



City of Oregon City

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Meeting Minutes - Draft

City Commission

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

Tuesday, July 12, 2016

5:30 PM

Commission Chambers

Work Session

1. Convene Work Session and Roll Call

Mayor Holladay called the meeting to order at 5:35 PM.

- Present:** 4 - Commissioner Brian Shaw, Commissioner Rocky Smith, Mayor Dan Holladay and Commissioner Renate Mengelberg
- Staffers:** 9 - Finance Director Wyatt Parno, Public Works Director John Lewis, Community Development Director Laura Terway, Human Resources Director Jim Loeffler, Interim Community Services Director Denise Conrad, Police Chief and Public Safety Director James Band, City Recorder Kattie Riggs, Operations Manager Martin Montalvo and Assistant Planner Kelly Reid

2. Future Agenda Items

No future agenda items were suggested.

3. Discussion Items:

3a. Public Works Operations Center Update

Martin Montalvo, Operations Manager, gave an update on the Public Works Operations Center project. The Commission had asked staff to reach out to the community to resolve some of the issues regarding the design, which included pedestrian access, usage of the upper yard, and heavy equipment traffic. A focus group was created. Staff presented at neighborhood association meetings and held a recent open house to collect feedback from the community. Based on the comments received, some concessions were made including saving the rock outcropping, keeping most of the vehicles in the lower yard, minimizing the height of the buildings, and keeping as much out of the line of site of the neighbors as possible. Mr. Montalvo shared the new concept plan that showed where things would be located. The plan included acquiring the armory building and property. The overall square footage of the new concept was significantly lower than the 2009 plan.

David Hyman, Deca Architecture, said some of the major changes were the office building was moved to the upper yard and was scaled down to two stories, the large truck parking would be on the lower yard, and the armory building would be used as the fleet shop. Mr. Hyman explained how the site would serve all of the anticipated needs for many years. There would be two points of entry to the site and he explained how the trucks would move around the site with limited backing up and

beeping. He explained the Center Street facade, cargo elevator, pedestrian connections, fencing, office building floor plan, and how the armory building might be used. Staff would be meeting with the neighborhoods again to share the new concept design.

There was discussion regarding the design, traffic counts, how they would salvage as much of the materials on the site for reuse, confirmation that there were no buildings of historic significance, and phases of the project.

3b.**Bonds For New Police Facility Presentation**

Carol Samuels, Managing Director with Piper Jaffray, discussed historic interest rates which were on a downward slope and made it a good time to borrow. The City would have \$1.1 million available each year to pay debt and the City could borrow about \$12.6 million for a 15 year window and \$16.3 million for a 20 year window. The difference in interest from a 15 year rate to 20 year rate was not significant. The assumption was the City would go out for a general obligation bond and would use the current utility fee to pay debt service. The bond would be on the November election.

Jim Band, Police Chief, said the plan for the utility fee was to collect it for a couple of years and use that with the 15 year bond to fund the project. The cost of the project would be between \$18-\$20 million. Chief Band explained the fluid costs and how a 20 year bond would give them access to the amount they needed. In a couple of years they could sell the current police facility property and possibly pay the debt off faster.

Wyatt Parno, Finance Director, thought a 20 year bond was preferred because it would protect the tax payers. They did not want to increase the C-SAF rate of \$6.50 and did not want to have a Geo Tax levy. They could pay it off early and protect the tax payer from increasing any fees. A ballot title and statement would be brought to the next Commission meeting.

3d.**Waterfront Master Plan - Riverfront/Clackamette Park Master Plan**

Denise Conrad, Interim Community Services Director, said the Commission had asked for the Waterfront Master Plan from 2002, parking lot adjacent to McDonalds, RV Park, and boat ramp circulation to be brought back for discussion. There was also a 60% construction drawings for the improvement of the RV Park and 30% drawings for the ramp location that had two options for circulation patterns and a hydrology report. The parking lot adjacent to McDonalds was owned by Urban Renewal and was planned to be an accommodation for overflow parking for the park. In the master plan, the RV Park would be removed and would be changed to general park use. There was emphasis on boat access as well, but the master plan did not specifically address the boat ramp. She was looking for consensus to move forward with the master plan or to make changes to these items.

Commissioner Shaw said the fishing industry in the City was strong, and he thought they needed to get a consultant to explain why the boat ramp should not go in the Willamette. He thought the boat ramp would influence the rest of the project and this needed to be solved first.

There was discussion regarding whether to move forward with improvements to or removal of the RV Park.

Commissioner Mengelberg was in favor of an enhanced RV Park.

Commissioner Smith agreed as the RV Park was well used and was connected to downtown and the Willamette Falls area. He did not like either of the boat ramp options and he did not want to pay another consultant regarding a boat ramp on the Willamette. The Urban Renewal Commission had been trying to sell the parking lot by the McDonalds for years and if they wanted to keep it, the sign should be pulled.

Mayor Holladay thought someone from the Oregon Marine Board could come explain why it was best to put a boat ramp into the Clackamas, not the Willamette. He thought the City could lease the parking lot from Urban Renewal for five years for a nominal fee to give some certainty of its use. He asked staff to look into what legally they needed to do for leasing of the parking lot.

Mr. Parno clarified the Commission did not want to go through a new master plan process, there was interest in maintaining the RV Park, and the boat ramp issue would be brought back to another work session.

3c.**Proposed Amendments to the Site Plan and Design Review Chapter of the Oregon City Municipal Code to Create a Type I Site Plan and Design Review Process**

Mayor Holladay left the meeting at 6:51 PM and turned the gavel over to Commission President Smith.

Laura Terway, Community Development Director, announced a new process where they could create a more streamlined, quicker, easier, and fiscally responsible process for minor improvements to commercial and industrial buildings. This would be a text amendment to Chapter 17 in the Municipal Code.

Kelly Reid, Assistant Planner, said the amendment would be brought back to the Commission at their next meeting. She explained the levels of land use review, non-discretionary criteria examples, downtown improvement examples that had been Type 2, but would be Type 1 with the change, Type 1 application process, and types of projects that would qualify for Type 1 and those that would not be eligible including properties in a historic district or the downtown design district.

Ms. Terway said new fees would be adopted as well, which would be significantly lower than the current fees.

There was consensus to move forward as staff recommended.

3e.**Wesley Lynn Park Ballot Measure Resubmittal Discussion**

Ms. Conrad said this ballot measure was for the roadway Icon Construction was proposing to service a nine home subdivision directly adjacent to the undeveloped northwestern portion of Wesley Lynn Park. A public hearing and resolution would need to be brought back to a Commission meeting.

Commissioner Mengelberg said because the vote was so close, it should be sent to the voters again with more details and explanation. The Commission agreed.

4. City Manager's Report

Mr. Parno said the First City Celebration would be held on July 22 and 23, 2016. The League of Oregon Cities was asking for a list of legislative priorities from the City and he passed out a list of options.

Chief Band discussed recent police issues and the support the Police Department had received from the community.

Mr. Lewis gave a Cove project update. He explained the current excavation work and where things would be located on the site as well as street closures and how the construction trucks would access the site. It would be a busy, active construction site and not accessible to the public. There would be tree removal and a temporary pathway would be made while the excavation was being done. He showed engineering drawings and topographical maps of the excavation work and explained how the construction activity would be advertised.

5. Adjournment

Commissioner President Smith adjourned the meeting at 7:29 PM.

Respectfully submitted,

Kattie Riggs, City Recorder