



City of Oregon City

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

Meeting Minutes - Final

City Commission

Dan Holladay, Mayor
Rocky Smith, Jr., Commission President
Brian Shaw, Carol Pauli, Renate Mengelberg

Wednesday, February 3, 2016

7:00 PM

Commission Chambers

REVISED

1. Convene Regular Meeting and Roll Call

Mayor Holladay called the meeting to order at 7:07 PM.

Present: 5 - Commissioner Brian Shaw, Commissioner Rocky Smith, Commissioner Carol Pauli, Mayor Dan Holladay and Commissioner Renate Mengelberg

Staffers: 10 - City Attorney William Kabeiseman, Public Works Director John Lewis, Police Chief and Public Safety Director James Band, Human Resources Director Jim Loeffler, Assistant City Recorder Jaime Reed, Library Director Maureen Cole, Finance Director Wyatt Parno, Eric Underwood, Community Services Director Scott Archer and Planner Pete Walter

2. Flag Salute

3. Ceremonies, Proclamations, and Presentations

3a. Clackamas Community College Bond Projects Update

Chris Groener, Clackamas Community College Board member, and Bob Cochran, Dean of Campus Services for Clackamas Community College, said last November, a \$90 million bond measure was approved by the voters to expand college classrooms and labs and modernize equipment. The College also received \$16 million from State matching funds. In 2015, the Clackamas Community College Board approved the Master Plan for the Oregon City campus and Concept Plan for the second phase of the Harmony campus. Mr. Groener gave an update on both of those plans. The Oregon City plan included a redesigned entrance to the campus, opening the center of the campus up, and allowed for continuous expansion as the College grew. A new Industrial Technical Center would be constructed, the DeJardin Science Building would be expanded, the Student Services/Community Center would be replaced, and there would be other facility and campus upgrades on the Oregon City campus. For the Harmony campus, a new facility would be constructed replacing the old Oregon Institute of Technology building which would increase pedestrian accessibility, improve vehicle access, more parking, potential for a transit pull off, and potential to locate the North Clackamas Fire Department administrative building on the west-side of campus. They then discussed other bond related projects. There would be a 50th birthday and ground breaking ceremony on May 21, 2016.

4. Citizen Comments

Dorothy Dahlsrud, resident of Oregon City, thought the gravity of the assault on

Waterboard Park should not be ignored or blown over. She thought Mr. Lindquist should be fined as much as possible. She thought the Commission should submit a letter to the District Attorney's office stating this was an outrage.

Mayor Holladay said the City Commission had discussed the situation and it would not be glossed over but they could not discuss it due to legal concerns. The Commission was united in making sure they handled the process the best way they could.

5. Adoption of the Agenda

The agenda was adopted as presented.

6. Public Hearings

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6a. Request for Continuance: Re-adoption of the Beavercreek Road Concept Plan (Planning File LE 15-03)

Tony Konkol, City Manager Pro-tem, said the Planning Commission at their last hearing recommended a preliminary approval of the Beavercreek Road Concept Plan and asked staff to bring back a memo outlining some of their concerns and clarifying their position. The memo would be brought back to the Commission on February 22, 2016 and he expected it would be approved at that meeting. He asked that the City Commission hearing be continued to March 2, 2016.

Mayor Holladay opened the public hearing.

Paul Edgar, resident of Oregon City, shared an email he sent to the Clackamas County Planning Manager for Transportation and ODOT Region 1 Planning Manager regarding maintaining the intersection of Highway 213 and Beavercreek Road as a major freight route. There needed to be a Town Hall and workshops where they could all come together and discuss mitigation of congestion. All the studies for that intersection were based on the idea of a bypass and now they did not have that and all of the studies were irrelevant. He was asking for all of the partners to get together and figure out a solution.

