



City of Oregon City

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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, August 5, 2015

7:00 PM

Commission Chambers

REVISED

1. Convene Regular Meeting and Roll Call

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

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

Staffers: 13 - City Manager David Frasher, City Attorney William Kabeiseman, Community Development Director Tony Konkol, Police Chief and Public Safety Director James Band, Public Works Director John Lewis, Community Services Director Scott Archer, City Recorder Kattie Riggs, Assistant City Recorder Jaime Reed, Human Resources Director Jim Loeffler, Library Director Maureen Cole, Finance Director Wyatt Parno, Economic Development Manager Eric Underwood and ROW Manager Lance Powlison

2. Flag Salute

3. Ceremonies, Proclamations and Presentations

Mayor Holladay said last week the City handed out service awards and he did not like the form Mr. Frasher's certificate was in and it was reproduced. He presented the Service Award to Mr. Frasher for five years of service with the City of Oregon City.

3a. Oregon City Natural Resources Committee Update

Ginger Redlinger, Natural Resources Committee Chair, said in the NRC bylaws the number one goal was to work in partnership with the City. They had some goals and activities that they would like to continue to pursue regarding outreach and improving citizen engagement focused on improving, understanding, and learning about the natural resources in the City. She explained the projects the NRC was involved with. She recognized the NRC members who were in attendance that night.

Lou Ogden, Mayor of Tualatin, gave a background on the formation of Greater Portland, Inc. for economic development in the region. There was a Small Cities Consortium that participated in the Greater Portland, Inc. program and Oregon City was part of the Consortium. He thought it had been very successful bringing all of the cities together and showing the uniqueness of each city to meet the needs of growing businesses and site selectors. He gave some examples regarding the benefits of being a part of Greater Portland, Inc. and the Small Cities Consortium.

Sheila Muckridge, Vice President of Marketing and Communications for Greater

Portland, Inc., gave a presentation on Greater Portland, Inc. including an overview of GPI, their 2015 Work Plan, and the services they provided. There was benefit to working as one region to bring in businesses. The Work Plan focused on uniting regionally and competing globally, staying and growing in greater Portland, and choosing greater Portland. She explained how they provided business development, marketing, research and analysis, connectivity, and regional competitiveness.

There was discussion regarding the role of the Small Cities Consortium and the essential services GPI was providing for the region.

4. Citizen Comments

Mayor Holladay said he had received many emails regarding Filbert Run Park and putting in auxiliary parking there. There had been a discussion regarding parking, but the Commission had not approved a master plan for that park yet and they were not going to do anything different with the parking than what was in the master plan.

Jay Pearce, resident of Oregon City, was concerned about the Commission goals regarding economic development and livability. He appreciated all of the work that had been going on in revitalizing the City and historic preservation. He had received the Ruth Powers Preservation Award for the Babcock House renovations. While he was sympathetic to the mission and goals of the Father's Heart facility and the good intentions of City leaders, the City could not move forward until the problem of social service delivery and parole supervision were resolved. He had a relationship with the Director of the facility and talked with her on a regular basis, however criminal activity was constant and increasing on the site. Many police calls had been made. He lived near the facility and had been quite tolerant and involved, but something needed to be done.

Mayor Holladay said the Commission was working to resolve the situation.

Bob La Salle, resident of Oregon City, passed out a handout to the Commission. He spoke as the Park Place Neighborhood Association Chair. He said the City's website did not have the meetings for the City Boards and Committees in order by date as it used to be and asked for it to be fixed. He addressed Item 8a on the Consent Agenda, Resolution No. 15-25, adjustments to the 2015-17 Biennial Budget. His concern was in regard to a new management level employee that appeared to be hidden in the budget change. He wanted to know more about the Government Relations Manager position and what the position would be doing. It seemed like it would be a valuable position, but was disappointed in the manner it was brought forward.

