



CITY OF OREGON CITY

CITY COMMISSION WORK SESSION

MINUTES

Commission Chambers, Libke Public Safety Facility, 1234 Linn Ave, Oregon City
Tuesday, May 07, 2024 at 6:00 PM

CONVENE WORK SESSION AND ROLL CALL

Commission President Marl called the meeting to order at 6:00 P.M.

PRESENT: 4 - Commissioner Mike Mitchell, Commissioner Frank O'Donnell, Commissioner Rocky Smith, Commissioner Adam Marl

EXCUSED: 1 - Mayor Denyse McGriff

STAFFERS: 8 - City Manager Tony Konkol, Assistant City Recorder Evan Lee, Community Development Director Aquilla Hurd-Ravich, Police Chief Shaun Davis, Parks and Recreation Director Kendall Reid, Parks and Cemetery Director Tom Kissinger, Aquatic & Recreation Manager Melissa Sebastian, Planning Manager Pete Walter

FUTURE AGENDA ITEMS

1. List of Future Work Session Agenda Items

Commission President Marl observed that future agenda items included an update on the McLoughlin Boulevard Enhancement Project, scheduled for the following week. He also reminded the Commissioners that some upcoming meeting dates were currently scheduled to fall on or near holidays.

DISCUSSION ITEMS

2. Confederated Tribes of Grand Ronde tumwata village Presentation

Attorney Carrie Richter introduced the Confederated Tribes of Grand Ronde's presentation by explaining that pursuing the tumwata village plan would require land use review and amendment to their current master plan approval. She reported that the Confederated Tribes would be applying for master plan approval in the near future, which would amount to a quasi judicial proceeding. She observed that a recording of the present meeting would be included in the master plan because conflicts of interest and ex parte contacts must be considered in this process.

Commissioner Mitchell asked whether this would constitute a land use procedure type two or type three, and Ms. Richter responded that she thought it would be a type three.

City Manager Tony Konkol introduced representatives of the Confederated Tribes of Grand Ronde, including Ryan Webb, the project's Engineering and Planning Manager, and Kristen Svicarovich, the Tribes' Community Development Manager. Mr. Webb observed that several Grand Ronde Tribal Council members were present at the current meeting: Councilwoman Denise Harvey, Councilwoman Kathleen George, and Councilman Jon George.

Ms. Svicarovich and Mr. Webb offered a presentation that consisted of an updated version of the 2021 Vision Plan for tumwata village. The presentation covered history of the tumwata village site, project

partners, cultural aesthetic design, funding information, recent environmental remediation and demolition projects onsite, as well as design plans.

After the presentation, Commission President Marl invited the present members of the Grand Ronde Tribal Council to join the Oregon City Commissioners around the table for discussion. Council members Denise Harvey, Kathleen George, and Jon George joined the Commissioners.

Commissioner O'Donnell asked if Mr. Webb was familiar with the City's 99-E Improvement Project. Mr. Webb replied that his group had been in touch with Kittelson & Associates – the firm undertaking the 99-E Improvement Project – as well as the Oregon Department of Transportation (ODOT) and some city staff in order to ensure that the two projects would complement one another.

Commissioner O'Donnell asked about the functions of the residential aspects of the tumwata village design. Mr. Webb said that market needs would help determine the functions of the residential designs. When asked by Commissioner O'Donnell, Mr. Webb observed that the housing planned for the site would be for the community, not for tribal members only.

Commissioner O'Donnell observed that the City's Quiet Zone project might be beneficial to tumwata village's hotel plans and asked if the Confederated Tribes would like to support the Quiet Zone project. Mr. Webb said that the Quiet Zone would benefit all involved and expressed support for it.

Commissioner O'Donnell offered to connect Ms. Svicarovich with an acquaintance of his who is participating in a project on the history of the Chinese-American community in Oregon City.

Commissioner Mitchell asked whether the presentation would be available to share with Oregon City residents. Mr. Webb replied that the slides should be available on the tumwata village website after the land use application is submitted.

