



# 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*

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Wednesday, April 18, 2018

7:00 PM

Commission Chambers

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#### REVISED

#### 1. Convene Regular Meeting and Roll Call

*Mayor Holladay called the meeting to order at 7:01 PM.*

**Present:** 4 - Commissioner Brian Shaw, Mayor Dan Holladay, Commissioner Nancy Ide and Commissioner Renate Mengelberg

**Absent:** 1 - Commissioner Frank O'Donnell

**Staffers:** 10 - City Manager Tony Konkol, Assistant City Attorney Carrie Richter, City Recorder Kattie Riggs, James Band, Community Services Director Phil Lewis, Economic Development Manager Eric Underwood, Finance Director Wyatt Parno, Public Works Director John Lewis, Community Development Director Laura Terway and Martin Montalvo

#### 2. Flag Salute

#### 3. Ceremonies, Proclamations, and Presentations

##### 3a. Oath of Office, Oregon City Police Department, for Officer Christopher Brosseau, Officer Austin Pilcher, and Reserve Officer Sean Stringer

*Mayor Holladay administered the Oath of Office to Officer Christopher Brosseau, Officer Austin Pilcher, and Reserve Officer Sean Stringer.*

#### 4. Citizen Comments

*Sam Carpenter, candidate for Governor, provided his background and discussed his campaign.*

*William Gifford, resident of Oregon City, announced the upcoming Oregon City Business Alliance meeting.*

#### 5. Adoption of the Agenda

*The agenda was adopted as presented.*

#### 6. Public Hearings

**6a.** First Reading of Ordinance No. 18-1005, Amending the Development Sections of the Oregon City Municipal Code (Including Lot Averaging), Planning file L 17-04

*Mayor Holladay opened the public hearing.*

*Laura Terway, Community Development Director, presented the staff report. She discussed the draft code amendments including the purpose for the amendments, the amendment to the lot averaging standards, and the amendment to fences in general industrial areas. Staff recommended approval.*

**A motion was made by Commissioner Mengelberg, seconded by Commissioner Ide, to approve the first reading of Ordinance No. 18-1005, amending the development sections of the Oregon City Municipal Code including lot averaging, but not including Exhibit A. The motion carried by the following vote:**

**Aye:** 4 - Commissioner Brian Shaw, Mayor Dan Holladay, Commissioner Nancy Ide and Commissioner Renate Mengelberg

*Ian Ford, Optimized Technologies, discussed the security issues at the company site and the need to put in a chain link fence to secure the property and create a safe working environment.*

*William Gifford, resident of Oregon City, pointed out errors in the proposed language.*

*Ms. Terway read the actual code language.*

*Mayor Holladay stated this amendment was limited to general industrial and no precedent would be set.*

*Mayor Holladay closed the public hearing.*

**A motion was made by Commissioner Shaw, seconded by Commissioner Ide, to approve Exhibit A of Ordinance No. 18-1005. The motion passed by the following vote:**

**Aye:** 3 - Commissioner Brian Shaw, Mayor Dan Holladay and Commissioner Nancy Ide

**Nay:** 1 - Commissioner Renate Mengelberg

**A motion was made by Commissioner Ide, seconded by Commissioner Shaw, to approve the first reading of Ordinance No. 18-1005, amending the development sections of the Oregon City Municipal Code including lot averaging, Planning file L 17-04. The motion carried by the following vote:**

**Aye:** 4 - Commissioner Brian Shaw, Mayor Dan Holladay, Commissioner Nancy Ide and Commissioner Renate Mengelberg

**6b.** First Reading of Ordinance No. 18-1004, for LE 17-03: Legislative Amendment to Amend Chapter 12.04.205 of the Oregon City Municipal Code for Alternative Mobility Standards for the Highway 213 Intersection at Beaver Creek, and the Transportation System Plan Project List

*Mayor Holladay opened the public hearing.*

*Ms. Terway defined the problem at the intersection of Highway 213 and Beavercreek Road and discussed the community problem solving process and identified solutions. She explained how this was a complicated balancing act and discussed the 2035 transportation needs and funding listed in the Transportation System Plan (TSP). Staff recommended adding new safety and capacity projects into the TSP and adopting alternative mobility targets. She explained how congestion was measured and described the differences between the existing max congestion and the proposed max congestion. She then reviewed the approval criteria and the support received for the alternative mobility standards. The Planning Commission recommended approval, but advised the City Commission to have staff annually measure Highway 213/Redland Road/Holcomb Avenue and to not allow any future improvements on Holly Lane until further geotechnical study had been done.*

*John Lewis, Public Works Director, responded to the requests made by the Planning Commission. Staff currently measured Highway 213/Redland Road/Holcomb Avenue every three years and he would like to remain on that cycle. There were quite a few projects listed in the TSP for Holly Lane and he thought they should not be eliminated from the plan.*

*Commissioner Shaw suggested staff take measurements every two years.*

*John Replinger, Transportation Engineer, discussed the predicted changes in transportation which would mean a lower number of trips per capita in the future. He did not think they were in danger of overbuilding the transportation system.*

