



# City of Oregon City

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

## Meeting Minutes - Draft

### City Commission

*Dan Holladay, Mayor*  
*Brian Shaw, Commission President*  
*Nancy Ide, Frank O'Donnell, Renate Mengelberg*

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Wednesday, January 18, 2017

7:00 PM

Commission Chambers

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#### 1. Convene Regular Meeting and Roll Call

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

**Present:** 5 - Commissioner Brian Shaw, Mayor Dan Holladay, Commissioner Nancy Ide, Commissioner Renate Mengelberg and Commissioner Frank O'Donnell

**Staffers:** 10 - Tony Konkol, City Attorney William Kabeiseman, City Recorder Kattie Riggs, Sergeant Cynthia Gates, Public Works Director John Lewis, Human Resources Director Jim Loeffler, Community Development Director Laura Terway, Finance Director Wyatt Parno, Library Director Maureen Cole and Community Services Director Phil Lewis

#### 2. Flag Salute

#### 3. Ceremonies, Proclamations

*Mayor Holladay thanked Public Works for the exceptional work they did during the snow and ice event.*

##### 3a. Proclamation Recognizing Five Stars International for 26 years of Contract Elevator Staffing Services

*Mayor Holladay read a proclamation recognizing Five Stars International for 26 years of contract elevator staffing services and declaring January 18, 2017, as Oregon City Municipal Elevator Operator Extraordinaire Day.*

*Sandra Lewallen, resident of Vancouver, WA, and Lynn Frank, resident of Bend, accepted the proclamation. It had been an honor to serve the City for 26 years. It was a partnership with the City that they had valued and it had been a wonderful experience.*

##### 3b. Introduction of State Representative Mark Meek

*State Representative Mark Meek introduced himself. He wanted to partner with the City to make sure that the community had what was needed to grow and prosper. He would be serving on the Transportation Committee. It was a goal of the legislature to pass a comprehensive transportation package. He would also be on the Housing and Human Services Committee where homelessness and affordable housing would be discussed and Veterans and Emergency Preparedness Committee.*

##### 3c. Willamette Falls Locks Update

Sandy Carter, coordinator for One Willamette River, and Russ Axelrod, Mayor of West Linn, stated the Locks were a significant historic resource. They were owned by the US Army Corps of Engineers and were shut down in 2011 which cut the Willamette River in two, eliminating through river traffic. The Locks provided opportunities for economic development through renewed commerce and trade, tourism, and enhanced recreation. This would become realized through the Willamette Falls Legacy Project and corridor improvements. Restoring the Locks would bring people back to the river. Because the Locks were located on the riverbank of West Linn, West Linn had agreed to take the lead role representing the city's interests in the decision making group as was recommended by the Willamette Falls Locks Task Force. He acknowledged Sandy Carter of the Willamette River Coalition for her work on this project. Congresswoman Darlene Hooley had also been key in this work. The group had secured financial commitments from the State legislature to complete the disposition studies and other analyses that were needed to restore and reopen the Locks and arrange the transfer of ownership and management of the Locks. The City of West Linn supported SB 256, calling for the Willamette Falls Locks Commission, and he asked that the City of Oregon City support Resolution 17-03 on the agenda that night. He looked forward to continuing collaboration and stewardship on the Locks together with the City of Oregon City.

Ms. Carter discussed the power of partnerships. She had been advocating for the Locks since 2002, but it had only been through partnerships that the work was making a difference. The Locks would take their place as an important gateway on the Willamette River and as a living tribute to the industrial history of the 1870s. The County Locks Working Group received \$100,000 for an economic analysis of the potential benefits of reopening the Locks. That study would contribute to the disposition study that the Corps was doing. New language was inserted into the Water Resources Development Act that stated when the Corps wanted to dispose of property there were new factors when determining economic benefit. The City of Oregon City had been a good partner in this effort and she thanked the Commission for their support. She thought repairs could start happening in three years. She discussed the work she had done at the Willamette Falls Heritage Foundation, saving the history of millwork at Crown Zellerbach Mill, the Grindstones Project, and art jams at the powerhouses. She listed all of the partners in this effort.

### 3d. Mayoral Appointments to City Boards and Commissions

Mayor Holladay appointed Dane Johnson and Rae Gordon to the Budget Committee for terms to expire on December 31, 2020. He appointed Lisa Novak to the Enhancement Grant Program Committee for a term to expire on December 31, 2020.

## 4. Citizen Comments

Carol Pauli, resident of unincorporated Clackamas County, gave an update on the Willamette Falls Heritage Area Coalition. Their goal was to become a national heritage area and a feasibility study was being done towards that effort. They also had a Memorandum of Understanding with the Museum of the Oregon Territory for a comprehensive exhibit of the area. She explained the Coalition's mission and benefits of heritage areas. The next meeting of the Coalition was Thursday.

Mayor Holladay said Ms. Pauli was in the running for a County Commission position and he encouraged everyone to lobby on her behalf.

