



# City of Oregon City

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

## Meeting Minutes - Draft

### City Commission

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Wednesday, July 17, 2019

7:00 PM

Commission Chambers

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#### REVISED

#### 1. Convene Regular Meeting and Roll Call

*Mayor Holladay called the meeting to order at 7:02 PM.*

**Present:** 4 - Mayor Dan Holladay, Commissioner Frank O'Donnell, Commissioner Rocky Smith Jr. and Commissioner Denyse McGriff

**Absent:** 1 - Commissioner Rachel Lyles Smith

**Staffers:** 9 - City Manager Tony Konkol, City Attorney William Kabeiseman, City Recorder Kattie Riggs, Police Chief and Public Safety Director James Band, Community Development Director Laura Terway, Human Resources Director Patrick Foiles, Public Works Director John Lewis, Finance Director Wyatt Parno and Community Services Director Phil Lewis

#### 2. Flag Salute

#### 3. Ceremonies, Proclamations, and Presentations

##### 3a. Metro Housing Bond and Holcomb Blvd. Properties Presentation by Jill Smith and Stephen McMurtrey from Clackamas County

*Jill Smith and Vahid Brown, Clackamas County Housing Services, discussed the homeless housing programs inventory, public housing, rent burden, how homeownership was out of reach for many, what the Metro Bond meant for Clackamas County, Metro's Bond framework, eligible communities, where affordable housing would be located, Clackamas County goals, opportunities to consider, community engagement and outreach, implementation timeline, and next steps. They then discussed the redevelopment of Oregon City View Manor and Clackamas Heights.*

*There was discussion regarding maintenance of the public housing and keeping people in the community instead of moving them somewhere else.*

#### 4. Citizen Comments

*Leah Tucker, Executive Director of the Oregon Mobile Food Association, brought additional information to the letter she had sent the Commission. She offered her help in bringing mobile food to the City.*

*William Gifford, resident of Oregon City, said the Oregon City Business Alliance was hosting a legislative session update. Tomorrow night the WES Advisory Committee would be giving a presentation on equivalent dwelling units and SDCs.*

*James Nicita, resident of Oregon City, requested item 8c be removed from the consent agenda. He thought there was a public participation issue with the design standards.*

*Paul Edgar, resident of Oregon City, distributed a historic tort claim that had been filed against the City based on the property at 302 3rd Avenue.*

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

*The agenda was adopted as presented.*

## **6. Public Hearings**

## **7. General Business**

### **7a. Molalla Avenue Streetscape Project Update**

*John Lewis, Public Works Director, and Fred Wismer, Kittelson and Associates, gave an update on the Molalla Avenue streetscape project. They gave a background on the project, project area map, reviewing 60% design elements, public involvement and outreach plan, outreach tools and strategies, and project characteristics. They then described the changes on Colton Place to Beavercreek, Beavercreek Road to Clairmont Way, Southridge shopping center, Clairmont Way to Gaffney Lane, Gaffney Lane to Fir Street, Fir Street to Lil Cooperstown, and Char Diaz Drive to Highway 213. They discussed the early considerations for construction impacts, gateway design concepts, and project timeline.*

*There was discussion regarding impact to businesses, conversations with the Gaffney Lane Neighborhood Association, and traffic congestion.*

*Amy Willhite, resident of Oregon City, said staff had met with the neighborhood several times, however the neighborhood still felt that their comments were not being considered and whatever the consultant said was what they were doing whether it made sense or not. It was not so much compromise, but capitulation.*

### **7b. Resolution No. 19-29, Revocable Long-Term Obstruction in the Right-of-Way at 302 3rd Avenue**

**A motion was made by Commissioner Smith, seconded by Commissioner McGriff, to continue Resolution No. 19-29 to August 7, 2019. The motion carried by the following vote:**

**Aye:** 4 - Mayor Dan Holladay, Commissioner Frank O'Donnell, Commissioner Rocky Smith Jr. and Commissioner Denyse McGriff