*Bob Mahoney, resident of Oregon City, spoke about the importance of the Planning Commission's role.*

*Denyse McGriff, resident of Oregon City, said she and Mr. Mahoney were speaking on behalf of the Planning Commission. She clarified the reasons for the recommendations made by the Planning Commission and their concern regarding the cumulative affects from increased development.*

*William Gifford, resident of Oregon City, supported this change. He suggested reaching out to Metro for possible funding.*

*Mayor Holladay closed the public hearing.*

**A motion was made by Commissioner Mengelberg, seconded by Commissioner Shaw, to approve the first reading of Ordinance No. 18-1004, for LE 17-03: Legislative Amendment to amend Chapter 12.04.205 of the Oregon City Municipal Code for alternative mobility standards for the Highway 213 intersection at Beavercreek, and the Transportation System Plan Project List. The motion carried by the following vote:**

**Aye:** 4 - Commissioner Brian Shaw, Mayor Dan Holladay, Commissioner Nancy Ide and Commissioner Renate Mengelberg

## **7. General Business**

### **7a. Resolution No. 18-12, Renaming Carnegie Library Park to Library Park**

*Phil Lewis, Community Services Director, gave a background on Carnegie Library Park and the park renaming process. The Parks and Recreation Advisory Committee voted unanimously to recommend changing the name to Library Park.*

*Denyse McGriff, resident of Oregon City, was representing herself and the McLoughlin Neighborhood Association. They were in support of this change as Library Park was the traditional name.*

**A motion was made by Commissioner Shaw, seconded by Commissioner Mengelberg, to approve Resolution No. 18-12, renaming Carnegie Library Park to Library Park. The motion carried by the following vote:**

**Aye:** 4 - Commissioner Brian Shaw, Mayor Dan Holladay, Commissioner Nancy Ide and Commissioner Renate Mengelberg

**7b.**

**Resolution No. 18-13, Suspending the Grievance Process of OCMC Chapter 2.30.060 to Allow for a Process of Identifying Improvements**

*Ms. Terway explained the code that allowed the Citizen Involvement Committee (CIC) to process grievances. The CIC was requesting the Commission allow them to stop processing grievances while they worked on changes to the code language and process. This would suspend the grievance language until December 31, 2018.*

*The Commission questioned the need for the CIC to have a grievance process.*

**A motion was made by Commissioner Ide, seconded by Commissioner Mengelberg, to approve Resolution No. 18-13, suspending the grievance process of OCMC Chapter 2.30.060 to allow for a process of identifying improvements. The motion carried by the following vote:**

**Aye:** 4 - Commissioner Brian Shaw, Mayor Dan Holladay, Commissioner Nancy Ide and Commissioner Renate Mengelberg

**7c.**

**Acquisition of a Fir Street Property Zoned General Industrial**

*Mr. John Lewis discussed the purchase of property on Fir Street for a Public Works Operation Center. He gave a background on the property and showed pictures of what was currently on the site.*

*Martin Montalvo, Public Works Operations Manager, described the environmental assessment process.*

*There was discussion regarding how this was more prudent than renovating the Center Street facility, the funding for the project, and the seismic resiliency of the buildings.*

**A motion was made by Commissioner Ide, seconded by Commissioner Mengelberg, to authorize the purchase and sales agreement and receipt for earnest money between GDIRE Acquisition LLC and the City of Oregon City for 13895 Fir Street in the amount of \$7,100,000 as well as personal property in the amount of \$13,100. The motion carried by the following vote:**

**Aye:** 4 - Commissioner Brian Shaw, Mayor Dan Holladay, Commissioner Nancy Ide and Commissioner Renate Mengelberg

## **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:** 4 - Commissioner Brian Shaw, Mayor Dan Holladay, Commissioner Nancy Ide and Commissioner Renate Mengelberg

- 8a. Contract for Construction of 15th Street Storm Sewer Improvements Project
- 8b. Intergovernmental Agreement with the Oregon Department of Transportation (ODOT) for Project Construction Funding, and Contract Oversight and Management on Highway 99 and Main Street Project
- 8c. Right-of-Way Dedication at 312 Lawton Road
- 8d. Personal Services Agreement Amendment No.1 with DeSantis Landscapes, Inc. for the Landscape Maintenance Services for the Street Division of Public Works (PS 16-023)
- 8e. Personal Services Agreement Amendment No. 1 with C&R Reforestation for the Landscape Maintenance Services for the Stormwater Division of Public Works (PS 16-022)
- 8f. Minutes of the March 13, 2018 Work Session

## 9. Communications

### a. City Manager

*Tony Konkol, City Manager, acknowledged Chief Band and Officer Day for receiving a \$25,000 grant for homeless veterans.*

### b. Commission

*The Commission reported on the activities and meetings they had attended.*

### c. Mayor

*There were no Mayor communications.*

## 10. Adjournment

*Mayor Holladay adjourned the meeting at 9:08 PM.*

*Respectfully submitted,*

*Kattie Riggs*

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*Kattie Riggs, City Recorder*