



# 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*

---

Wednesday, April 19, 2017

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:** 4 - Commissioner Brian Shaw, Mayor Dan Holladay, Commissioner Nancy Ide and Commissioner Renate Mengelberg

**Absent:** 1 - Commissioner Frank O'Donnell

**Staffers:** 10 - City Manager Tony Konkol, City Attorney William Kabeiseman, City Recorder Kattie Riggs, Police Chief and Public Safety Director James Band, Human Resources Director Jim Loeffler, Pete Walter, Finance Director Wyatt Parno, Economic Development Manager Eric Underwood, Community Services Director Phil Lewis and Public Works Director John Lewis

#### 2. Flag Salute

#### 3. Ceremonies, Proclamations

##### 3a. Metro Update - Councilor Carlotta Collette

*Carlotta Collette, Metro Councilor, gave an update on the Willamette Falls Legacy Project, Regional Snapshots, regional flexible funds, next steps for transportation, land use, 2040 planning and development grants, parks and nature, equity in greater Portland, Convention Center Hotel, and Oregon Zoo.*

#### 4. Citizen Comments

*Gordon Wilson, resident of Oregon City, commented on the Personal Services Agreement with GRI for the Operations Center geotechnical investigation. He was glad a geotechnical investigation was being done, but he thought it should be expanded. He discussed failure points, existing landslides, and geologic warning areas, especially the ridge that ran above the Public Works facility and continued southeast above Spring and Jefferson Streets. He would like the ridge line to be included in the study.*

*Rolla Harding, resident of Clackamas County, discussed how Oregon City would be included in some Rose Festival activities, both participating in the Grand Floral Parade and Oregon City Heritage Days event on June 23 - 24, 2017. In 2018 it would be the 175th anniversary of the Oregon Trail and he thought they should start*

*thinking about how to celebrate it.*

*William Gifford, resident of Oregon City, gave kudos to staff for presenting information on the Riverwalk to the Hillendale Neighborhood Association. There was a presentation from the Abernethy Center and Oregon City Business Alliance at the last Chamber of Commerce meeting. There would be a presentation next Tuesday on the impact of education on employment. Clackamas County, Clackamas Community College, and Clackamas Workforce held a forum on reducing the skills gap in manufacturing. He reported on the State of the County presentation. On May 8, 2017 State Representative Mark Meek would be holding a town hall on transportation.*

*James Nicita, resident of Oregon City, shared a letter that Tony Konkol, City Manager, sent to the McLoughlin Neighborhood Association regarding the Historic Review Board application for the Camp Adair buildings in Water Board Park. The letter stated the City would be objecting to the historic designation of the two buildings. He thought it was the City Commission's decision, not the City Manager's decision. He was curious if the City Commission had made a decision and if so, when the decision had been made. He also wanted to know if the City Attorney had given the Commission information on the question of authority and question of procedures and rules regarding a public body's contesting and objecting to a designation of a public building.*

## **5. Adoption of the Agenda**

*Item 8c was pulled from the consent agenda. The agenda was adopted as amended.*

## **6. Public Hearings**

### **6a. First Reading of Ordinance No. 17-1005, Approving Annexation and Zone Change for 35.65 Acres North of Holcomb Boulevard (Planning Files AN-16-0004 and ZC-16-0001)**

*Mayor Holladay opened the public hearing.*

*Pete Walter, Planner, said the Commission held a hearing on this annexation request at their last meeting and the public testimony portion of the hearing had been closed. Staff recommended not taking further public testimony. There were two ordinances for the Commission to approve, one that approved the land use findings and the other changed the City boundaries and switched the service districts. There was a question about one of the conditions of approval regarding transportation. It included a recognition of the work the City was doing for the alternative mobility standard. Future development of this site would be subject to whatever the new standard would be and the applicant might or might not need to provide mitigation for the intersections identified as affected. The findings attached to the ordinance included the entire record that was before the Planning Commission and City Commission and made specific reference to certain issues that came up during the public hearing process and findings adopted by the Planning Commission. Some of the issues included discussion of the relevant facts surrounding the annexation, change of the County zoning of FU-10 to the City zoning of R-10, discussion of the transportation condition as mentioned, recognition that the annexation application would not create an island, the existing City ordinances affecting the Barlow Trail would be sufficient and adequate to protect the resource, land division issues did not apply to the annexation application, and a recognition that the annexation proposal complied with SB 1573.*

