



City of Oregon City

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

Meeting Minutes - Draft

City Commission

Wednesday, August 21, 2019

7:00 PM

Commission Chambers

REVISED

1. Convene Regular Meeting and Roll Call

Mayor Holladay called the meeting to order at 7:21 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, Assistant City Attorney Carrie Richter, 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, Library Director Maureen Cole, Community Services Director Phil Lewis, Building Official Mike Roberts and Planner Kelly Reid

2. Flag Salute

3. Ceremonies, Proclamations

4. Citizen Comments

William Gifford, resident of Oregon City, announced the Oregon City Business Alliance Forum on the opportunity zones in Oregon City and the Oregon City Parks Foundation fundraisers.

5. Adoption of the Agenda

The agenda was adopted as presented.

6. Public Hearings

6a. First Reading of Ordinance No. 19-1009, Amending the Oregon City Municipal Code Chapter 17.40 Historic Overlay District

Mayor Holladay opened the public hearing.

Laura Terway, Community Development Director, explained this proposal would amend the Municipal Code to clarify the process for minor improvements to historic homes without a large cost or process of review.

Kelly Reid, Planner, said the Commission had asked staff to revise the amendment to

clarify all the HRB policy changes should be adopted by the City Commission by resolution. The definition of new construction had also been changed.

Jim Nicita, resident of Oregon City, discussed Subsection K which had been stricken from the Code. He thought if it was deleted the Commission would not have the authority to address issues such as the fence in the right-of-way in Canemah. He suggested the language not be deleted.

Carrie Richter, City Attorney, said the question Mr. Nicita raised was whether or not the fence was a lawful, non-conforming use. What they were proposing to delete were procedures that did not comply with state law today. All of the procedures had been consolidated in another section of Code. The fence policies had been adopted by resolution by the Commission at the last Commission meeting. She confirmed with this Code amendment the Commission had all of the authority they needed to regulate fences in historic districts.

There was discussion regarding the language in the Code and Subsection K.

A motion was made by Commissioner Lyles Smith, seconded by Commissioner McGriff, to approve the first reading of Ordinance No. 19-1009, amending the Oregon City Municipal Code Chapter 17.40 Historic Overlay District. The motion failed by the following vote:

Aye: 2 - Mayor Dan Holladay and Commissioner Rachel Lyles Smith

Nay: 2 - Commissioner Frank O'Donnell and Commissioner Rocky Smith Jr.

Abstain: 1 - Commissioner Denyse McGriff

7. General Business

7a. The Guaranteed Maximum Price (GMP) and Construction for the Police and Municipal Courts Facility (aka Robert Libke Public Safety Building)

Jim Band, Police Chief, said the guaranteed maximum price for the new police facility was \$18 million. He explained how the building design had been altered to meet the price, but would still meet community and employee expectations. He was not sure how a new Corporate Activity Tax would affect the project.

A motion was made by Commissioner Lyles Smith, seconded by Commissioner O'Donnell, to approve the Guaranteed Maximum Price (GMP) and construction for the Police and Municipal Court Facility (aka Robert Libke Public Safety Building). 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

7b. Second Reading of Ordinance No. 19-1012, 20-mph Speed Limit Policy in the Canemah Neighborhood

John Lewis, Public Works Director, thought there was neighborhood support for this change.

The Commission was in support of changing the speed limit in other parts of the City as well.

A motion was made by Commissioner McGriff, seconded by Commissioner Smith, to approve the second reading and final adoption of Ordinance No. 19-1012, 20-mph speed limit policy in the Canemah Neighborhood. 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

7c.**Buena Vista Club House**

Karin Morey, Friends of the Buena Vista Club House, gave a history of the house and its significance in this neighborhood.

Mike Roberts, Building Official, discussed what would be needed to bring the house out of red-tag status. He received a preliminary plan which addressed most of the these items.

Phil Lewis, Community Services Director, explained the cost estimates for the work in the preliminary plan.

Damon Mabee and Todd Iselin, Friends of the Buena Vista Club House, said they were trying to get this building up and running again which included making sure the foundation was secure, installing ADA compliant bathrooms, and ADA accessibility. They asked the Commission to authorize the City Manager to sign-off on the request to have the building historically designated which would allow them to go through a Historic Review Board process. They thought there were opportunities for public/private partnerships to get the work done for less money. The house was designated as a major recreation facility in the Comprehensive Plan.

Commissioner Smith was in favor of saving the building. He thought it was the City's responsibility to take care of its facilities. The Friends were only asking to put this on the historic registry.

There was discussion regarding the cost estimates.

Mayor Holladay did not think the City needed more meeting space and did not think this was a good use of City money.

Commissioner O'Donnell thought there should be clarity about what they wanted to do, to make this a public meeting space or preserve the historic building. It was not economically viable to make it a meeting space.

Commissioner Lyles Smith thought that this was not about public meeting space, but about the house being a gathering center or recognizing it as a historic place.

Commissioner McGriff said the house was currently part of the parks system and the City was responsible for maintaining it. She thought it was a viable meeting space and would pay for itself. If the house was historically designated, the Friends would be able to apply for more funding.

There was discussion regarding the responsibilities that came with historic designation and the demolition by neglect process.

Commissioner O'Donnell suggested restoring the building to a historical artifact, but

not as a meeting place.

Ms. Morey said the Friends would like to restore the building, and it was not yet determined what the use of the building would be. To get grant funding, the house needed to be designated.

Dorothy Dahlsrud, resident of Oregon City, said this was a post and pillar home and did not need to have a full foundation. She thought the project could be done in phases and that the house was still viable.

Roger Fowler-Thias, Oregon City Parks Foundation, said the Foundation was in full support of the project. He thought the house was a significant piece of Oregon City.

Mayor Holladay would like to see more accurate cost estimates and a business plan that showed how the house would pay for itself.

Commissioner Lyles Smith would like to have more information about local and national historic designation.

A motion was made by Commissioner Smith, seconded by Commissioner McGriff, to direct the City Manager to write a letter of support for designating the Buena Vista Club House as a historic structure. The motion failed by the following vote:

Aye: 2 - Commissioner Rocky Smith Jr. and Commissioner Denyse McGriff

Nay: 3 - Mayor Dan Holladay, Commissioner Frank O'Donnell and Commissioner Rachel Lyles Smith

There was discussion regarding the next steps, getting more accurate numbers from construction companies, and possible grant funding.

The Commission direction to staff was to work with the Friends group to get construction estimates.

8. Consent Agenda

A motion was made by Commissioner McGriff, seconded by Commissioner Smith, to approve the consent agenda. 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. Personal Services Agreement with Scott Edwards Architecture for Architectural/Design Services for the Oregon City Operations Complex

8b. Minutes of the June 5, 2019 Regular Meeting

9. Communications

a. City Manager

Mr. Konkol announced the Volunteer Recognition tomorrow night and the 175th

Celebration on August 24. The annual pool closure would be from September 1 to September 13.

b. Commission

Commissioner Smith discussed the 175th Anniversary Celebration on Saturday and Antique Fair on Sunday.

Commissioner McGriff reported on the Downtown Oregon City Association and Willamette Falls and Landing Heritage Coalition.

c. Mayor

Mayor Holladay reported on a luncheon with the Grand Ronde regarding the redevelopment of the Blue Heron site.

10. Adjournment

Mayor Holladay adjourned the meeting at 9:06 PM.

Respectfully submitted,

Kattie Riggs, City Recorder