Commissioner Mitchell expressed approval of the design's plan for a pedestrian elevator. He also asked whether the project was envisioned to be completed in phases or whether tumwata village would only open when complete. Mr. Webb replied that the public should be able to access the site gradually as different elements are completed.

Commissioner Smith expressed appreciation for the historical research integrated into the plans for tumwata village.

Commissioner Marl observed that the presence of a residential component in tumwata village would be an asset to downtown and fill a gap in its mixed-use residential zoning. He expressed appreciation for the plan's emphasis on open and green spaces, saying that residents would appreciate this too, and thanked the Grand Ronde tribes and project presenters for their time and effort.

Commissioner Smith suggested that, in case the proposed pedestrian elevator proves impractical, the planners consider utilizing the tunnel that is present on the site or connecting to the pedestrian walkway at Canemah or other locations.

Confederated Tribes of Grand Ronde Councilwoman Denise Harvey expressed gratitude for the opportunity to share the tumwata village design ideas, and the Council members presented gifts of beaded necklaces to the Oregon City Commissioners and staff as a gesture of friendship and partnership.

The Commission took a break from 7:15 P.M. to 7:22 P.M.

3. Joint Work Session with Parks and Recreation Advisory Committee - Parks and Recreation Master Plan

At this point in the work session, the Commissioners were joined by members of the Parks and Recreation Advisory Committee (PRAC), including Erin McClellan, Joyce Gifford, Timothy Lainhart, Ken Worcester, and Steve Williams.

Kendall Reid, Parks and Recreation Director, announced that PRAC would be presenting their Parks and Recreation Master Plan, as well as their Capital Improvement Plan (CIP) Plan Project Lists. He described the timeline and public review process of the plan. Mr. Reid introduced Neelay Bhatt, Founder and CEO of Next Practice Partners, who offered a presentation on the Parks and Recreation Master Plan. The presentation covered Oregon City's projected future parks and recreation service needs, priority investment ratings, core values, the project's vision, initial implementation steps, and a summary of the Master Plan itself.

Mr. Reid added an observation about the interconnectedness of the PRAC Master Plan with projects such as the CIP projects, the Facilities Master Plan, and deferred maintenance projects. He invited the Commissioners to help brainstorm funding options.

Commissioner O'Donnell suggested considering equity of access to resources, citing a lack of playground equipment in Park Place. Commissioner Mitchell added that the Caufield neighborhood and the area between Beaver Creek Road, Mollala Avenue and Route 213 were also underserved. He requested that these three areas mentioned by him and Commissioner O'Donnell be mentioned by name in the Master Plan as underserved areas to be addressed. Mr. Bhatt responded that the data presented in the Master Plan will support these points brought up by Commissioners O'Donnell and Mitchell and will facilitate decision-making regarding underserved areas such as these. Mr. Reid also noted that Park Place was specifically listed in the Master Plan for Phase 2 Development.

Mr. Worcester requested clarification about the Plan's level of service inventory, observing that the Plan's statistic on total park acreage meets required standards, but that the Plan also calls for more acres to be added. Mr. Bhatt observed that the park acreage standards are a minimum, and that the City is overserved in regard to some types of parks but underserved in others.

Mr. Worcester asked how to address potential input from neighborhood residents disagreeing with the resources placed in their neighborhoods. Mr. Bhatt responded that community input is the foundation of the plan but that it also includes an equity element to ensure that each neighborhood is being properly served. He observed that the Plan's Equity Maps can provide data to help make these decisions.

Mr. Williams asked whether the Master Plan can clarify the distinctions between general levels of service and providing equitable service. Mr. Bhatt explained that this issue is addressed in the Plan, for example in a section on quantity-based levels of service followed by a section translating that data into access level of service. Mr. Williams suggested making the sections addressing this more prominent. Mr. Reid added that his team's Marketing Plan will work on clearly communicating and publicizing these equity elements in the Master Plan.

Commissioner O'Donnell suggested considering short-term improvements while working on long-term planning.