### **7c. Resolution No. 19-13, Modification of Planning Division Fee Schedule**

*Laura Terway, Community Development Director, discussed the proposed amendments to the fee schedule. The Commission had discussed the appeal fees for Planning Commission and Historic Review Board decisions and she explained how those fees were calculated. Staff had received requests for continuance on this item.*

*Barbara Renken, resident of Oregon City, discussed her past involvement on the Citizen Involvement Committee and Public Involvement Plan. Citizens felt that staff were not listening to them and moved forward with plans as presented in meetings without citizen resolution or reconciliation. Citizens were becoming less involved due to lack of support for their concerns. To charge an outrageous fee that few could afford to defend their right as a citizen would be yet another obstacle in gaining the confidence of citizens.*

*Bob La Salle, resident of Oregon City, objected to the proposed fee to appeal a Planning Commission decision as the average citizen would not be able to afford it. It was an unfair proposal and blocked citizens from participating in their government. He asked that this item be continued due to the quantity of the fee adjustments.*

*Karla Laws, resident of Oregon City, thought people should be able to represent themselves without the neighborhood association backing them up. She was not in favor of the appeal fees.*

*Paul Edgar, resident of Oregon City, thought this was an effort to prevent people from appealing decisions. It curtailed citizen participation.*

*James Nicita, resident of Oregon City, requested continuance of this agenda item. He thought this resolution should go through a legislative hearing process. He did not think the calculations complied with the state statute that authorized these fees. He suggested the Commission hold hearings on why people appealed.*

*Jesse Buss, resident of Oregon City, agreed that this should be a legislative hearing process. He requested a continuance so the Commission could consider sending this to the Planning Commission for more citizen comment. He then discussed the statewide land use planning goals and citizen involvement. He thought the fees were too high and suggested doing a comparison of other jurisdictions' fees.*

*The Commission discussed continuing the item for more information on the proposed fees.*

**A motion was made by Commissioner McGriff, seconded by Commissioner Smith, to continue Resolution No. 19-13 to August 7, 2019. The motion carried by the following vote:**

**Aye:** 4 - Mayor Dan Holladay, Commissioner Frank O'Donnell, Commissioner Rocky Smith Jr. and Commissioner Denyse McGriff

## **8. Consent Agenda**

*Staff would bring back item 8c at a later date.*

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

**Aye:** 4 - Mayor Dan Holladay, Commissioner Frank O'Donnell, Commissioner Rocky Smith Jr. and Commissioner Denyse McGriff

### **8a. Intergovernmental Agreement Between Water Environmental Services, the City of Oregon City and the City of Gladstone Related to the Tri-City Good Neighbor Program**

- 8b. Resolution No. 19-25, Updated Public Works Sanitary Sewer Design Standards
- 8c. Resolution No. 19-26, Updated Public Works Stormwater and Grading Design Standards  
*Staff would bring this item back to the Commission at a later date.*
- 8d. Extension of Submerged and Submersible Land Lease with Oregon Department of State Lands
- 8e. Oregon City Police Employees Association (OCPEA) Collective Bargaining Agreement for the Period July 1, 2019 - June 30, 2022
- 8f. Personal Services Agreement with the Friends of Willamette Falls Media Center for a Community Media Center for Production and Channel Management
- 8g. Minutes of the May 1, 2019 Regular Meeting
- 8h. Minutes of the May 7, 2019 Work Session
- 8i. Settlement Agreement Between Mr. Williams, Mr. O'Brien and the City of Oregon City, the Oregon City Urban Renewal Commission and the Elections Officer for the City of Oregon City

## **9. Communications**

### **a. City Manager**

*Phil Lewis, Community Services Director, gave an update on the Buena Vista Clubhouse.*

*Jim Band, Police Chief, gave an update on the new police building construction.*

### **b. Commission**

*Commissioner McGriff announced the Friends of the Buena Vista Clubhouse would be having a clean-up day on Saturday.*

### **c. Mayor**

*There was no communications by the Mayor.*

## **10. Adjournment**

*Mayor Holladay adjourned the meeting at 9:24 PM.*

*Respectfully submitted,*

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*Kattie Riggs, City Recorder*