



# 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, February 21, 2018

7:00 PM

Commission Chambers

---

#### 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:** 12 - City Manager Tony Konkol, Assistant City Attorney Carrie Richter, City Recorder Kattie Riggs, James Band, Public Works Director John Lewis, Economic Development Manager Eric Underwood, Library Director Maureen Cole, Finance Director Wyatt Parno, Community Services Director Phil Lewis, Community Communications Coordinator Kristin Brown, Planner Kelly Reid and Dayna Webb

#### 2. Flag Salute

#### 3. Ceremonies, Proclamations

##### 3a. Clackamas Community College Class Project Presentation

*Kattie Riggs, City Recorder, introduced the Clackamas Community College students.*

*Primavera Salinas, resident of Oregon City, and Tiffany Schloff, resident of Milwaukie, were students taking a business communication course at Clackamas Community College. They had selected The Father's Heart as a local organization they wanted to help and listed the items that The Father's Heart was in need of.*

#### 4. Citizen Comments

*Martin Imhoff, resident of Oregon City, discussed the need for an investigation into a house on Roosevelt for unlicensed renovations and intended use as a halfway house for newly released inmates. He related conversations and incidents neighbors had with those moving into the house. The organization Free on the Outside was responsible for this house and a possible home for women on Roosevelt as well.*

*William Gifford, resident of Oregon City, announced the upcoming Oregon City Business Alliance monthly forum on economic development. He suggested creating an Economic Development Commission for Oregon City.*

*Mike Mitchell, resident of Oregon City, discussed the City's social media policy which was out of date. He was concerned that common social media tools were not included in the policy and the policy was vague on knowing when social media became public*

*record.*

## 5. Adoption of the Agenda

*The agenda was adopted as presented.*

## 6. Public Hearings

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

*Eric Underwood, Economic Development Manager, said this was the second public hearing for the establishment of the Downtown Economic Improvement District. At the last hearing the Commission directed staff to issue estimated assessments to property owners and hold a period where property owners could remonstrate. No objections to the EID had been received up until 5 PM this evening where several were received. The threshold was 33%, but due to the late nature of the submittal, he requested a continuance.*

**A motion was made by Commissioner Shaw, seconded by Commissioner Ide, to continue the hearing for the first and second reading of Ordinance No.18-1001, creating the Downtown Economic Improvement District to March 7, 2018. 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

### 6b. First Reading of Ordinance No. 18-1003, LE 17-02 Legislative Amendment to Adopt the McLoughlin-Canemah Trail Plan, Amending the Transportation System Plan, Trails Master Plan, and Parks Master Plan

*Mayor Holladay opened the public hearing.*

*Kelly Reid, Planner, presented information on the proposed legislative amendment to adopt the McLoughlin-Canemah Trail Plan as an ancillary document to the Transportation System Plan and Parks and Trails Master Plans and to amend the project lists within each of these plans. She summarized the interim and permanent trail alignment recommendations, Transportation System Plan Project List, Trails and Parks Master Plans Project List, and review criteria. The Planning Commission recommended approval of the amendment and suggested to coordinate with GPS services to ensure traffic was not routed through neighborhoods during school bus drop-off times and clarified that any future trail work that required review would come before the Planning Commission.*

*There was discussion regarding the permanent trail alignment and the need for pedestrian safety features on the trail and street crossings and need to prevent people from camping on either side of the trail.*

*Phil Lewis, Community Services Director, clarified the City was the applicant and he would be making the applicant report. He discussed the purpose of the trail which included connecting City parks and amenities, implementing the 2013 Transportation System Plan, and implementing the 2004 Trails Master Plan.*

*Ms. Reid then described the existing conditions, community engagement, Community*

*Advisory Group work, Greenway for a Day event, alignment alternatives, technical investigations, evaluation criteria, interim trail recommendation, permanent trail alignment recommendation, public and private areas along the trail, and typical cross sections and design features.*

*Mr. Lewis discussed the January 2018 meetings and recommendations. The Natural Resources Committee, Transportation Advisory Committee, and Parks and Recreation Advisory Committee all unanimously supported the plan as well as the Planning Commission. He listed the next steps in the process.*

*Dr. Michael Secor, resident of Milwaukie, owned property near the trail. He had not been included in the beginning of this process when he was an integral property owner and was concerned about his property rights. He thought safety on the permanent trail was a concern as well and it needed further discussion.*

*Matt Carlson, resident of Mulino, also owned property near the trail. Planning the trail through his property would devalue the property and its future use. He suggested the permanent alignment follow the route on 99E and not go through private property.*

*Danielle Tebon, resident of Oregon City, lived next to the trail property. The proposed alignment went through her house and backyard and she was also concerned about maintaining the safety of the area.*

*Ms. Riggs said a letter had been submitted by some of the speakers tonight that would be entered into the record.*

*Mayor Holladay closed the public hearing.*

*Mr. Lewis clarified the plan allowed for flexibility in the permanent alignment to work with property owners.*

