



City of Oregon City

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

Meeting Minutes - Final

City Commission

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

Wednesday, January 17, 2018

7:00 PM

Commission Chambers

REVISED

1. Convene Regular Meeting and Roll Call

Mayor Holladay called the meeting to order at 7:00 PM.

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

Staffers: 11 - City Manager Tony Konkol, City Attorney William Kabeiseman, Assistant City Recorder Jaime Reed, Community Services Director Phil Lewis, Community Development Director Laura Terway, Economic Development Manager Eric Underwood, Library Director Maureen Cole, Finance Director Wyatt Parno, Public Works Director John Lewis, Human Resources Director Jim Loeffler and Community Communications Coordinator Kristin Brown

2. Flag Salute

3. Ceremonies, Proclamations and Presentations

3a. Second Chance Employment Presentation by Elizabeth Berreth of Dave's Killer Bread

Elizabeth Berreth and Robert Clamp of Dave's Killer Bread gave a background on Dave's Killer Bread and how the company was based on second chances. About 30-40% of the employees had felony backgrounds. They shared their stories and discussed how other companies should allow second chance employment opportunities. They also reported on the Dave's Killer Bread Foundation Summit and the rehabilitation efforts going on in other states.

3b. Oregon City School District Presentation

Connie Curteman, Oregon City School Board Chair, and Larry Didway, Oregon City School District Superintendent, gave an update on the School District's work with its accomplishments and challenges. A Long Range Facility Plan had been developed as well as a Bond Development Task Force. The plan was for both middle schools to be replaced, to increase safety and security at every school, and to enhance career and technical education spaces at the high school. The Task Force had proposed that the bond would be \$188 million and would be assessed at \$1.54 per \$1,000 of assessed property value. The next steps would be a community engagement process, forming of a Bond Oversight Committee, and potentially placing the bond measure on the

November ballot.

There was discussion regarding the need for better communication from the School District in response to development and annexation applications. There was further discussion regarding the employment trends and need for more student training in technology and the trades.

3c. Appointment of Citizen Involvement Committee (CIC) Members

Mayor Holladay made appointments to the Citizen Involvement Committee for 2018.

Commissioner Ide asked if the CIC was working on implementing the Public Improvement Plan.

Laura Terway, Community Development Director, replied each neighborhood association had been implementing the plan. They were planning to circle back to the plan in 2018 to see if there were ways to implement it better.

4. Citizen Comments

Jim Nicita, Oregon City resident, requested the Commission consider the idea of attaching two City owned vacant parcels of land along Washington Street to Abernethy Creek Park. He thought this would accomplish improved access by creating a footbridge across the 16th Street stub to the main part of the park and increased safety and usage of the park.

5. Adoption of the Agenda

The agenda was adopted as presented.

6. Public Hearings

6a. First Reading of Ordinance No. 18-1001, Creating the Downtown Economic Improvement District

Mayor Holladay opened the public hearing.

Carol Pauli, Downtown Oregon City Association president, said the Association had done more outreach and listened to the concerns as directed by the Commission. The messaging was retooled and some changes were made to the current EID proposal.

Jonathan Stone, Downtown Oregon City Association Executive Director, discussed the outreach that had been done since the December public hearing, gave an overview of Main Street programs and EIDs across the state and country. He explained the district strategies and objectives, DOCA's overall work plan and draft budget, history of Oregon City EIDs, tiered approach proposal, assessment methodology, and oversight updates. What was new was the EID was separated from DOCA's General Fund. This was in response to the outreach they received that there needed to be more transparency in how the money was being invested in EID properties. They would continue to get feedback from ratepayers and would report to the ratepayers twice per year on the status of the EID budget and how the money was being spent.

Dan Fowler, property owner in the EID, was in support of the proposal. He thought the

Association had done a good job of looking at the District and adjusting the zones to include more properties. Downtown was turning a corner and it was not the time to end the momentum.

Gene Gligorea, local business owner, was also in favor of the EID. The Association had been a big help to his business and had helped create downtown as a destination.

There was discussion regarding the impacts of the Courthouse moving out of downtown, continuing outreach to the businesses, and the City's contribution of \$60,000 per year to the Association.

Eric Underwood, Economic Development Manager, clarified approving the ordinance would establish the desire to assess the EID. If approved, staff would send out the assessments for each individual property and collect any objections from property owners. If property owners representing more than 33% of the assessments objected to the EID then the District could not be enacted.

Commissioner Ide disclosed she was the Commission's appointee to the Downtown Association Board. She thought the response to the comments by removing the EID from the General Fund was a win-win.

Mayor Holladay closed the public hearing.

A motion was made by Commissioner Shaw, seconded by Commissioner Mengelberg, to approve Ordinance No. 18-1001 and the proposed assessments for distribution. The motion carried by the following vote:

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

7. General Business

7a. Park Operations Facility Funding

Phil Lewis, Community Services Director, said staff received direction from the Commission to move forward with the conceptual plan for the Park Operations Facility which would cost \$1.3 million to develop. The Commission identified \$650,000 in funds for the facility, and staff found an additional \$300,000 in funds that could be reallocated. Staff had proposed to the Parks and Recreation Advisory Committee the use of \$350,000 in Park SDC funds to bridge the budget gap, but the Committee did not approve of that proposal. If Park SDC funds were used, there would still be money available for the development of Glen Oak Park and Filbert Run Park with funds left over for contingency.

The Commission expressed appreciation for the Committee's thoughtfulness about future property purchasing, but the Commission had to balance that with the facilities that needed to be improved. They thought it was appropriate to use the Park SDC fund for the shortage.

A motion was made by Commissioner Ide, seconded by Commissioner Mengelberg, to authorize the City Manager and Community Services Director to move forward with using Park SDC funds for the Park Operations Facility funding. The motion carried by the following vote:

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

8. Consent Agenda

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

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

8a. Minutes of the December 12, 2017 Work Session

8b. Minutes of the December 12, 2017 Joint Work Session with the Planning Commission

9. Communications

a. City Manager

Tony Konkol, City Manager, discussed the annual financial report for the Fiscal Year ending June 30, 2017. An audit was performed and the auditors issued an unmodified opinion, which meant the financial statements presented fairly in all material respects.

b. Commission

Commissioner Shaw reported on the Municipal Pool Open House, Clackamas County Business Alliance meeting, and Therapeutic Associates Open House.

Commissioner Mengelberg stated ODOT was going through a public outreach process regarding a toll on I-205 and I-5.

Commissioner Ide said the Willamette Falls Locks Work Group held its last meeting and the first meeting of the Locks Commission would be on January 29, 2018.

c. Mayor

Mayor Holladay asked if there was consensus to direct staff to develop an inventory of needed park repairs as requested by Commissioner O'Donnell. There was consensus for staff to do so. Mr. Lewis said he would give the Commission an update at the Commission Retreat.

Mayor Holladay had attended meetings with private developers about investing in Oregon City.

10. Adjournment

Mayor Holladay adjourned the meeting at 8:43 PM.

Respectfully submitted,

Kattie Riggs

Kattie Riggs, City Recorder