it would be brought to the Urban Renewal Commission on June 19.

10. Adjournment

Mayor Neeley adjourned the meeting at 9:23 PM.

Respectfully submitted,

Nancy Ide, City Recorder