



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, December 16, 2015

7:00 PM

Commission Chambers

REVISED

1. Convene Regular Meeting and Roll Call

Mayor Holladay called the meeting to order at 7:05 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, Public Works Director John Lewis, Police Chief and Public Safety Director James Band, Human Resources Director Jim Loeffler, City Recorder Kattie Riggs, Library Director Maureen Cole, Finance Director Wyatt Parno, Economic Development Manager Eric Underwood and Information Technology Supervisor David Knoll

2. Flag Salute

3. Ceremonies, Proclamations

Mayor Holladay announced Oregonian reporter Steve Mayes was retiring. He thanked Mr. Mayes for his work and wished him well.

4. Citizen Comments

Doug Neeley, resident of Oregon City, discussed trees being removed near Barclay School in the McLoughlin neighborhood, some of which were street trees. Mayor Holladay said most of the trees were on the School District's property.

Francesca Anton, resident of Oregon City, was concerned about losing tree cover and did not want the issue to slip by and not have people be held responsible. She added she smelled sewage odors near the elevator and was worried of system leaks during the storm. Mayor Holladay said many jurisdictions experienced some overflow due to record rainfall.

Denyse McGriff, resident of Oregon City, was disappointed in the violation of citizen trust regarding trees being removed by the School District without permits and the contractor not being licensed to do business in Oregon City. The trees removed were not in any danger of falling down. They were larger trees and she thought the Natural Resources Committee needed to review this issue so it did not keep happening.

Pam Kromer, resident of Oregon City, had the same concerns as Ms. McGriff. She had a degree in landscape architecture, was a member of the Oregon Association of Nurserymen, and a Clackamas County Master Gardener. She helped lead an effort

to plant over 400 street trees in the McLoughlin neighborhood 15 years ago. She had also been a part of the Natural Resources Committee and updating the City's tree ordinance. She was concerned that there was not more oversight on tree conservation, preservation, and tree removal permitting.

Tony Konkol, Interim City Manager, said Pete Walter in the Planning Department had contacted the School District. If there was removal of public trees, mitigation was required and the number of trees that needed to be replaced was in relation to the diameter of the trunk of the tree that was removed. It was usually enforced by Code Enforcement. If there was not a proper permit, they would be required to get the permit.

John Lewis, Public Works Director, said the City had annual disbursement of funding for trees and public projects incorporated more trees than were removed. The City took a strong stand in supporting and sustaining trees.

Mayor Holladay suggested holding a meeting with the School District to promote better communication.

Kathy Roth, resident of Oregon City, said a heritage tree on the corner of 5th and Jefferson Street was lost this week. That tree was diseased, but the trees that had been removed by the School District were not.

5. Adoption of the Agenda

The agenda was adopted as presented.

6. Public Hearings

6a. Request for Continuance: Historic Properties, LLC Application at Maplelane Road and Highway 213: Planning files ZC 15-03: Zone Change and PZ 15-01: Comprehensive Plan Amendment

Mayor Holladay opened the public hearing.

There was no public testimony.

A motion was made by Commissioner Shaw, seconded by Commissioner Pauli, to continue the hearing for the Historic Properties, LLC application at Maplelane Road and Highway 213: planning files ZC 15-03: Zone Change and PZ 15-01: Comprehensive Plan Amendment to February 17, 2016. 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. Request for Continuance: Providence Willamette Falls Medical Center, Planning Files ZC 15-04: Zone Change, PZ 15-02: Amendment to the Comprehensive Plan and CP 15-02: Master Plan Amendment

Mayor Holladay opened the public hearing.

There was no public testimony.

A motion was made by Commissioner Mengelberg, seconded by

Commissioner Smith to continue the hearing for Providence Willamette Falls Medical Center, planning files ZC 15-04: Zone Change, PZ 15-02: Amendment to the Comprehensive Plan and CP 15-02: Master Plan Amendment to February 17, 2016. 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. Public Improvements Agreement Between the City of Oregon City and Developer at 19308 Leland Road

Mr. Lewis said this was a request to approve a development agreement with a private property owner for a property at 19308 Leland Road. The City had agreed to relinquish some right-of-way for the property to develop a single family home. Later the property would be partitioned, a second home would be built, and improvements would be made to Leland. He explained the improvements that would be made.

A motion was made by Commissioner Mengelberg, seconded by Commissioner Smith to approve the public improvements agreement between the City of Oregon City and developer at 19308 Leland Road. 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

7b. Award of Personal Services Agreement for the Design and Bid Phase Services for the Linn Avenue Sanitary Sewer Replacement Project

Mr. Lewis said this was the third moratorium project area and had an expanded scope for future improvements to Linn Avenue.

A motion was made by Commissioner Pauli, seconded by Commissioner Mengelberg to approve the Personal Services Agreement for the design and bid phase services for the Linn Avenue Sanitary Sewer Replacement 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

7c. Public Improvement Contract with North Sky Communications, Inc. to Design and Install Fiber Optic Cable to serve the Swimming Pool and Cemetery Facilities

Mr. Konkol said this was a contract to design and install fiber optic cable to serve the swimming pool and cemetery. These were the last facilities to be connected to the City's network and one of the year's goals was to improve IT services to all the City's facilities. The expense was already in the budget.

David Knoll, IT Supervisor, explained what would be included in the new services.

