



CITY OF OREGON CITY

CITY COMMISSION REGULAR MEETING - REVISED MINUTES

Commission Chambers, Libke Public Safety Facility, 1234 Linn Ave, Oregon City
Wednesday, March 20, 2024 at 7:00 PM

REGULAR MEETING OF THE CITY COMMISSION

1. CONVENE MEETING AND ROLL CALL

Mayor Denyse McGriff convened the meeting at 7:03 P.M.

PRESENT: 5 - Commissioner Adam Marl, Commissioner Mike Mitchell, Commissioner Rocky Smith, Commissioner Frank O'Donnell, Mayor Denyse McGriff

STAFFERS: 9 - City Manager Tony Konkol, Assistant City Manager Alex Rains, City Recorder Jakob Wiley, Police Chief Shaun Davis, Planning Manager Pete Walter, Library Director Greg Williams, Community Development Director Aquilla Hurd-Ravich, Assistant City Recorder Evan Lee, Communications Manager Jarrod Lyman

2. FLAG SALUTE

3. CEREMONIES AND PROCLAMATIONS

3a. Arbor Day Proclamation

Mayor McGriff read the proclamation declaring April 6, 2024, as Arbor Day.

4. CITIZEN COMMENTS

Captain Lowell Gillespie, resident of Oregon City, spoke about river tourism. He thought a staff person should be appointed to focus on this, especially improvements to the John Storm Park dock.

Jerry Hermann, resident of Gladstone, spoke about collaboration with the City for river tourism. He also talked about upcoming acoustic improvements that City staff had arranged for the Commission Chambers.

William Gifford, resident of Oregon City, gave an analogy where the City Commission was the navigator who plotted the course the City would take and the City Manager was the pilot who made sure the machine was in good working order. A pilot and navigator must have good communication.

Paul Edgar, resident of Oregon City, thanked the Mayor, Commissioners, and staff for their work to prevent tolling. The City needed to start creating affordable housing in the form of individual houses. He suggested using the Walmart site to create a walkable housing community.

Thelma Haggemiller, resident of Clackamas County, spoke as a volunteer representative of Oregon City Heritage Coordinating Committee, who was working on a familiarization tour on May 17. The target

audience was the front desk people at retail visitor centers, hotels, and tour operators. There would be places along the tour for each Commissioner to appear.

5. PRESENTATIONS

5a. Presentation on Tree City USA and Friends of Trees Programs

Pete Walter, Planning Manager, gave the presentation. He discussed the Tree City USA program and 2023 Growth Award, Friends of Trees efforts and tree plantings, and Arbor Day activities on April 6.

There was discussion regarding reducing the number of trees that were removed and increasing the number of trees planted, Natural Resources Committee recommended tree code changes, and Bee City program.

Mr. Walter explained the Natural Resources Committee supported the idea for a Bee City program, but needed a joint recommendation from Parks and Recreation Advisory Committee and Oregon City Parks Foundation.

5b. Library Board Annual Update

Greg Williams, Library Director, and David Goldberg, Library Board Chair, gave an update on the Library's activities last year, strategic planning, expanding relationships, growth and progress, and concerns. A new library district was needed with an increased rate. Between 2030-31 and 2034, the library would face a roughly \$415,000 budget shortfall as they paid back a facility bond.

There was discussion regarding remote lockers, bookmobile, and disparity in regional funding.

6. ADOPTION OF THE AGENDA

Motion made by Commissioner Mitchell, seconded by Mayor McGriff, to add a discussion on the RV Park location to the agenda. The motion passed by the following vote:

Voting Aye: Mayor McGriff, Commissioner Marl, and Commissioner Mitchell

Voting Nay: Commissioner Smith and Commissioner O'Donnell

The agenda was adopted as amended.

Mayor McGriff asked that staff reports for new OLCC permits include whether or not a location had an OLCC permit previously.

7. CONSENT AGENDA

Motion made by Commissioner Mitchell, seconded by Commissioner Smith, to approve the consent agenda. The motion carried by the following vote:

Voting Aye: Mayor McGriff, Commissioner Smith, Commissioner Marl, Commissioner O'Donnell, and Commissioner Mitchell

7a. OLCC: Liquor License Application – Limited On-Premises, Wildlings Play Place (dba PicMontage LLC), 19376 Molalla Ave, Ste. 130, Oregon City

- 7b. OLCC: Liquor License Application – Off-Premises, H&S Energy Products LLC, 13001 Clackamas River Drive, Oregon City
- 7c. OLCC: Liquor License Application – Off-Premises, H&S Energy Products LLC, 1511 Beaver Creek Road, Oregon City
- 7d. Deed of Dedication for the Holcomb Boulevard Safe Routes to School Project – Laura and Casey Johnston (14667 Holcomb Boulevard)
- 7e. Deed of Dedication for the Holcomb Boulevard Safe Routes to School Project – Monica and James Hall (14671 Holcomb Boulevard)
- 7f. Deed of Dedication for the Holcomb Boulevard Safe Routes to School Project – Jeffrey Jones (14737 Holcomb Boulevard)
- 7g. Friends of Trees Contract 2024-25
- 7h. Public Improvement Contract with Pioneer Waterproofing Company, Inc for the Cayuse Five Tribute (CI 21-011)
- 7i. Purchase of Ford Transit for Additional Facilities Maintenance Specialist
- 7j. Minutes of the January 3, 2024 City Commission Special Meeting
- 7k. Minutes of the January 3, 2024 City Commission Meeting
- 7l. Minutes of the January 9, 2024 City Commission Special Meeting

8. PUBLIC HEARINGS

9. GENERAL BUSINESS

- 9a. First Reading of Ordinance No. 24-1003, Proposed Amendments to Oregon City Municipal Code Chapter 2.40, Public Contracting and Purchasing, subsections 2.40.020 and 2.40.030

Alex Rains, Assistant City Manager, discussed the recommended amendments to the public contracting and purchasing code. The current code was 20 years old and outdated. The City Manager's signing authority threshold remained at \$50,000.