A motion was made by Commissioner Smith, seconded by Commissioner Mengelberg, to continue the hearing for the re-adoption of the Beavercreek Road Concept Plan (Planning File LE 15-03) to March 2, 2016. The motion carried by the following vote:

Aye: 5 - Commissioner Brian Shaw, Commissioner Rocky Smith, Commissioner Carol Pauli, Mayor Dan Holladay and Commissioner Renate Mengelberg

6b. Resolution No. 16-03, Calling for an Election to Approve the Change in Status and Construction of Improvements for a Portion of the Wesley Lynn Park Under Section 41 of the Oregon City Charter, and Adopting a Ballot Title

Scott Archer, Community Services Director, said the resolution would authorize the City to file a ballot title for the construction of improvements on a portion of Wesley Lynn Park. It would be placed on the May ballot. The Parks and Recreation Advisory Committee supported the resolution. He gave a brief summary of the improvements that would be made. A property owner adjacent to the undeveloped northwest portion

of the park was going to develop a nine-house subdivision. The development of the subdivision would require the developer to construct a full width local street, most of which would be on the park property and it would need to be approved by vote. The developer also needed to construct an underground stormwater outfall conveyance system across the park property underground which would require a 15-foot easement. The City and developer discussed terms which would substantially improve pedestrian access to the park and would provide future vehicular access to the park. The vote was asking permission to do this and separate from the vote was negotiating terms for the development. The proposed road and utility improvements were to be made at no cost to the City.

A motion was made by Commissioner Pauli, seconded by Commissioner Shaw, to approve Resolution No. 16-03, calling for an election to approve the change in status and construction of improvements for a portion of Wesley Lynn Park under Section 41 of the Oregon City Charter, and adopting a ballot title. The motion carried by the following vote:

Aye: 5 - Commissioner Brian Shaw, Commissioner Rocky Smith, Commissioner Carol Pauli, Mayor Dan Holladay and Commissioner Renate Mengelberg

7. General Business

7a. Introduction of Ordinance No. 16-1002, Repealing One Section of Chapter 12.08 Section 40 and Adopting a New Chapter 12.32 - Heritage Trees

Mr. Konkol said the Natural Resource Committee and Planning Commission made recommended revisions to the Heritage Tree Ordinance to provide clarity both to applicants and staff.

Pete Walter, Planner, discussed the changes that had been made including a more detailed process which provided clarity for nominations and designations of heritage trees based on whether they occurred on private property, City property, public right-of-way, and other government owned properties. The criteria for designation included site criteria as well as heritage criteria. The Planning Commission would like to include incentives to get more nominations through the process.

Commissioner Smith wanted to reach out to other properties that were publicly owned, such as the High School, who had historic trees.

Mayor Holladay thought Sequoia trees should be added to the list.

Mr. Walter thought the incentives and promotion of the Heritage Tree Program could be added to the Natural Resource Committee work-plan.

A motion was made by Commissioner Pauli, seconded by Commissioner Smith, to approve the first reading of Ordinance No. 16-1002, repealing one section of Chapter 12.08 Section 40 and adopting a new Chapter 12.32 - Heritage Trees and adding Sequoia trees to the list of acceptable trees. The motion carried by the following vote:

Aye: 5 - Commissioner Brian Shaw, Commissioner Rocky Smith, Commissioner Carol Pauli, Mayor Dan Holladay and Commissioner Renate Mengelberg

7b. Tourism Grant Process Proposal Update

Eric Underwood, Economic Development Manager, said in December the

Commission discussed options for revising the Tourism Grant award process for the upcoming 2016 grant cycle. The Commission directed staff to contact past applicants to assess their need for the funds and if they had budgeted them already and to determine an amount that would be reserved for the 2016 grant cycle. The remaining funds would be held back for implementation of the Tourism Strategy proposed by the Downtown Oregon City Association. He contacted ten agencies and three requested grant money for this year. The amount came to \$5,000. He recommended holding \$5,000 back from the Transient Room Tax revenue to award the grants and reserve the rest to implement the Tourism Strategy.

Commissioner Smith wanted to use as much of the money as possible for the Strategy. There was support from many organizations who were willing to forgo the grant process so the money could be built-up for the Tourism Strategy. He was not in favor of giving out any grant money at this time.

Commissioner Shaw agreed it was inequitable only awarding money to the three groups.

Commissioner Pauli said the City did receive many letters from groups saying for the greater good they would sacrifice the grants to look at tourism as a whole. She thought it was blurring the lines to give grants to the three groups and not doing what the Commission said they would do.