Jesse Buss, resident of Oregon City, passed out two handouts to the Commission. He had a concern regarding Item 8d on the Consent Agenda, Personal Services Agreement with Deca Architecture, Inc. for the 2015 Public Works Operations Center Master Plan Update (CI 15-010). He was a resident in the McLoughlin Neighborhood Association and had been appointed by the steering committee to give this presentation. He referred to Chapter 10 of the City Charter regarding parks and natural beauty and Comprehensive Plan maps from 1975 and 2004. The Commission could not vacate or change the legal status of a park or construct permanent buildings or structures that were not for park purposes without obtaining approval of the voters. Real property owned or acquired by the City may be designated as parks by ordinance. The Comprehensive Plan map of 1975 showed all of the Waterboard Park area designated as parks, schools, and recreation. The Comprehensive Plan map of 2004 showed the area as green except where the armory was located. He thought this area was protected under Chapter 10 of the

Charter and before they authorized additional surveying and analysis of this site, the McLoughlin Neighborhood Association requested tabling this item until there was an explanation for how and when the site was removed from park status with a City-wide vote. It should at the very least be up for public discussion.

5. Adoption of the Agenda

Items 8a and 8d were pulled from the consent agenda. The agenda was adopted as amended.

6. Public Hearings

6a. Second Reading of Ordinance No. 15-1007, Vacating a Section of Haven Road Beginning at the Intersection of Leland Road and Extending Southeasterly

Mayor Holladay opened the public hearing.

There was no public testimony.

Mayor Holladay closed the public hearing.

A motion was made by Commissioner Mengelberg, seconded by Commissioner Pauli, to approve the second reading and final adoption of Ordinance No. 15-1007, vacating a section of Haven Road beginning at the intersection of Leland Road and extending southeasterly. 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. Request to Proceed to Construction and Approval of the Guaranteed Maximum Price (GMP) for the Library Expansion Project

Maureen Cole, Library Director, requested approval for the Guaranteed Maximum Price of \$7,111,700 and construction of the Library Expansion Project. This would keep them within budget and ready to begin construction.

Kimberly Walch, resident of Oregon City, had not been in support of the project from the beginning, however she supported the library and agreed Oregon City needed a bigger facility. She was concerned about the impact on the neighborhood and park. The library sat in the middle of a park which was a well-used and loved playground and green space. The entrance to the addition had been moved, more concrete had been added, the playground was being moved, and the park was being referred to as a civic plaza. She urged the Commission to review the plans once more and make sure they fit with the vision for the library and park. A few more changes could be made to better preserve the feel of the park and the historic integrity of the site. She had emailed her suggestions to the Commission. She was concerned about the amount of concrete, the surface under the playground equipment, the removal of trees, and placement of the electrical box and garbage enclosure.

Commissioner Pauli questioned not seeing the final plans until the groundbreaking. Had much been changed?

Ms. Cole said there had not been substantial changes to the plans from the last ones the Commission saw except for the addition of more grass around the spray park.

There was discussion regarding the outreach that had been done for the project and how only minor tweaks could be made to the plans without additional cost.

A motion was made by Commissioner Shaw, seconded by Commissioner Mengelberg, to approve the request to proceed to construction and approval of the Guaranteed Maximum Price (GMP) for the Library Expansion Project. 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 adopt the consent agenda as amended. 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. 15-25, Adjustments to the 2015-17 Biennial Budget

David Frasher, City Manager, said this was typically how they did budget adjustments. The City knew they needed a position like this. It would not be a neighborhood coordinator position, although it would help with neighborhood activities and coordinating information. The job description was still being developed. The position would help with press releases and getting information out to the public that was currently being done by executive staff. During the budget process, there was a law suit facing the City from Clackamas County and the City did not know at the time how much it would cost. They wanted to wait until the case was resolved before moving forward with this position. The goal was for this person to attend regional meetings, help with public relations issues and complex projects, and use social media.

Kattie Riggs, City Recorder, said staff always had to play catch up due to understaffing and bringing someone on to do media relations and communications would help the City be proactive in communications with the public.

Mayor Holladay thought this position would be beneficial, especially for issues such as the Tri-City Service District. They were paying consultants now to do the work this position would do.

Wyatt Parno, Finance Director, said it was important to have a presence and communication between the citizens and the City. This was a unique time of growth in the City and was a partnership of citizens, Commission, and staff working together to accomplish these things.

Councilor Mengelberg thought with social media, citizens had a higher and more sophisticated desire to know what was going on in real time and in detail. She thought it would also help with economic development.

Bob LaSalle, resident of Oregon City, thought this would be a good position and he thanked them for the explanation.