There was discussion regarding clarifying the threshold in the code language. The ordinance would be brought back to the next meeting with changes.

- 9b. Funding Request from the Oregon City Heritage Coordinating Committee for a Grand Floral Parade Mini-Float

Tony Konkol, City Manager, outlined the funding request. He recommended using Transient Lodging Tax dollars rather than the General Fund.

Commissioner Marl asked if last year's funds for this float came from the TLT. Mr. Konkol said yes, it did.

Commissioner O'Donnell was looking forward to the parade and applauded the OCHCC's role in tourism promotion. However, there did not seem to be any return on investment of TLT dollars for a float in a Portland parade. The City should instead spend this money elsewhere where it would be more effective.

Commissioner Smith pointed out that the parade had thousands of viewers, both in person and on TV.

Don Scott, Oregon City Heritage Coordinating Committee, said the theme for this year's Rose Festival was Dream Forward, and the OCHCC float's theme was Oregon City Dreams Past, Present, and Future. OCHCC did not look at this event in isolation, as two weeks after the parade they would be advertising Oregon City Heritage Days under the Oregon City Dreams theme. The theme led to greater collaboration in Oregon City's heritage community. The City's tourism logo would be on the float as well.

Mayor McGriff asked how much money and volunteer hours OCHCC would be contributing to this float. She also stated that the float only depicted the past of white settlers.

Mr. Scott responded OCHCC did not have any funding, only volunteer hours which were significant. The float's design was not finalized, and they were open to the Commission's recommendations.

Commissioner Mitchell said that while he agreed with Commissioner O'Donnell that it would be impossible to determine a return on investment, he thought the Commission would find it difficult to fund an advertisement that would reach this many people for \$10,000. He thought it was a good investment.

Commissioner Marl took issue with the process. He did not want to encourage other groups to come to the Commission to ask for money. Mr. Konkol said the City had community event grants, but this request did not meet that criteria.

Commissioner Smith said there was not a clear process for this group or any other to approach the City with a request for funding. They had funded this request in the past.

Commissioner Marl said this money should be preserved for the DMO, who should be making decisions on requests like this.

Commissioner Mitchell agreed, but because the DMO did not exist yet, the Commission would have to make the decision.

Mayor McGriff asked about the timeline.

Mr. Scott said they needed the funds by the end of the month.

Mayor McGriff asked if this would affect the funding for other programs. Mr. Konkol said no, it would be taken from the ending fund balance in the TLT fund.

Mayor McGriff would not be inclined to fund this again next year.

Motion made by Commissioner Mitchell, seconded by Commissioner Smith, to approve the funding request of \$10,750 from the Transient Lodging Tax fund for the Oregon City Heritage Coordinating Committee's Grand Floral Parade mini-float. The motion passed by the following vote:

Voting Aye: Mayor McGriff, Commissioner Smith, and Commissioner Mitchell

Voting Nay: Commissioner Marl and Commissioner O'Donnell

There was discussion regarding how to make the float more diverse.

Motion made by Commissioner Mitchell, seconded by Commissioner Marl, to put the RV Park location on the April 3, 2024 agenda for discussion and possible decision. The motion carried by the following vote:

Voting Aye: Mayor McGriff, Commissioner Smith, Commissioner Marl, Commissioner O'Donnell, and Commissioner Mitchell

10. COMMUNICATIONS

City Manager

Mayor McGriff asked Mr. Williams how the Library Board's Teen Advisory Committee could have a joint meeting with the Youth Advisory Committee.

Mr. Williams would work on scheduling a meeting.

Aquilla Hurd-Ravich, Community Development Director, gave an update on the Park Place Crossing application land use appeal. The applicant had withdrawn the application, and the remand would not be moving forward. There were multiple parcels with different ownership, including Hidden Falls LLC, Redland Road LLC, and three or four individual owners. She thought the two LLCs were owned by the applicant.

Mayor McGriff suggested amending the Park Place Concept Plan to avoid future problems. Ms. Hurd-Ravich said that work was underway.

Mr. Konkol said the County offered to local jurisdictions Supportive Housing Services funding for locally designed programs. They had turned in two grant requests, but the County had not yet made a determination on the applications.

Ms. Hurd-Ravich said the County had met with staff regarding the Park Place housing project redevelopment and layout of the site. They still had to go through the application process.

Mayor McGriff suggested the County come in to give the Commission a briefing. Bill Kabeiseman, City Attorney, thought it would be better to have staff reach out to the County and then give an update to the Commission.

10a. City Commission 2021-2023 and 2023-2025 Goals Update

Mr. Konkol gave an update on the Commission Goals.

Commissioners

Commissioner Marl announced that Oregon City had been allocated \$4 million for the engineering documents for Phase 2 of the Jughandle Project.

Commissioner Mitchell said that ODOT was giving a presentation tomorrow on their fiscal cliff.

Commissioner O'Donnell thanked everyone for the civil, respectful conversation on the parade float in spite of differences of opinion. He appreciated the private citizen groups who were trying to get things done for the City. He reported on recent South Fork Water Board tours.

Commissioner Smith said Spring Break was almost here, and to be watchful for kids.

Mayor

Mayor McGriff said there was an upcoming School Board meeting.

11. ADJOURNMENT

Mayor McGriff adjourned the meeting at 9:08 P.M.

Respectfully submitted,



Jakob S. Wiley, City Recorder