*Commissioner Shaw appreciated all of the work and thought the trail would be an asset once it was done.*

*Commissioner O'Donnell was in favor of the spirit of the project, but there were currently too many unknowns that needed further discussion.*

*Commissioner Ide thought this was a starting point and the questions would be addressed through the process yet to come.*

*Commissioner Mengelberg said only about 10% to 15% of the trail was in question, and the rest was generally supported. She thought the issues could be worked out.*

*Mayor Holladay was not in support without an amendment to the alignment from the private property to South End Road.*

*Commissioner Shaw suggested the alignment go along 99E and avoid the private property. He was concerned about the crossing on 2nd Street.*

*John Lewis, Public Works Director, said staff could refine the map and bring it back to the Commission.*

**A motion was made by Commissioner Shaw, seconded by Commissioner O'Donnell, to continue the first reading of Ordinance No. 18-1003, LE 17-02 Legislative Amendment to adopt the McLoughlin-Canemah Trail Plan,**

**amending the Transportation System Plan, Trails Master Plan, and Parks Master Plan to March 21, 2018. 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

**6c.**

**Resolution No. 18-05, Repealing a Portion of Resolution No. 09-02 and Adopting Amounts for the City's Transportation System Development Charge and Establishing Effective Dates**

*Mr. John Lewis introduced the proposal to adjust the City's Transportation System Development Charge (SDC) methodology and rates. He gave a background on the City's Transportation SDC.*

*Dayna Webb, Sr. Project Engineer, gave an update on the items that had been accomplished so far including the adoption of a new Transportation Capital Improvement Project (CIP) List and adoption of changes to the Code for using SDCs for capital improvements. She then gave a project list comparison from the 2009 list to the 2017 list. She discussed the direction of the Commission at the October 2017 Work Session regarding the methodology and allocation of bike/pedestrian project costs and reviewed the changes that were made including minor methodology changes, changes to rate calculation input values, ITE Trip Generation Manual, and Willamette Falls Downtown District.*

*John Ghilarducci, FCS Group, discussed the key characteristics of SDCs, legal framework for SDCs, SDC components, SDC credits, existing Transportation SDC, and SDC calculations.*

*Mayor Holladay expressed opposition to the bike/pedestrian allocation to single family residential when there was currently a housing shortage. He questioned the need to expand the capacity of bike/ped to this level. Commissioner O'Donnell agreed it was a lot of money being allocated to bike/ped.*

*Mr. Ghilarducci explained the growth calculation, reimbursement fee cost basis, improvement fee cost basis, proposed rate comparison, and SDC comparables.*

*Mr. Lewis detailed what was different tonight from the 60-day notice which included an updated PM peak hour vehicle trip rate in Exhibit 8 and clarified the 9th edition of the ITE Trip Generation Manual would be used. He discussed letters in opposition to the SDC increase and requests for postponing the increase to 2019, his response to the letters, and how there would be a \$1,671 difference between what was being charged today for residential to what the new charge would be effective July 1, 2018.*

*There was discussion regarding affordable housing, the need to have enough SDC funds to support growth, and the need to incentivize commercial development.*

*Commissioner O'Donnell still had an issue between the vehicular and bike/pedestrian allocation.*

*Commissioner Shaw said the bike/ped helped fund sidewalks, bike lanes, and pathways and was a safety component.*

**A motion was made by Commissioner Ide, seconded by Commissioner Shaw, to approve Resolution No. 18-05, repealing a portion of Resolution No. 09-02 and adopting amounts for the City's Transportation System Development**

**Charge and establishing effective dates. 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**

*Mayor Holladay appointed Denyse McGriff and Bryon Boyce to the Citizen Involvement Committee.*

## **8. Consent Agenda**

**A motion was made by Commissioner Shaw, seconded by Commissioner Mengelberg, 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.** Personal Services Agreement with ROTATOR to Provide Consulting Services for the Experience-Based Product Development and Marketing Product
- 8b.** Bonneville Power Administration Reimbursement Agreement Regarding Overhead Lines within the Meyers Road Extension Project Area (CI 17-001)
- 8c.** Fleet Purchase Authorization - John Deere 410L Backhoe
- 8d.** Minutes of the January 27, 2018 Commission Retreat
- 8e.** Minutes of the January 9, 2018 Work Session

## **9. Communications**

### **a. City Manager**

*Wyatt Parno, Finance Director, announced the City received an award for the budget and thanked the Commission for their leadership.*

### **b. Commission**

*Commissioner Shaw reported on the Daddy/Daughter Dance and Friends of Public Works meeting.*

*Commissioner Ide discussed the work of the Willamette Falls Heritage Area Coalition. She asked for a report on the issues on Roosevelt Street. Tony Konkol, City Manager, read the letter from staff that was sent to residents on Roosevelt Street.*

**c. Mayor**

*There was no Mayor communications.*

**10. Adjournment**

*Mayor Holladay adjourned the meeting at 9:37 PM.*

*Respectfully submitted,*

*Kattie Riggs*

---

*Kattie Riggs, City Recorder*