A motion was made by Commissioner Smith, seconded by Commissioner

Pauli, to approve Resolution No. 15-25, 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

- 8b.** Resolution No.15-26, Imposing Assessments in the Downtown Economic Improvement District
- 8c.** Amendment No. 3 to Personal Services Agreement (CI 10-001) with Brown and Caldwell, Inc. for 2015 MS4 NPDES Permit Renewal
- 8d.** Personal Services Agreement with Deca Architecture, Inc. for the 2015 Public Works Operations Center Master Plan Update (CI 15-010)
- Mayor Holladay was not aware the area they were looking at for the new Public Works facility was designated as a park.*
- Bill Kabeiseman, City Attorney, stated the fact it was zoned as a park did not mean the City designated it as a park.*
- Tony Konkol, Community Development Director, read the description for Waterboard Park.*
- Mayor Holladay would like to see a map of the described area.*
- John Lewis, Public Works Director, would bring this item back to the next meeting with the documentation.*
- Mr. Buss said the legal description as read by Mr. Konkol was clear. The maps adopted by ordinance had a different legal description associated with them.*
- Mr. Kabeiseman clarified the question was did zoning this area as park designate it as a park under the Charter.*
- There was consensus to bring this item back on August 19.*
- 8e.** Clackamas County Disaster Debris Management Plan (DDMP) Project Intergovernmental Agreement
- 8f.** Restrictive Covenant Non-Remonstrance Agreement for the Adeline Acres Subdivision Project - City Planning File No. TP14-04
- 8g.** OLCC: Liquor License Application: Off-Premises Sales, New Outlet: Applying as a Corporation, Oregon City Liquor, Brent Bolander Inc., 1678 Beavercreek Road, Oregon City, OR 97045
- 8h.** Minutes of the July 15, 2015 Regular Meeting

9. Communications

a. City Manager

Mr. Lewis reported on the sewer moratorium projects. The area in the McLoughlin neighborhood was the priority and 12th Street improvement was currently under construction. The Madison and 14th Street project was out to bid. The Settler's Point pump station was deemed substantially complete. The projects along Linn Avenue and Hazelwood were in negotiations with a consultant.

Mr. Frasher received an invitation from the County Administrator to discuss potential changes in governance of Tri-Cities at a joint meeting of the City Councils of West Linn and Gladstone, Oregon City Commission, and Clackamas County Commission in September.

Mayor Holladay discussed how the Oregon City Commission and Gladstone City Council were united in the need for a governance change at Tri-Cities. West Linn was split 2 to 2 and was holding an election in November. Having a meeting as the County was suggesting was a waste of time. The County knew what their position was and it would not change.

Commissioner Smith agreed with Mayor Holladay. This was not a new topic, the Commission's stand was clear, and he did not think there was a need for the meeting.

There was discussion regarding the reasons the County wanted the meeting and the importance of cities governing their own services and representing their citizens.

b. Commission

Commissioner Shaw attended the Volunteer Appreciation Dinner and Concert, First City Celebration 5k run, and Clackamas Days. He and Scott Archer met with Jerry Herrmann to discuss funding for mitigation/dredging for the boat ramp. He also attended the Tree Appreciation Ceremony.

Commissioner Mengelberg reported on the Metro Policy Advisory Committee meeting, First City Celebration, National Night Out, and Farmer's Market 10 year anniversary.

Commissioner Pauli also attended the 10 year anniversary of the Farmer's Market, First City Celebration, and Oregon City Business Alliance Forum on preparing for the tourism tsunami.

Commissioner Smith attended the Farmer's Market anniversary and was an extra on The Librarians who was filming in town. He thanked City staff and volunteers for their help with the First City Celebration.

c. Mayor

Mayor Holladay also attended the same events as the Commission. The City hosted the Regional Senior Police Officers meeting. He reported on the Regional Wastewater Capacity Advisory Committee meeting. He had numerous emails and phone calls regarding the Tri-Cities issue. On Thursday there would be The Battle for the Bridge event. He would be meeting with Commissioner Fish from the City of Portland regarding South Fork Water Board and Regional Water Providers Consortium. He also spent some time with the folks from The Librarian.

William Gifford, resident of Oregon City, encouraged everyone to attend Parks Night and Movies in the Park in August.

10. Adjournment

Mayor Holladay adjourned the meeting at 8:56 PM.

Respectfully submitted,

Kattie Riggs, City Recorder