



City of Oregon City

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

Meeting Minutes - Draft

City Commission

Dan Holladay, Mayor
Renate Mengelberg, Commission President
Brian Shaw, Nancy Ide, Frank O'Donnell

Wednesday, July 18, 2018

7:00 PM

Commission Chambers

REVISED

5:15 PM - EXECUTIVE SESSION OF THE CITY COMMISSION

7:00 PM - REGULAR MEETING OF THE CITY COMMISSION

1. Convene Regular Meeting and Roll Call

Mayor Holladay called the meeting to order at 7:01 PM.

Present: 5 - Commissioner Brian Shaw, Mayor Dan Holladay, Commissioner Nancy Ide, Commissioner Renate Mengelberg and Commissioner Frank O'Donnell

Staffers: 11 - City Manager Tony Konkol, Assistant City Attorney Carrie Richter, City Recorder Kattie Riggs, James Band, Public Works Director John Lewis, Economic Development Manager Eric Underwood, Library Director Maureen Cole, Community Communications Coordinator Kristin Brown, Patrick Foiles, Community Development Director Laura Terway and Finance Director Wyatt Parno

2. Flag Salute

3. Ceremonies, Proclamations

3a. NW Natural's Low Carbon Pathway Presentation

Nina Carlson, Local Government Affairs Liaison for NW Natural, gave a presentation on NW Natural's Low Carbon Pathway program. She discussed the low carbon future, NW Natural's starting point, goal of 30% carbon savings by 2035, methane recovery efforts, efficient products for customers, renewable natural gas for transportation, and marketing campaign.

The Commission asked questions about the program.

4. Citizen Comments

Tom O'Brien, resident of Oregon City, handed out brochures that promoted tours in Clackamas County and discussed them.

Bob Mahoney, resident of Oregon City, thought the Commission was there to serve

and help solve the public's business.

William Gifford, resident of Oregon City, announced the Oregon City Business Alliance was presenting a two part series on the subject of growth.

5. Adoption of the Agenda

The agenda was adopted as presented.

6. Public Hearings

6a. First Reading of Ordinance No. 18-1010, Remand of Land Use Board of Appeals Court Decision for Planning Files PZ 15-01: Comprehensive Plan Amendment and ZC 15-03: Zone Change Located near Beavercreek Road and Highway 213 (Tentative Decision)

Mayor Holladay opened the public hearing.

Carrie Richter, City Attorney, read the hearing statement. She asked if any Commissioner had ex parte contacts, conflicts of interest, bias, or statements to declare including a visit to the site.

Commissioners Shaw and Mengelberg visited the site.

Laura Terway, Community Development Director, presented the staff report. This was a remand from LUBA regarding a zone change for a site near Beavercreek and Highway 213. The City was to consider only one issue, whether development allowed by the proposal conflicted with the Goal 5 protected resource on the property, which was Newell Creek. She explained how Newell Creek was protected through the Natural Resources Overlay District and stormwater and grading design standards. Both staff and the Planning Commission concluded that the City's regulations were adequate to protect Newell Creek with the zone change.

The Commission asked clarifying questions about the application.

Garrett Stephenson, representing the applicant, explained the Commission had to determine whether or not the City's existing protections of Newell Creek were sufficient given the new zoning. He discussed why he thought they were. The only difference with the new zoning was a little more impervious surface with a higher density commercial product, which would be mitigated through stormwater facilities that were large enough to handle the run off. He addressed the issues that were raised about protections for the creek, pollutants, and how the City's standards implemented Goal 5.

Mayor Holladay closed the public hearing.

Ms. Richter reviewed the findings in the staff report and clarified that portions of the Spady letter were beyond the scope of the remand.

A motion was made by Commissioner Ide, seconded by Commissioner Shaw, to approve the closure of the record, re-approval of Planning Files PZ 15-01: Comprehensive Plan Amendment and ZC 15-03: Zone Change located near Beavercreek Road and Highway 213, and approval of the first reading of Ordinance No. 18-1010 with revised findings to be adopted during the second reading of the ordinance on August 1. The motion carried by the following

vote:

Aye: 5 - Commissioner Brian Shaw, Mayor Dan Holladay, Commissioner Nancy Ide, Commissioner Renate Mengelberg and Commissioner Frank O'Donnell

7. General Business

7a. Contract for Project Management and Owner's Representative Services for the Police and Municipal Courts Building

Jim Band, Police Chief, requested approval of the contract for \$480,000 for the project manager for the new police building project. Next month he would be requesting approval of a contract for an estimated \$1.5 million for the architecture firm. He gave the project planning history, project considerations, programming adjustment from the technical advisor, and next steps.

There was discussion regarding the challenge to keep costs low due to the current market, the need to have flexibility in the design and to build it with efficiencies to reduce ongoing operating costs, and creating a building that would have enough capacity for 50 years.

William Gifford, resident of Oregon City, thought this building would be a statement about their community and a legacy. He encouraged the City to look into materials that were locally made and produced.

A motion was made by Commissioner Shaw, seconded by Commissioner Ide, to approve the contract for project management and owner's representative services for the police and municipal court building. The motion carried by the following vote:

Aye: 5 - Commissioner Brian Shaw, Mayor Dan Holladay, Commissioner Nancy Ide, Commissioner Renate Mengelberg and Commissioner Frank O'Donnell

8. Consent Agenda

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

Aye: 5 - Commissioner Brian Shaw, Mayor Dan Holladay, Commissioner Nancy Ide, Commissioner Renate Mengelberg and Commissioner Frank O'Donnell

8a. Contract with P&C Construction for Post-Occupancy Work

8b. Construction Contract with Trench Line Excavation, Inc. for the 2018 Water System Improvements Project

8c. Amendment to the Personal Services Agreement with Main Street Oregon City, Inc to Extend the Operating Hours of the Elevator

8d. Minutes of the May 16, 2018 Regular Meeting

8e. Minutes of the June 6, 2018 Regular Meeting

9. Communications

Ms. Terway announced the Equitable Housing Open House on July 23, 2018.

John Lewis, Public Works Director, gave an update on the 2018 Regional Transportation Plan, Clackamas County transportation programs, and possible increase in transit service for the City.

Kristin Brown, Community Communications Coordinator, said the City had hired ETC Institute to provide a community satisfaction survey. The results of the survey would be brought back to the Commission in October.

9a. Home Rule Authority, Voter Approval for Annexation and Senate Bill 1573

Tony Konkol, City Manager, discussed the City Attorney memo attached to the agenda packet regarding Senate Bill 1573 which gave an update on the current court cases and outlined the options for the City Commission.

b. Commission

The Commission reported on meetings and events they had attended.

c. Mayor

Mayor Holladay discussed the events and meetings he had attended.

10. Adjournment

Mayor Holladay adjourned the meeting at 8:50 PM.

Respectfully submitted,

Kattie Riggs, City Recorder