



# City of Oregon City

625 Center Street  
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## Meeting Minutes City Commission

*Doug Neeley, Mayor*  
*Betty Mumm, Commission President*  
*Kathy Roth, Carol Pauli, Rocky Smith, Jr.*

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Tuesday, April 8, 2014

5:30 PM

Commission Chambers

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### Work Session

#### 1. Convene Work Session and Roll Call

*Mayor Neeley called the meeting to order at 5:35 PM.*

- Present:** 5 - Mayor Doug Neeley, Commissioner Rocky Smith, Commissioner Betty Mumm, Commissioner Carol Pauli and Commissioner Kathy Roth
- Staffers:** 14 - City Manager David Frasher, City Attorney William Kabeiseman, Public Works Director John Lewis, Community Development Director Tony Konkol, Community Services Director Scott Archer, City Recorder Nancy Ide, Human Resources Director Jim Loeffler, Finance Director Wyatt Parno, Library Director Maureen Cole, Economic Development Manager Eric Underwood, Project Engineer Erik Wahrgren, Aleta Froman-Goodrich, Planner Christina Robertson-Gardiner and Sergeant Shaun Davis

#### 2. Future Agenda Items

*Commissioner Mumm suggested a work session on the homeless population and impact on businesses. There was consensus to put it on a future agenda.*

*Commissioner Roth asked if landscaping and using recycled materials as credits for the Storefront Grant was put on an agenda. Nancy Ide, City Recorder, would look into it.*

*Commissioner Roth suggested getting a group of volunteers together to give tours at the Blue Heron site. Tony Konkol, Community Development Director, said due to the liability and agreement with the trustee and PGE for access, he would not be comfortable with that. Tours would be given during events and during the summer.*

#### 3. Discussion Items:

##### 3a. [14-218](#) Presentation by Library Project Architect, Sid Scott, SE/A

*Maureen Cole, Library Director, introduced Sid Scott of Scott Edwards & Associates who was the architect for the library expansion project.*

*Mr. Scott gave a background on his firm, the project team, examples of their work, and process on the project.*

*The Commission gave input on the concept designs including the need to focus on the importance of the historic building, to leave as much of the park as possible, to bring the existing building elements into the new building, and to make the addition*

two stories if possible.

**3b.** [14-224](#)**Oregon City Sewer Master Plan Update**

*John Lewis, Public Works Director, gave a presentation on the Sanitary Sewer Master Plan update. He explained the process and approach to the update. The Master Plan was being designed for a 10 year, 24 hour storm event, although a 5 year storm event scenario had been reviewed. He introduced Jim Hansen of Brown and Caldwell who was the project manager.*

*Mr. Hansen discussed 5 year existing condition scenarios including surcharging/flooding and impacts to the Hazelwood sewer.*

*Mr. Lewis explained the sewer basin constrained impact areas, capital program costs for sewer upgrades, and interim process for constrained areas.*

*Bill Kabeiseman, City Attorney, discussed capacity issues and the options to address them. One option was adopting a moratorium where new development that would increase the sewer capacity would not be allowed. Another option was a public facilities strategy which gave the City five to seven years to address the issues.*

*Mr. Hansen then explained the 10 year future condition scenarios including surcharging/flooding, capital improvement projects, rehabilitation and replacement program, age and condition of the collection system, and capital program costs.*

*Mr. Lewis discussed the next steps for ongoing system monitoring, refocusing on capital improvement planning, and adopting policies and regulations.*

*There was discussion regarding the inflow and infiltration problem in the City, sewer rates, length of the moratorium, and funding options.*

**3c.** [PC 14-038](#)**Willamette Falls Legacy Project Update**

*Mr. Konkol said Mega Rock, LLC put in an offer to purchase the Blue Heron property. April 28 was the deadline for the overbid date for anyone to come in \$100,000 over the current offer. An open house would be held on April 21 to give an update on the project and to answer questions.*

*Mr. Frasher discussed a report from ECONorthwest who did an economic impact analysis of the build out of the project.*

*Mr. Konkol reported on the partners group meeting where they discussed the riverwalk from 99E to the PGE dam and public access as a first step of the project regardless of the owner. There were many funding options for the planning and construction. Each partner was asked to work with their staff and come back in 30 days to identify what commitment they could make from each of their jurisdictions to get the four million dollars needed. A more formal partnership would also be brought back, such as through a Memorandum of Understanding.*

*Christina Robertson-Gardiner, Planner, said there was a long list of people wanting a tour of the site which was being planned for May. Staff was working with the Willamette Falls Heritage Area Coalition to provide monthly Saturday tours as a goal for next year.*

**4. City Manager's Report**

*Ms. Cole encouraged the Commission to participate in the library tour on April 14.*

**5. Adjournment**

*Mayor Neeley adjourned the meeting at 7:28 PM.*

*Respectfully submitted,*

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*Nancy Ide, City Recorder*