



City of Oregon City

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

Meeting Minutes - Draft

City Commission

Wednesday, June 19, 2019

7:00 PM

Commission Chambers

1. Convene Regular Meeting and Roll Call

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

Present: 5 - Mayor Dan Holladay, Commissioner Frank O'Donnell, Commissioner Rachel Lyles Smith, Commissioner Rocky Smith Jr. and Commissioner Denyse McGriff

Staffers: 11 - City Manager Tony Konkol, City Attorney William Kabeiseman, Assistant City Recorder Claudia Cisneros, Police Chief and Public Safety Director James Band, Community Development Director Laura Terway, Community Services Director Phil Lewis, Finance Director Wyatt Parno, Human Resources Director Patrick Foiles, Public Works Director John Lewis, Library Director Maureen Cole and Assistant Finance Director Mireya McIlveen

2. Flag Salute

3. Ceremonies, Proclamations, and Presentations

3a. Oregon Impact Presenting Award to Abby's Legendary Pizza of Oregon City

Janelle Lawrence, Executive Director of Oregon Impact, presented an award to Abby's Legendary Pizza of Oregon City for helping to educate their employees and customers about the practice of safe storage of marijuana products.

3b. Willamette Falls Legacy Project Programming

Alex Gilbertson, Senior Planner with Metro, and Andrew Mason, Executive Director of the Willamette Falls Trust, gave a presentation on the programming for the Riverwalk. They discussed the plans for Phase 1 and how consultants had been hired to advance the conceptual design into detailed permitting drawings and construction drawings and to manage the construction. They were on track to break ground for Phase 1 in April 2020. The Trust would be establishing site programming with the goal of creating a world class Willamette Falls experience.

Ashley Langworthy, Bieterman Redevelopment Ventures, gave a background on the company and discussed how they would program and activate the project starting with day one and creating a transformative public realm. She then gave examples of projects they had done in other cities.

4. Citizen Comments

William Gifford, resident of Oregon City, gave kudos to Phil Lewis, Community Services Director, for answering his questions about the proposed budget. He invited everyone to the next Oregon City Business Alliance Forum on workforce development.

5. Adoption of the Agenda

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

6. Public Hearings

6a. Resolution No. 19-20, Declaring Oregon City's Election to Receive State Revenues

Mayor Holladay opened the public hearing.

Wyatt Parno, Finance Director, said this resolution would declare Oregon City's election to receive state revenue sharing funds. For the 2019-2021 biennium about \$820,000 was expected to be allocated to the General Fund for police, parks, and general government.

There was no public testimony.

Mayor Holladay closed the public hearing.

A motion was made by Commissioner McGriff, seconded by Commissioner Smith, to adopt Resolution No. 19-20, declaring Oregon City's election to receive state revenues. The motion carried by the following vote:

Aye: 5 - Mayor Dan Holladay, Commissioner Frank O'Donnell, Commissioner Rachel Lyles Smith, Commissioner Rocky Smith Jr. and Commissioner Denyse McGriff

6b. Resolution No. 19-21, Adopting the Budget, Making Appropriations, Imposing Taxes and Categorizing Taxes for the 2019-2021 Biennium

Mayor Holladay opened the public hearing.

Mr. Parno said the Budget Committee met in May and approved the proposed budget with no changes. The budget total was \$248.3 million and two years at the property tax rate of \$4.409 per thousand. This was below the maximum tax level.

Brian Shaw, resident of Oregon City, was representing Oregon City Together. They requested a budget amendment to allocate 10% of marijuana tax dollars to youth prevention.

Spencer Rohde, Oregon City Police Department, was a police officer assigned to the Oregon City School District. He explained what School Resource Officers did and how there was an issue with minors using marijuana.

Pam Wilson, resident of Oregon City, was also representing Oregon City Together. She provided data from a survey that they did every other year on youth drug use.

Doug Neeley, resident of Oregon City, thought there was a strong nexus between the marijuana tax dollars and funding for youth prevention. They needed a third School

Resource Officer.

Commissioner Smith would like a work session to discuss this issue further. There was consensus to hold a work session as expediently as possible.

There was discussion regarding the process for a budget amendment.

Mayor Holladay closed the public hearing.

Commissioner Smith said due to his comments at the Budget Committee meeting, he would be abstaining from the vote. He did not want to support the budget because of the Urban Renewal connection, but supported the budget separate from that piece.

A motion was made by Commissioner Lyles Smith, seconded by Commissioner McGriff, to adopt Resolution No. 19-21, adopting the budget, making appropriations, imposing taxes and categorizing taxes for the 2019-2021 biennium. The motion passed by the following vote:

Aye: 4 - Mayor Dan Holladay, Commissioner Frank O'Donnell, Commissioner Rachel Lyles Smith and Commissioner Denyse McGriff

Abstain: 1 - Commissioner Rocky Smith Jr.

6c.