*There was consensus not to reopen the hearing for more public testimony.*

**A motion was made by Commissioner Shaw, seconded by Commissioner Mengelberg, to approve the first reading of Ordinance No. 17-1005, approving annexation and zone change for 35.65 acres north of Holcomb Boulevard (Planning Files AN-16-0004 and ZC-16-0001). The motion carried by the following vote:**

**Aye:** 4 - Commissioner Brian Shaw, Mayor Dan Holladay, Commissioner Nancy Ide and Commissioner Renate Mengelberg

- 6b.** First Reading of Ordinance No. 17-1006, Annexing 35.65 Acres of Property Located North of Holcomb Boulevard to the City of Oregon City

**A motion was made by Commissioner Mengelberg, seconded by Commissioner Ide, to approve the first reading of Ordinance No. 17-1006, annexing 35.65 acres of property located north of Holcomb Boulevard to the City of Oregon City. The motion carried by the following vote:**

**Aye:** 4 - Commissioner Brian Shaw, Mayor Dan Holladay, Commissioner Nancy Ide and Commissioner Renate Mengelberg

## **7. General Business**

## **8. Consent Agenda**

**A motion was made by Commissioner Shaw, seconded by Commissioner Mengelberg, to approve the consent agenda except for item 8c. The motion carried by the following vote:**

**Aye:** 4 - Commissioner Brian Shaw, Mayor Dan Holladay, Commissioner Nancy Ide and Commissioner Renate Mengelberg

- 8a.** Contract Amendment with RH2 Engineering for South End Road Waterline Replacement Project
- 8b.** Personal Services Agreement with GRI for the Operations Center Geotechnical Investigation (PS 17-005)
- 8c.** Personal Services Agreement Amendment No.1 with DECA Architecture, Inc. for the 2016 Public Works Operations Master Plan Update (CI 16-015)  
*This item was pulled from the consent agenda and would be brought back to the next Commission meeting.*
- 8d.** Resolution No. 17-13, Supporting a Transportation Growth Management (TGM) Grant Application for Implementation of the Beaver Creek Road Concept Plan
- 8e.** Minutes of the March 15, 2017 Regular Meeting
- 8f.** Personal Services Agreement with OBEC Consulting Engineers for the Meyers Road Extension Project

- 8g. Personal Services Agreement Amendment No.1 with Kittelson & Associates, Inc. for the Alternate Mobility Standards (CI 16-024)

**9. Communications**

**a. City Manager**

*Mr. Konkol stated Commissioners Mengelberg and Ide would participate in the Willamette Falls Legacy Riverwalk Transportation Access Summit.*

*John Lewis, Public Works Director, gave an update on the South End Road project which included road closures, surface repairs, and landslide activity. He then discussed the City of Oregon City and Clackamas River Water District joint engineering study and focus areas.*

*Phil Lewis, Community Services Director, met with the contractor for the Ermatinger House dry wall and painting project and secured a May 1, 2017 completion date. He had a meeting scheduled with the Friends of the Ermatinger House on Friday. He hoped to come to an agreement in the next couple of weeks and would bring it to the next Commission Work Session on May 9, 2017. By mid-May the furniture items would be brought into the house and the soft open date would be June 16, 2017. The house would be open for the Oregon City Heritage Days on June 23 - 24, 2017.*

*Mr. Konkol said there would be an System Development Charges (SDC) Round Table on April 25, 2017.*

**b. Commission**

*Commissioner Mengelberg reported on the Clackamas Community College Technology Center Ground Breaking event. She was an alternate for Mayor Holladay at the C4 meeting where affordable housing was discussed.*

*Commissioner Ide attended a variety of meetings including the Ground Breaking event at Clackamas Community College.*

*Commissioner Shaw also attended the Ground Breaking, the Transportation Advisory Committee meeting, McLoughlin Neighborhood Association meeting, and tour of the Public Works building.*

**c. Mayor**

*Mayor Holladay attended the Clackamas Community College Technology Center Ground Breaking event and United States Conference of Mayors Water Council meeting.*

**10. Adjournment**

*Mayor Holladay adjourned the meeting at 8:05 PM.*

*Respectfully submitted,*

---

*Kattie Riggs, City Recorder*