



City of Oregon City

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

Meeting Minutes - Draft City Commission

Dan Holladay, Mayor
Carol Pauli, Commission President
Brian Shaw, Rocky Smith, Jr., Renate Mengelberg

Wednesday, September 2, 2015

7:00 PM

Commission Chambers

1. Convene Regular Meeting and Roll Call

Mayor Holladay called the meeting to order at 7:25 PM.

Present: 5 - Commissioner Brian Shaw, Commissioner Rocky Smith, Commissioner Carol Pauli, Mayor Dan Holladay and Commissioner Renate Mengelberg

Staffers: 10 - Community Development Director Tony Konkol, City Attorney William Kabeiseman, Police Chief and Public Safety Director James Band, Public Works Director John Lewis, Community Services Director Scott Archer, City Recorder Kattie Riggs, Library Director Maureen Cole, Economic Development Manager Eric Underwood, Assistant Finance Director Mireya McIlveen and Building Official Mike Roberts

2. Flag Salute

3. Ceremonies, Proclamations

3a. Proclamation for the 95th Oregon City / West Linn Rivalry Day

Mayor Holladay read the proclamation declaring September 4, 2015, as the 95th Oregon City / West Linn Rivalry Day.

3b. Proclamation Declaring September 2015 as Emergency Preparedness Month

Mayor Holladay read the proclamation declaring September 2015 as Emergency Preparedness Month.

Gregg Ramirez, Emergency Manager for Clackamas Fire District #1, said Clackamas Fire would be sponsoring a number of emergency preparedness events throughout September.

3c. Metro Update - Councilor Carlotta Collette

Metro Councilor Carlotta Collette gave an update on the 2015 growth management decision which was not to expand the Urban Growth Boundary, Southwest Corridor Project, Powell-Division Corridor Project, regional flexible funds, solid waste roadmap, Willamette Falls, Oregon Zoo, Nature in Neighborhoods trails grants, and Parks and Natural Areas System Plan.

There was discussion regarding the need for flexibility for expansion within the Urban Growth Boundary, housing preferences, and affordable housing.

4. Citizen Comments

William Gifford, resident of Oregon City, said in regard to the Public Works facility, he thought the City already owned property zoned institutional that was flat and easy to build on, centrally located, had a signalized intersection, and was in proximity to existing Public Works facilities. He suggested using part of the Mountain View Cemetery that had not been used yet.

Bob Mahoney, resident of Oregon City, said growth was inevitable, but the infrastructure was costly. The City needed to look at growth in terms of how much it would cost and where they would get the funding. He suggested the Commission look at the financial aspect of what growth would cost and have the discussion with other jurisdictions in the area because it affected everyone.

5. Adoption of the Agenda

The agenda was adopted as presented.

6. Public Hearings

6a. Resolution No. 15-27, Adjustments to the 2015-17 Biennial Budget

Mayor Holladay opened the public hearing.

Tony Konkol, Interim City Manager, said this was a request to amend the 2015-17 biennial budget. The budget adjustment recognized the increased revenue as development continued to increase and the lower expenditures due to how staffing was filled in the Building Department. Staff proposed hiring a Senior Building Inspector to bring all of the inspections for building permits in-house instead of using outside Intergovernmental Agreements. It would be better customer service to have it in-house and they could provide service to other jurisdictions. This position should pay for itself by taking in revenues for the commercial and residential electrical inspections. The budget adjustment would be \$276,000 for salary and benefits over the two year biennium.

Dan Berge, resident of Oregon City, was a local builder and in favor of having an in-house inspector for better customer service and to keep projects on schedule. He thought the City would make more money than they would be paying out for the new inspector.

Mayor Holladay closed the public hearing.

Mike Roberts, Building Official, said currently the City was farming out the commercial plumbing and electrical inspections and plan reviews to Clackamas County. The County got 70% of all electrical permits that were issued and 100% of the plan reviews. This year the County made over \$11,000 per month. The work load had increased from 13 inspections per day to 37 inspections per day. The City had always issued the permits. The County could take a long time to process the applications and the City had no control over that. Oregon City would be the only jurisdiction in the County to have its own electrical program. It would be less expensive to do it in-house and faster.

A motion was made by Commissioner Pauli, seconded by Commissioner Smith, to approve Resolution No. 15-27, adjustments to the 2015-17 Biennial

Budget. The motion carried by the following vote:

Aye: 5 - Commissioner Brian Shaw, Commissioner Rocky Smith, Commissioner Carol Pauli, Mayor Dan Holladay and Commissioner Renate Mengelberg

6b.

Meyers Road Extension Corridor Plan (Planning File: L 15-04)

Mayor Holladay opened the public hearing.

Mr. Konkol requested continuance of the hearing to September 16, 2015, to allow for a City Commission Work Session to discuss the Plan and the Planning Commission's recommendations.