A motion was made by Commissioner Shaw, seconded by Commissioner Smith to approve the Public Improvement Contract with North Sky Communications, Inc. to design and install fiber optic cable to serve the Swimming Pool and Cemetery facilities. 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. 15-37 Adopting the Public Works Engineering Fees Schedule and Establishing an Annual Adjustment

Commissioner Mengelberg requested to pull item 8a. from the Consent Agenda and there was consensus from the Commission.

Mr. Lewis said this was an annual adjustment to the Public Works engineering fees due to inflation.

Commissioner Mengelberg wanted to know how these fees compared to other jurisdictions.

Wyatt Parno, Finance Director, said when staff came with comprehensive fee change requests to the Commission they always did a comparison which happened about every five years. This was an increase due to market inflation and that analysis was typically not done.

A motion was made by Commissioner Mengelberg, seconded by Commissioner Pauli to approve Resolution No. 15-37 adopting the Public Works Engineering Fees Schedule and establishing an annual adjustment. The motion carried by the following vote:

8. Consent Agenda

A motion was made by Commissioner Smith, seconded by Commissioner Pauli to approve items 8b - 8h remaining on 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

8b. Deed of Dedication for a Section of Meyers Road at High School Avenue

8c. Economic Development Incentive Program Guidelines

8d. Minutes of the November 3, 2015 Special Work Session

8e. Minutes of the November 10, 2015 Joint Work Session with the Natural Resources Committee

8f. Minutes of the November 10, 2015 Work Session

8g. Minutes of the November 18, 2015 Regular Meeting

8h. Minutes of the December 2, 2015 Regular Meeting

9. Communications

a. City Manager

Mr. Lewis discussed the future Oregon Passenger Rail and announced the Leadership Council decided there would be a stop in Oregon City. He also discussed landslide issues at the Forest Edge Apartments. It was not a life safety threat and no one was being evacuated at this time.

Maureen Cole, Library Director, gave an update on the Library expansion project.

Mr. Konkol distributed the six-month Commission Goals progress update.

Mayor Holladay thought the Commission Goal Setting should be postponed until March. There was consensus to postpone from the rest of the Commission.

b. Commission

Commissioner Mengelberg reported on the MPAC (Metro Policy Advisory Committee) meeting, C-4 (Clackamas County Coordinating Committee) meeting, and the Main Street Real Estate Tour.

Commissioner Shaw reported on the OC Together event, Chamber Christmas party, Regional Wastewater meeting, Snowflake Raffle, and Library Building Committee meeting.

Commissioner Smith attended the 100-Year Anniversary of the Municipal Elevator. He wanted to make sure the original sign to the elevator would be displayed and preserved. He then reported on the Oregon City Heritage Coordinating Committee Parlor Tours, Christmas Tree Lighting event, the High School theatrical production of Little Women, and the Pioneer Pageant.

Commissioner Pauli attended the Elevator Anniversary, Tree Lighting, Friends of the Library Luncheon, Chamber of Commerce After Hours, and DOCA (Downtown Oregon City Association) Board meeting.

c. Mayor

Mayor Holladay attended the Elevator anniversary, meeting regarding Tri-City, tree lighting, Budget Committee interviews, Chamber After Hours, Regional Wastewater Capacity Advisory Committee meeting, and Executive Sessions. The City Manager applications had been reviewed and the eight top candidates were going to be reviewed by the Commission and narrowed down to three to be interviewed in January.

Appointment of Citizen Involvement Committee (CIC) Members

Mayor Holladay made the following appointments to the Citizen Involvement Committee (CIC) for a two year term commencing on January 1, 2016:

*Barclay Hills Neighborhood Association
CIC Primary: Tony Uzuegbunam
CIC Alternate: Mark Matheson*

*Canemah Neighborhood Association
CIC Primary: Jessica Smith
CIC Alternate: Dennis Anderson*

*Caulfield Neighborhood Association**CIC Primary: Mike Mitchell**CIC Alternate: None**Gaffney Lane Neighborhood Association**CIC Primary: Amy Willhite**CIC Alternate: None*

Hazel Grove-Westling Farm Neighborhood Association: Inactive. The South End Neighborhood Association temporarily combined with Hazel Grove-Westling Farm Neighborhood Association until volunteers can be identified to lead the Hazel Grove-Westling Farm Neighborhood Association.

*Hillendale Neighborhood Association**CIC Primary: Faith Leith**CIC Alternate: Joyce Gifford**McLoughlin Neighborhood Association**CIC Primary: Jesse Buss**CIC Alternate: Cameron McCredie**Park Place Neighborhood Association**CIC Primary: Barbara Renken**CIC Alternate: Steve VanHaverbeke**Rivercrest Neighborhood Association**CIC Primary: Karin Morey**CIC Alternate: Harris Gwinn**South End Neighborhood Association**CIC Primary: Bill McConnel**CIC Alternate: Gary Fergus*

Tower Vista Neighborhood Association: Inactive. The Hillendale Neighborhood Association temporarily combined with Tower Vista Neighborhood Association until volunteers can be identified to lead the Tower Vista Neighborhood Association.

10. Adjournment

Mayor Holladay adjourned the meeting at 8:09 PM.

Respectfully submitted,

Kattie Riggs, City Recorder