William Gifford, resident of Oregon City, thanked the Public Works Department for their work during the snow and ice event. He announced the Oregon City Business Alliance meeting on Tuesday where City Manager Konkol would discuss economic

*opportunities in Oregon City.*

*Ed Darrow, resident of Wilsonville and Cove developer, announced there would be a discovery tour of other projects that his company had built. It would answer the questions of whether they had the capacity and had done this before. His company would contribute resources to upgrade and enhance the environment.*

*Mr. Gifford said the Oregon City Business Alliance was a sponsor of the tour and encouraged the Commission to attend.*

*Jerry Herrmann, resident of Oregon City, passed out flyers for the tour.*

## 5. Adoption of the Agenda

*The agenda was adopted as presented.*

## 6. Public Hearings

## 7. General Business

### 7a. First Reading of Ordinance No. 17-1001, Removing Linn Avenue from the 2016 Sewer Public Facilities Strategy

*John Lewis, Public Works Director, said the City had been moving through the sanitary sewer moratorium process for two and a half years. A series of projects had been recommended for completion and all but one had been completed. The Linn Avenue project had just been finished. This ordinance would lift the moratorium on all the areas but the Hazelwood area that had yet to be done.*

**A motion was made by Commissioner Shaw, seconded by Commissioner Mengelberg, to approve the first reading of Ordinance No. 17-1001, removing Linn Avenue from the 2016 Sewer Public Facilities Strategy. The motion carried by the following vote:**

**Aye:** 5 - Commissioner Brian Shaw, Mayor Dan Holladay, Commissioner Nancy Ide, Commissioner Renate Mengelberg and Commissioner Frank O'Donnell

## 8. Consent Agenda

**A motion was made by Commissioner Mengelberg, seconded by Commissioner Shaw, to approve the consent agenda. The motion carried by the following vote:**

**Aye:** 5 - Commissioner Brian Shaw, Mayor Dan Holladay, Commissioner Nancy Ide, Commissioner Renate Mengelberg and Commissioner Frank O'Donnell

### 8a. Resolution No. 17-03 Reaffirming Support for the Re-opening of the Willamette Falls Locks

### 8b. Public Improvement Contract with Timbercreek 1 Construction, LLC for the Oregon City Pool Office Remodel

- 8c. Intergovernmental Agreement with The State of Oregon, acting by and through its Department of Transportation (ODOT) for Commercial Vehicle, Driver and Cargo Inspections
- 8d. Restrictive Covenant Non-Remonstrance Agreement for the Proposed Colton Minor Partition Project - Planning File No. MP16-02
- 8e. OLCC: Liquor License Application- On-Premises Sales, New Outlet, Applying as Individuals, Karina Harris, 1625 Washington Street, Suite A, Oregon City, OR 97045
- 8f. Minutes of the December 13, 2016 Work Session

## 9. Communications

### a. City Manager

*Bill Kabeiseman, City Attorney, said the Oregon Supreme Court assumed, but did not decide, that serial meetings did not require all members of the board to be present in the same room. They also said passive receiving of information was not deciding or deliberating towards a decision. It became a meeting when they decided or deliberated towards a decision. The Supreme Court remanded this case back to the Court of Appeals for more discovery since Lane County and the Court of Appeals thought it was a meeting, but the Supreme Court did not agree. There was another pending Supreme Court case involving Tri-Met and a union negotiation regarding what constituted a meeting.*

*Mayor Holladay suggested the Commission only talk about information they received during a scheduled meeting.*

*Mr. Lewis announced the City received an Outstanding Performance Certificate from the Oregon Health Authority for the City's drinking water program. He discussed the weather response plan and how Oregon City had done a good job during the winter storm.*

*Tony Konkol, City Manager, announced the City Commission Goal Setting Retreat would be held this weekend.*

### b. Commission

*Commissioner Mengelberg attended an alternative mobility standards meeting where improvements to the Beavercreek and Highway 213 intersection were discussed and attended a low income fares task force meeting.*

*Commissioner Ide attended an elected officials training and Downtown Oregon City Association meeting. The Association hired an Elevator Services Manager. Oregon City was hosting the Main Street Conference in October.*

*Jonathan Stone, Director of the Downtown Association, introduced Carrie Crook, new Elevator Services Manager.*

*Commissioner Shaw attended the McLoughlin Neighborhood Association meeting.*

*The celebration of life for Teri Gant would be held tomorrow.*

*Commissioner O'Donnell also attended the elected officials training and observed municipal court. He complimented Chris Wadsworth who had done an excellent job of community outreach on social media.*

**c. Mayor**

*Mayor Holladay said the meetings he had scheduled had been canceled or rescheduled due to the weather. The Downtown Visioning meeting had been rescheduled to January 25, 2017.*

**10. Adjournment**

*Mayor Holladay adjourned the meeting at 8:24 PM.*

*Respectfully submitted,*

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*Kattie Riggs, City Recorder*