Kathy Berge, resident of Oregon City, owned 14 acres on Highway 213, which would be part of the Meyers Road extension. Crosswalks had not been discussed and she was concerned that high school students and people going to the park would not have a safe place to cross. Parking was also an issue as this would be a City park and there were two sports fields nearby. Meyers Road was a three lane road and did not meet Code for the zoning of the properties. It needed to be a four lane road. On her property one ingress and one egress was allowed and she did not think it would be enough for safety reasons.

A motion was made by Commissioner Smith, seconded by Commissioner Pauli, to continue the hearing for the Meyers Road Extension Corridor Plan (Planning File: L 15-04) to September 16, 2015. The motion carried by the following vote:

Aye: 5 - Commissioner Brian Shaw, Commissioner Rocky Smith, Commissioner Carol Pauli, Mayor Dan Holladay and Commissioner Renate Mengelberg

7. General Business

7a.

Second Reading of Ordinance No. 15-1010, Amendments to the Oregon City Municipal Code (OCMC) Adding Chapter 2.30 Citizen Involvement Committee

Mr. Konkol stated the Commission approved the first reading of the Ordinance on August 19 and staff recommended approval of the second reading.

A motion was made by Commissioner Smith, seconded by Commissioner Shaw, to approve the second reading and final adoption of Ordinance No. 15-1010, amendments to the Oregon City Municipal Code (OCMC) adding Chapter 2.30 Citizen Involvement Committee. The motion carried by the following vote:

Aye: 5 - Commissioner Brian Shaw, Commissioner Rocky Smith, Commissioner Carol Pauli, Mayor Dan Holladay and Commissioner Renate Mengelberg

8. Consent Agenda

A motion was made by Commissioner Pauli, seconded by Commissioner Smith, to approve the consent agenda. The motion carried by the following vote:

Aye: 5 - Commissioner Brian Shaw, Commissioner Rocky Smith, Commissioner Carol Pauli, Mayor Dan Holladay and Commissioner Renate Mengelberg

- 8a. Resolution No. 15-28, Adjustments to the 2015-17 Biennial Budget
- 8b. Personal Services Agreement with JRH Construction for Security Fencing at Police Department
- 8c. OLCC: Liquor License Application- On-Premises Sales, New Location: Applying as a Corporation, Monen Enterprises DBA Wild Hare Saloon at 1656 S. Beaver Creek Road, Suite A, Oregon City, OR 97045
- 8d. Minutes of the August 11, 2015 Work Session
- 8e. Minutes of the August 5, 2015 Regular Meeting
- 8f. Minutes of the August 19, 2015 Regular Meeting

9. Communications

a. City Manager

Maureen Cole, Library Director, showed pictures of the Library addition construction. She announced a new Library program, Pints from the Past.

Mayor Holladay requested Ms. Cole look into what value the City could get out of the boulders that were on the Library site before they were removed.

Mr. Konkol announced the Oregon City/West Linn Rivalry Breakfast would be held on September 3, Willamette Falls Rediscovery and Redesign event on September 9, Willamette Falls Legacy Project partners meeting on September 11, and Oregon City System Development Charges Forum on September 24. The Willamette Falls Legacy Project was submitted to the American Society of Landscape Architects and was awarded a Merit Award.

b. Commission

Commissioner Smith gave a history of the Oregon City/West Linn Rivalry. He announced Pete's Cruise In, a fundraiser for the High School Band, Flag Team, Cheer and JROTC would be held on September 5.

Commissioner Shaw said the Library Building Committee met once a week and he reviewed the budget status report and timeline for when things were going to be done on the property. He and Commissioner Pauli toured the Public Works facility. He attended a grand opening for a business downtown. He was in Astoria for South Fork Special District Training. Tomorrow night he and Mr. Lewis would attend the McLoughlin Neighborhood Association meeting for a Public Works facility presentation.

Commissioner Pauli thought there was a need for more space for Public Works. She attended the Clackamas County Fair and State Fair. She got to be part of a TV series at the Willamette Falls Media Center called "Breaking the Box." She attended a meeting regarding the fee structure of the Sign Code. She suggested the Commission hold a Work Session on the topic.

There was consensus to put the fee structure discussion on the next Work Session agenda.

c. Mayor

Mayor Holladay attended the Regional Mayors meeting. Last Wednesday the City hosted Senator Ron Wyden and his staff and several representatives from federal agencies to talk about the Willamette Falls Legacy Project, reopening of the Willamette Falls Locks, and formation of a National Heritage Area. Regarding the City Manager matter, a report would be distributed to the Commission on Friday and they would discuss it in Executive Session on Tuesday.

10. Adjournment

Mayor Holladay adjourned the meeting at 8:36 PM.

Respectfully submitted,

Kattie Riggs, City Recorder