



# City of Oregon City

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## Meeting Minutes - Final

### City Commission

*Dan Holladay, Mayor*  
*Brian Shaw, Commission President*  
*Nancy Ide, Frank O'Donnell, Renate Mengelberg*

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Tuesday, May 9, 2017

5:30 PM

Commission Chambers

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### Work Session

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

*Mayor Holladay called the meeting to order at 5:33 PM.*

**Present:** 5 - Commissioner Brian Shaw, Mayor Dan Holladay, Commissioner Nancy Ide, Commissioner Renate Mengelberg and Commissioner Frank O'Donnell

**Staffers:** 8 - City Manager Tony Konkol, Community Development Director Laura Terway, Human Resources Director Jim Loeffler, Community Services Director Phil Lewis, Police Chief and Public Safety Director James Band, Economic Development Manager Eric Underwood, City Recorder Kattie Riggs and Public Works Director John Lewis

#### 2. Future Agenda Items

*No future agenda items were suggested.*

#### 3. Discussion Items

##### 3a. Community Health Improvement Plan Presentation by Clackamas County Public Health Division

*Jamie Zentner, Program Planner for Clackamas County Public Health, said the community health assessment was a culmination of a lot of data that started at the regional level and was pared down to the local level. She explained the role of public health in Clackamas County. The program areas they offered were access to care, infectious disease control and prevention, environmental health, and healthy, safe, and clean places. She discussed how the department was accredited which held them to high standards including doing community health assessments and a Community Health Improvement Plan.*

*Dawn Emerick, Director of Public Health for Clackamas County, said the assessment had to be done every three years. The last time it was done it was an internal analysis, and this time they were presenting the information all around the County and getting feedback. This was a large county that was geographically and demographically diverse. Clackamas County was the second healthiest county in the state. However in looking at the data, every community was different in respect to wealth and those that were urban and rural. In order to take all of those into account, they came up with the concept of health equity zones. She discussed the culture of health, graduation rates per health equity zone, graduation rates by economic status*

and health equity zone, and estimates of children living in poverty by health equity zone. She then discussed the health behaviors of youth and adults including alcohol use, drug use, attempted suicide, and physical activity. Clackamas County had the highest rate of prescriptions issued per capita. She explained the illnesses and chronic conditions in youth and adults and top ten leading causes of death. She then asked the Commission what they thought were the top three health priorities in the County.

The Commission participated in a dot exercise where they placed dots on what they thought should be the health priorities. While the Commission was placing their dots, Ms. Emerick explained why she thought opioids were so high in the County. She thought it had a lot to do with prescriptions people were being given.

Ms. Zentner said the priorities chosen by the Commission were increased access to healthcare, increased access to housing, increased number of people who met the physical activity guidelines, and decreased cardiovascular deaths. She asked how their priorities aligned with the work that the Commission did.

There was discussion regarding the City working on affordable housing, being careful not to rely too much on statistics, and the importance of health education.

Ms. Emerick stressed the importance of ethics in making decisions. They had discussed the health equity zones with an ethicist to see if there were any negative impacts or ethical consequences of doing these zones. She then explained the funding for her department and this project.

### 3b.

#### Police Facility Bond Measure - Ballot Title and Explanatory Statement Language Discussion

Jim Band, Police Chief, gave a history of how the C-SAF fee came about as partial funding for the new police facility. There was a transparent public process and the feedback was overwhelmingly positive for the \$6.50 per month fee. The fee was passed by the City Commission in January 2016 and since then \$1.7 million had been collected. The City went out for a police facility bond in November 2016, but it was voted down. The feedback for the reason it failed was the language was unclear. It sounded like the City was going to raise people's taxes, which was language that had to be included for the geo bond. Currently they were leasing the building to Marylhurst and staff was working on ways to use the annex building. He was proposing instead of a geo bond to go with a revenue bond which allowed for cleaner language. The ballot language specified that approval would not authorize the City to impose additional taxes and it allowed the City to tie the repayment to the fee. The one downside was it was more expensive. The most they could borrow was \$16 million and there would be \$100,000 to \$200,000 more in interest. The options for the Commission were to do nothing and continue to collect C-SAF for the next 15 years or to move forward with a revenue bond measure. The approximate cost of the project was \$20 million. He thought the difference could be made up with the money collected through C-SAF and the sale of the current police property. If the Commission wanted to move forward with the revenue bond measure, staff would bring it back to the next Commission meeting for approval and to be put on the September 19, 2017 election.