First Reading of Ordinance No.18-1009, Development Code Amendments Including Equitable Housing (Planning File LEG 18-00001)

Laura Terway, Community Development Director, said this was the first reading of the ordinance for the code amendments that they had been working on for several months. The record was closed, so no public testimony would be taken. She explained the adoption schedule for these amendments.

There was discussion regarding allowing food carts in the (Mixed Use Downtown) MUD district outside of the Downtown Design District only as a Conditional Use. This topic would be added to the other topics that still needed to be addressed.

Commissioner Lyles Smith pointed out there were still information about shelters in the findings which needed to be removed.

A motion was made by Commissioner O'Donnell, seconded by Commissioner McGriff, to approve the first reading of Ordinance No.18-1009, amending the Oregon City Municipal Code, and adopting associated findings for the same and to continue Planning File LEG 18-00001, building heights in the MUD district, short-term rentals, shelters, food carts in the MUD district, and any needed corrections and clarifications of the proposed Code to September 4, 2019. The motion carried by the following vote:

Aye: 5 - Mayor Dan Holladay, Commissioner Frank O'Donnell, Commissioner Rachel Lyles Smith, Commissioner Rocky Smith Jr. and Commissioner Denyse McGriff

6d.

Resolution No. 19-19, Adopting Findings in Support of Alternative Contracting Method for the Renovation of the Oregon City Oregon City Public Works Operations Complex

John Lewis, Public Works Director, gave an update on the status of the Public Works Complex project including how they proposed using an alternate contracting method as had been done for the Library and new Police Station.

A motion was made by Commissioner McGriff, seconded by Commissioner Smith, to adopt Resolution No. 19-19, adopting findings in support of alternative contracting method for the renovation of the Oregon City Public Works Operations Complex. The motion carried by the following vote:

Aye: 5 - Mayor Dan Holladay, Commissioner Frank O'Donnell, Commissioner Rachel Lyles Smith, Commissioner Rocky Smith Jr. and Commissioner Denyse McGriff

7. General Business

8. Consent Agenda

A motion was made by Commissioner Smith, seconded by Commissioner Lyles Smith, to approve the consent agenda except for item 8d. The motion carried by the following vote:

Aye: 5 - Mayor Dan Holladay, Commissioner Frank O'Donnell, Commissioner Rachel Lyles Smith, Commissioner Rocky Smith Jr. and Commissioner Denyse McGriff

8a. Resolution No. 19-22, Final Budget Adjustments for the 2017-19 Biennium

8b. Resolution No. 19-23, Establishing Eligibility to Receive State Shared Revenues

8c. Resolution No. 19-24, Adjusting the Threshold Amount for Reimbursement District Eligibility

8d. Resolution No. 19-18, Revocable Permanent Obstruction in the Right-of-Way at 413 4th Avenue

John Lewis explained this was a single family home in the Canemah neighborhood. It was on a steep slope and needed a revocable permanent obstruction permit for access to the right-of-way for the new construction which had to be brought before the City Commission.

Commissioner Lyles Smith discussed retaining wall requirements for historic districts. Ms. Terway explained the department reviews these types of applications went through and ongoing inspections to make sure the contractor was building what was proposed.

Commissioner McGriff was uncomfortable with the report and would like it amended before approval.

There was consensus for staff to bring this item back to the Commission at a later date.

Paul Edgar, resident of Oregon City, said the lot was on a 35% grade and had a history of slow moving land. He was concerned about a possible land slide.

8e. Contract Amendment with OBEC Consulting Engineers for the Meyers Road Extension Project

- 8f. Public Curb Ramps and Access Easement for the ZEK, LLC Property for the Meyers Road Extension Project (CI 17-001)
- 8g. Temporary Construction Easement for the ZEK, LLC Property for the Meyers Road Extension Project (CI 17-001)
- 8h. Public Improvement Contract with S-2 Contractors Inc. for the 2019 Oregon City Roadway Reconstruction Projects
- 8i. Personal Services Agreement for Insurance Agent of Record Services
- 8j. Personal Services Agreement for Tyrone S. Woods Memorial Park
- 8k. Minutes of the April 17, 2019 Regular Meeting

9. Communications

a. City Manager

Chief Band gave an update on some pedestrian crossing stings done on Molalla Avenue and Pearl Street. More stings would be done on Molalla Avenue in the future. The police facilities project open-house would be held tomorrow, Thursday, June 20, 2019.

Mr. Konkol had been working with the Human Resources Department on the Economic Development Manager position.

b. Commission

Commissioner O'Donnell appreciated the working relationship between staff and the City Commission.

Commissioner McGriff expressed appreciation to staff as well.

Commissioner Smith announced Heritage Days this weekend, June 22 - 23, 2019.

c. Mayor

Mayor Holladay was notified by Portland General Electric (PGE) that the paper mill on the West Linn side was planning to reopen.

10. Adjournment

Mayor Holladay adjourned the meeting at 8:25 PM.

Respectfully submitted,

Kattie Riggs, City Recorder