Commissioner Smith expressed concern about the priority level of some of the Master Plan projects. He also suggested encouraging public support by educating the public about the historic significance of some of the sites to be improved.

Mr. Worcester suggested clarifying neighborhood, community, and regional park designations while constructing the Master Plan.

Mr. Reid discussed a list of alternative Parks and Recreation funding options brought before the Commission. Options presented included increasing the permanent tax rate, a general obligation bond, a local option levy, creating a Park district, Park utility fees, and transient tax.

Mr. Konkol reported that he had discussed the presented funding options with Matt Zook, Finance Director, and that Mr. Zook had observed that in the case of a levy, raising the tax rate by 25 cents would create a revenue of approximately \$925,000.00.

Commissioner Marl expressed unwillingness to raise the property tax rate because future City Commissions would not be obligated to continue using the resultant funds for Parks and Recreation. He suggested choosing a funding source that would remain dedicated to Parks and Recreation. He expressed openness to discussing a park utility fee because the statistically valid survey had indicated residents would be willing to pay it, and he suggested pairing that discussion with an upcoming discussion on pavement maintenance utility fees.

Mr. Konkol observed that the flat utility fee in Oregon City can raise money more inexpensively than raising property taxes.

Commissioner O'Donnell suggested specifying an end date for the potential new revenue stream.

Mr. Williams observed that public support for PRAC funding and deferred maintenance was high and suggested marketing to capitalize on that before public opinion shifts.

Mr. Bhatt observed that costs for the necessary improvements would rise if deferred maintenance is delayed. He also observed that post-pandemic cultural changes have driven up public appreciation of parks, adding that a majority of park-related bond referenda were successful in the previous election and that philanthropic giving toward parks had risen.

Ms. McClellan asked when Oregon City had last pursued a levy or bond for the Parks and Recreation department. The present company could not recall any such bond or levy. Ms. McClellan suggested that with strong branding and communication, public opinion would be open to Parks and Recreation funding.

Mr. Worcester asked when the System Development Charges (SDC) update would be completed. Mr. Reid replied that a meeting was scheduled with the consultant working on this and that they were requesting an updated schedule because of some issues raised by CIP. Mr. Worcester advised against waiting for SDCs to accumulate before prioritizing property acquisition.

Commission President Marl asked Mr. Reid what was needed from the Commission to move forward from the present meeting. Mr. Reid replied that the Parks and Recreation Department requested direction about whether to pursue approval of the Master Plan as presented and to research CIP and SDC issues. He requested a future conversation to narrow down funding options.

Commissioner Mitchell suggested that some of the proposed funding options, such as the pavement maintenance fee, would not generate enough funds to cover estimated expenses. He also inquired why only five facilities were singled out in the Plan for discussion of deferred maintenance. Mr. Reid responded that an assessment had been made for the entire City's deferred maintenance needs but that the reports under discussion were focused on immediate needs. He suggested that the Master Plan would require revision on a regular basis as funding, needs, and public involvement fluctuate. Tom Kissinger, Parks and Cemetery Manager, explained that these priorities were derived from the BBTA reports and represented a cross section of the deferred maintenance projected over the next decade.

Commissioner Mitchell asked whether the \$40,000,000.00 figure estimated for the Pool and Recreation Center was based on a recent similar project in Lake Oswego and Mr. Reid replied that it was. Mr. Konkol explained that this estimate was meant as an example of what a similar project had cost recently. Commissioner Mitchell also asked about the estimate of \$50,000,000.00 for deferred maintenance to the End of the Oregon Trail Center and Mr. Konkol explained that figure was a placeholder.

Commissioner Mitchell said that the Parks and Recreation Advisory Committee should have a central role in determining deferred maintenance priorities. Mr. Konkol observed that determining SDC-eligible projects versus non-SDC-eligible projects would help the prioritization process.

There was general consensus for the Parks and Recreation Department to move forward with the Parks and Recreation Master Plan.