Mayor Holladay suggested Chief Band engage the services of a professional campaign consultant.

Commissioner O'Donnell thought the phrasing of the ballot title needed to be highly effective.

*There was discussion regarding adding language stating the City would not impose additional fees in support of this project.*

*Commissioner Mengelberg thought the ballot title needed to give more specifics. Regarding the explanatory statement, it should start with what they were asking for, give details of the building and bond measure, then what the measure would do, next the Oregon law explanation, and finish with the history.*

*Mayor Holladay said the more words they had, the less the average voter would read it all. He emphasized putting the most important information first.*

*Commissioner Ide said on the ballot title, what was the value of using the words "in a principle amount." If those words did not need to be included, it was her preference that they be left out.*

*Brendan Watkins, Piper Jaffray and Company, did not know if it was required to delineate between principle and interest for the documents submitted to the voters, however some voters might think the \$16 million included both principle and interest.*

*Commissioner Ide said on the explanatory statement, it stated the measure did not allow the City to raise taxes and she thought it should say "approval of the measure" would not allow the City to raise taxes. She also suggested changing the language to say, "today the population has more than doubled" instead of "nearly doubled". Regarding the title of the resolution, it said "community safety facility" where it should state "police and municipal court facility."*

*Commissioner Shaw clarified they did not have a choice between a geo bond and a revenue bond as the geo bond had failed because of the language about raising taxes. Chief Band said they could try again with a geo bond, but the benefits of a revenue bond were it presented the cleanest question to the voter and allowed the City to give voters the guarantee that if approved the measure would not allow the City to raise taxes.*

*Tony Konkol, City Manager, left the Commission meeting to go to the Barclay Hills Neighborhood Association meeting.*

### 3c.

#### Natural Resources Committee Project Requests

*Laura Terway, Community Development Director, said the Natural Resources Committee (NRC) had requested stream signage at major roadways. The Greater Oregon City Watershed Council received a grant from the Oregon Watershed Enhancement Board for the creation of the signs and worked with the NRC to identify the top streams that needed signage. They also worked with Public Works for the matching portion of the grant, and Public Works would pay for the poles and install the signs. There would be 13 signs placed near roadways that would identify streams and provide education and outreach about the City's streams to the public. The NRC also requested to re-evaluate the Natural Resource Overlay District (NROD) Map. She explained the NROD was a district that protected the land adjacent to streams and wetlands and created a vegetative corridor between the natural resource feature and development. The purpose of the NROD was to create great habitat, healthy streams, shade from nearby trees, and protection of animals. This year the City found a wetland in Canemah that was not included on the map and was not connected to the district. The Department of State Lands came in and did a delineation of the wetland. However since it was not in the overlay district, the City could not put a buffer around the wetland. The City was investigating whether they were obligated to protect the wetland, and if they were, what was the timeframe associated with that. If*

*they were not, the City could set its own timeframe for when it should be regulated. The NRC's final request was to re-do the natural resource inventory which was last done in 1999. The cost for that process was over \$100,000. The code and map was updated in 2009 with LIDAR data, biologists at Metro, and Title 3 and Title 13 maps. Staff did not see a need at this point to do a new study. It would be put on a list for future projects and staff would try to find funding.*

*There was discussion regarding the new wetland that was found and how the City could not force the current applicant to place a buffer around the wetland at this time. If the buffer was placed after development occurred, it would be effective for future expansion or redevelopment projects.*

*Commissioner Mengelberg wanted to be careful to balance environmental protection and infringing on property rights.*

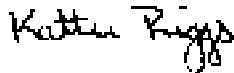
#### **4. City Manager's Report**

*Phil Lewis, Community Services Director, confirmed that the drywall and paint project for the Ermatinger House had been completed. A final cleaning was being done before the furniture was moved in. He was also working on a signage plan and was in conversation with the Friends of the Ermatinger House. He would come back with an agreement with the Friends group in June. The home would be open for the June 23-24, 2017 Oregon City Heritage Days.*

#### **5. Adjournment**

*Mayor Holladay adjourned the meeting at 7:16 PM.*

*Respectfully submitted,*



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*Katie Riggs, City Recorder*