Commissioner Mengelberg was not in favor of opening up the \$5,000 and wanted to designate the money for the larger tourism effort.

Mayor Holladay thought the grants were meant to be seed money, and organizations should not rely on it after two or three years to be successful.

A motion was made by Commissioner Smith, seconded by Commissioner Mengelberg, to hold all of the tourism money and not award any tourism grants for the 2016 cycle. The motion carried by the following vote:

Aye: 5 - Commissioner Brian Shaw, Commissioner Rocky Smith, Commissioner Carol Pauli, Mayor Dan Holladay and Commissioner Renate Mengelberg

8. Consent Agenda

A motion was made by Commissioner Smith, seconded by Commissioner Pauli, to approve the consent agenda. The motion carried by the following vote:

Aye: 5 - Commissioner Brian Shaw, Commissioner Rocky Smith, Commissioner Carol Pauli, Mayor Dan Holladay and Commissioner Renate Mengelberg

- 8a.** Resolution No. 16-04 Granting an Extension of a System Development Charges (SDC) Carry-Forward for the Hilltop Mall
- 8b.** Intergovernmental Agreement Between The Oregon Department of Transportation (ODOT) and Oregon City for Willamette Falls Legacy Project Transportation Improvements
- 8c.** Singer Hill Road Deed of Dedication
- 8d.** Personal Services Agreement with Wallis Engineering, PLLC in the

Amount of \$343,477.00 for the 2016 Oregon City Roadway Reconstruction Projects

8e. Amendment No. 2 to Personal Services Agreement (PS 12-011) with Five Stars International, Ltd. for Municipal Elevator Staffing Services

8f. Minutes of the December 16, 2015 Regular Meeting

8g. Minutes of the December 23, 2015 Special Meeting

8h. Minutes of the January 6, 2016 Regular Meeting

9. Communications

a. City Manager

Mayor Holladay said the City Commission met in Executive Session before this meeting, but they did not complete the Executive Session and would be going back after the meeting was over.

Mr. Konkol reminded everyone of the Tourism Round Table discussion tomorrow. On March 21, 2016 students from Oregon City's Sister City Tateshina, Japan would be visiting.

John Lewis, Public Works Director, discussed the idea for an Oregon City Active Sidewalk Permit. A task force was being assembled and stakeholders were being interviewed to further investigate the idea.

Mr. Underwood said he and the Mayor met with representatives from the SBA to discuss the Start Up In A Day Initiative. The City was encouraged to make a pledge to participate in the initiative to make it easier for entrepreneurs. If they did make the pledge, they would be the first city in Oregon to do so.

There was consensus to make that pledge.

Mr. Underwood said the Train Depot lease would begin on February 8. The environmental report for 10th and Main looked to be clean and no further mitigation would be needed.

Jim Band, Police Chief, discussed new positions that had been hired in the Police Department. He then discussed a SWAT stand-off on McLoughlin Boulevard. One officer was injured during the incident.

Maureen Cole, Library Director, gave an update on the progress of the Library addition.

b. Commission

Commissioner Mengelberg said she and Commissioner Shaw attended a half day presentation on affordable housing and reviewed what was discussed.

There was discussion regarding a rumor about Clackamas County selling their

Holcomb project property.

Commissioner Mengelberg also attended the Main Street brainstorming session.

Commissioner Shaw attended the Oregon City Business Alliance meeting, South Fork Water Board meeting, Clackamas Cities Dinner, Trails End Saloon Band Slide fundraiser, Chamber meeting, and the Citizens Involvement Committee meeting.

Commissioner Smith attended the Band Slide fundraiser.

Commissioner Pauli attended the Oregon City Business Alliance meeting, spent time on the City Manager interview process, and attended the Willamette Falls Legacy Project Partners meeting.

c. Mayor

Mayor Holladay attended the Willamette Falls Legacy Project Partners meeting, Oregon City Business Alliance meeting, North Clackamas Chamber meeting, and asked for nominations for the Citizen of the Year.

10. Adjournment

Mayor Holladay adjourned the meeting at 8:25 PM.

Respectfully submitted,

Kattie Riggs, City Recorder