Mr. Williams expressed gratitude for the collaboration between the Commission and PRAC members at the present meeting.

The Commission took a break from 8:30 P.M. to 8:39 P.M.

4. Park Place Concept Plan Code Refinement

There was consensus to allow public comment regarding this agenda item.

James Nicita, resident of Oregon City, expressed concern that the Park Place Concept Plan Refinement would negatively affect the Neighborhood Village, for example by removing its park. He suggested conducting a survey to help determine which elements of the Concept Plan to protect from change – including, for example, the boundaries of the park and of the Neighborhood Village. He suggested that survey data would create clear and objective standards. Mr. Nicita also suggested protecting parks by instituting a Park Zone.

Community Development Manager Aquilla Hurd-Ravich, with Planning Manager Pete Walter and Deputy City Attorney Carrie Richter, offered a presentation on the Code revision process with the intent to further implement the Park Place Concept Plan. The presentation covered the background of the Park Place Concept Plan (PPCP), including changes in State land use regulations, as well as work on the PPCP to date, key elements of the PPCP, a summary of the process and its timeline.

Commissioner O'Donnell asked whether a legal definition of the phrase "clear and objective standards" exists and the presenters replied that it does not. Commissioner O'Donnell expressed support for Mr. Nicita's suggestions to collect numerical data to function as clear and objective standards for this project.

Commissioner Mitchell expressed agreement with Commissioner O'Donnell's remarks and suggested protecting the non-housing elements of the concept plan, which, he argued, make it distinctive.

Commission President Marl observed that mixed use development was important to the City Commissioners. He also agreed with a point raised in a recent email from Community Involvement Committee member Bob LaSalle, that the market may determine the feasibility of commercial development in the PPCP. Ms. Hurd-Ravich discussed the ongoing work of consultants that had been engaged to analyze these matters.

CITY MANAGER'S REPORT

5. Update on City Projects

Mr. Konkol reported that the ODOT was still in contract negotiations for the Scope of Work for the Quiet Zone Project.

He reported that in the matter of Charter Parks, Staff was finalizing the draft license agreements to address encroachments in McLoughlin Promenade, and that discussions with property owners would commence shortly.

Regarding the Cayuse Five Memorial Project, Mr. Konkol reported that ground disturbance was scheduled to begin the following day.

Mr. Konkol shared that the Mayor reported working with County Chair Tootie Smith to assemble a task force working group to examine the future ownership of the Courthouse.

COMMISSION COMMITTEE REPORTS**6. Commissioner O'Donnell**

- South Fork Water Board

Commissioner O'Donnell had no new reports.

7. Commissioner Smith

- Clackamas Heritage Partners
- Oregon City Tourism Stakeholder's Group
- South Fork Water Board

Commissioner Smith had no new reports because the Clackamas Heritage Partners meeting had been moved.

8. Commissioner Mitchell

- Clackamas County Coordinating Committee (C4) – Metro Subcommittee
- Metro 2040 Urban Growth Review Roundtable
- Clackamas County I-205 Tolling Diversion Committee (alternate)
- Metro Policy Advisory Committee (MPAC) (alternate)

Commissioner Mitchell had no new reports.

9. Commissioner Marl

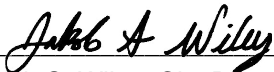
- Citizen Involvement Committee Liaison
- Clackamas County Coordinating Committee (C4)
- Clackamas County I-205 Tolling Strategies Committee
- Youth Advisory Committee Liaison

Commissioner Marl reported that the Tolling Strategies Committee is on hiatus until the state legislature picks the topic back up again. Commissioner Marl reminded the Commissioners that they were invited to a C4 retreat in June. He reported that a CIC work session was scheduled for the following month, to discuss development of a more equitable budgetary process. Commissioner Marl shared ways to support the Youth Advisory Committee's clothing drive, which was focused on donations for high school-aged students.

ADJOURNMENT

Commission President Marl adjourned the meeting at 9:11 P.M.

Respectfully submitted,



Jakob S. Wiley, City Recorder