



City of Oregon City

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

Meeting Minutes - Draft

City Commission

Tuesday, October 8, 2019

7:00 PM

Commission Chambers

Work Session - REVISED

1. Convene Work Session and Roll Call

Mayor Holladay called the meeting to order at 7:10 PM.

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

Staffers: 8 - City Manager Tony Konkol, City Recorder Kattie Riggs, Police Chief and Public Safety Director James Band, Community Development Director Laura Terway, Public Works Director John Lewis, Sr. Planner Pete Walter, Human Resources Director Patrick Foiles and Public Works Development Projects Manager Josh Wheeler

2. Future Agenda Items

2a. List of Future Work Session Agenda Items

Tony Konkol, City Manager, discussed the top ten Work Session agenda items which would be staff's focus.

There was consensus to move forward as proposed by staff, with the exception of moving the Water Environmental Service rates discussion up on the list.

3. Discussion Items

3a. Department of Land Conservation and Development (DLCD) Geologic Hazard Guideline Presentation

John Lewis, Public Works Director, introduced Bill Burns and Tricia Sears from the Department of Land Conservation and Development (DLCD) who would give a presentation on the new Geologic Hazard Guideline.

Commissioner Lyles Smith disclosed that she worked for DLCD.

Mr. Burns and Ms. Sears gave a background on the project and landslides in the area, goals and summary of the Guide, and strengths and weaknesses of Oregon City's codes in reducing community risk.

There was discussion regarding updating the City's code requirements and geologic review.

Josh Wheeler, Assistant City Engineer, explained how the City's code already incorporated the items in the Guide except for tracking certain things.

Laura Terway, Community Development Director, explained the use of the geologic maps and the City's Geologic Hazard Overlay provisions.

Mr. Wheeler explained the waiver process.

3b. Oregon City Water Distribution System Water Rate and SDC Study - Continued

Mr. Lewis introduced Doug Gabbard, FCS Group, who would give a presentation on the Water Rate Study.

Mr. Gabbard discussed the capital needs and revenue requirement forecasts. The previously proposed three percent increase would not allow them to do the capital projects that were planned, and he recommended a five percent increase to fund the full, backloaded Capital Improvement Plan (CIP) without debt. He then reviewed the System Development Charge (SDC) calculations including the reimbursement fee and improvement fee, calculated SDC Fee Schedule showing increases in the fee, comparison to other jurisdictions, and next steps.

There was discussion regarding the timeline for the capital improvement projects, current water supply struggles during the peak season, and conservation incentives.

3c. Buildable Land Inventory and Preliminary Housing Needs Analysis Presentation

Ms. Terway gave a background on the agenda item.

Pete Walter, Senior Planner, gave a presentation on the Buildable Land Inventory and Housing Needs Analysis. The Buildable Land Inventory showed there was a total of 940 buildable acres in the City. He discussed the housing forecast which showed there would be a demand for 2,858 new dwelling units over the 20-year planning period. He explained the Oregon City housing mix, median sale price, median gross rent, cost burdened households, and housing units needed per demographic and income level. The trend showed a substantial need for higher amenity housing types and for more affordable housing types. There was a surplus of vacant land for residential uses within the Urban Growth Boundary (UGB) over the next 20 years except for High Density Residential. He then discussed the next steps.

There was discussion regarding possible code changes.

4. City Manager's Report

There was no City Manager's report.

5. Commission Committee Reports

There were no committee reports.

a. Beaver Creek Employment Area Blue Ribbon Committee - Commissioner Frank O'Donnell

- b. Brownfield Grant Committee - Mayor Dan Holladay**
 - c. Citizen Involvement Committee Liaison - Commissioner Rachel Lyles Smith**
 - d. Clackamas County Coordinating Committee (C4) - Mayor Dan Holladay and Commissioner Rachel Lyles Smith**
 - e. Clackamas Heritage Partners - Commissioner Rocky Smith, Jr.**
 - f. Downtown Oregon City Association Board - Commissioner Denyse McGriff**
 - g. Metro Policy Advisory Committee (MPAC) - Commissioner Rachel Lyles Smith**
 - h. Oregon Governor's Willamette Falls Locks Commission - Mayor Dan Holladay**
 - i. South Fork Water Board (SFWB) - Mayor Dan Holladay, Commissioners Frank O'Donnell and Rocky Smith, Jr.**
 - j. Willamette Falls and Landings Heritage Area (Previously Willamette Falls Heritage Area Coalition) - Commissioner Denyse McGriff**
 - k. Willamette Falls Legacy Project Liaisons - Mayor Dan Holladay and Commissioner Frank O'Donnell**
- 6. Adjournment**

Mayor Holladay adjourned the meeting at 8:30 PM.

Respectfully submitted,

Kattie Riggs, City Recorder