



# **CITY OF OREGON CITY CITY COMMISSION REGULAR MEETING - REVISED MEETING MINUTES**

Commission Chambers, Libke Public Safety Facility, 1234 Linn Ave, Oregon City  
Wednesday, August 21, 2024 at 7:00 PM

## **EXECUTIVE SESSION**

*The Executive Session will begin after the adjournment of the City Commission Regular Meeting pursuant to ORS 192.660(2)(e) to conduct deliberations with persons designated by the governing body to negotiate real property transactions.*

## **REGULAR MEETING OF THE CITY COMMISSION**

### **1. CONVENE MEETING AND ROLL CALL**

*Mayor Denyse McGriff convened the meeting at 7:06 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, Assistant City Recorder Evan Lee, Police Chief Shaun Davis, Community Development Director Aquilla Hurd-Ravich, Senior Planner Christina Robertson-Gardiner, Community Engagement Specialist Hannah Schmidt, Public Works Director John Lewis, City Engineer Dayan Webb

### **2. FLAG SALUTE**

### **3. CEREMONIES AND PROCLAMATIONS**

#### **3.a. National Senior Citizens Day Proclamation**

*Mayor McGriff read the proclamation declaring August 21, 2024, as National Senior Citizens Day.*

#### **3.b. Oregon City Olympian Proclamation**

*Mayor McGriff read the proclamation declaring August 2024 as Chester Newton Remembrance Month. Mr. Newton was a silver medalist from the 1924 Olympics.*

#### **3.c. Oath of Office for new Oregon City Police Officers**

*Shaun Davis, Police Chief, introduced new Police Sergeant Pilcher and three new officers, Officers Rohde, Shaw, and Lapointe.*

*Mayor McGriff administered the Oath of Office to these officers.*

### **4. PUBLIC COMMENTS**

*None.*

### **5. PRESENTATIONS**

## 5.a. Portland General Electric (PGE) Right of Way Pole Mounted Electric Vehicle Charging Stations Pilot Program Presentation

*John Lewis, Public Works Director, introduced Adam Reese, Program Manager, and Michael Sannikov, Key Customer Manager, of Portland General Electric (PGE). They gave a presentation on the municipal charging collaboration project. They discussed the problems they were trying to solve, expected outcomes, what a pole charger was, PGE's commitment, how the collaboration worked, municipality responsibilities, example from the city of Milwaukie, locations, and pole selection.*

*There was discussion regarding what experience PGE had installing these charging stations in historic districts, concerns that the current transportation funding mechanisms state wide did not support the impact of electric vehicles on roadways, how the locations in lower income areas might not be useful, funding for the poles, how operations and maintenance would be provided by PGE, labeling the parking areas, concern about locations in historic districts and areas that already had parking issues, putting EV stations in new developments and at government buildings, and dispersing these more around the City,*

*Commissioner Marl expressed concern that statewide transportation infrastructure funding structures are not tailored to account for a more electrified fleet. He asked how PGE was funding this program.*

*Mr. Sannikov said that the initial capital costs were funded by state and federal grants. Only the maintenance and operations costs would be funded by use rates.*

*The Commission was in favor of moving forward with the EV stations and for PGE to work with staff to better evaluate the locations.*

## 6. ADOPTION OF THE AGENDA

*Item 7d was pulled from the consent agenda. The agenda was adopted as amended.*

## 7. CONSENT AGENDA

**Motion by Commissioner Mitchell, seconded by Commissioner Smith, to approve the Consent Agenda except for Item 7d. The motion carried by the following vote:**

**YES: Commissioner Smith, Commissioner O'Donnell, Mayor McGriff, Commissioner Marl, and Commissioner Mitchell**

**NO: None**

7.a. Purchase of Bulk Fuel at the Fir Street Fueling Site with CECO, Inc (Carson Oil Company)

7.b. Personal Services Agreement with Harper Houf Peterson Righellis, Inc. for the 2025 OC Roadway Reconstruction Project (PMUF) (CI 24-006)

7.c. Public Improvement Contract with the Saunders Company for the Sanitary Sewer I&I Rehabilitation – Rivercrest Basin Project: Phase 4 (CI 23-009)

7.d. Joint Values and Outcomes for the 2025 State Legislative Transportation Package

*Mayor McGriff appreciated the wording changes that had been made to the document.*

**Motion by Commissioner Marl, seconded by Mayor McGriff, to approve using the City's logo on the Joint**

Values and Outcomes for the 2025 State Legislative Transportation Package document. The motion carried by the following vote:

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

NO: None

7.e. Minutes of the March 20, 2024 City Commission

## **8. PUBLIC HEARINGS**

8.a. GLUA-24-00004: AN-24-0001: Annexation and ZC-24-0001: Zone Change, 14389 and 14421 Maplelane Road

*Mayor McGriff opened the public hearing.*

*Carrie Richter, City Attorney, read the hearing statement. She asked if any Commissioner had ex-parte contacts, conflicts of interest, bias, or any other statements to declare. Commissioner Mitchell and Mayor McGriff stated that they had visited the site.*

*Christina Roberston-Gardiner, Senior Planner, presented the staff report. This was a joint annexation and zone change request for a 2.5 acre property on Maplelane Road. The zone change would be a change from County FU-10 to City R-6. Currently there was no request for development on the site. She discussed the annexation and zone change process, staff summary, criteria for approval, zoning, overlay zones, utility locations, Planning Commission recommendation, options, and requested direction for historic considerations and tree protection.*

*There was discussion regarding buffer zones and soil stability, density, potential historic resources, and preserving the existing trees.*

*Graham Newhouse, applicant, and Brad Kilby, representing Mr. Newhouse, said the property had been owned by the Newhouse family since the 1970s. Mr. Newhouse's father was now retired and wanted to make sure the value of the property was increased. They were limited to what development could be done with the current zoning. Regarding the geotechnical issues, they would be limited with the amount of disturbance to the buffer zones and the density would be limited to two units. They had no intention of developing the property now. They would be amenable to R-8 if that was preferable. If the property was developed, they would be subject to the development standards for trees. Regarding historic designation, they did not know if Clackamas County surveyed the property in the past and decided not to designate it at the time. The application was timely and was an orderly and efficient expansion of the City into an area the City had talked about growing into.*

*Mr. Newhouse then discussed the family's history and the generations living in Oregon City and on the Maplelane property. Three generations have lived on the property. He said there was no historical value because of multiple remodels and additions to the property. They wanted to be good stewards of the property and ensure the value of the property continued to grow over time. Adding the property to the City would maintain the value and attractiveness.*

*There was no public testimony.*

*Mayor McGriff closed the public hearing.*

*There was discussion regarding whether or not to get additional information on the historic significance, zoning of this property and adjacent properties, and how to apply Annexation Factor 11 with regards to trees on the property.*

**Motion made by Commissioner Marl, seconded by Commissioner Mitchell, to approve the first reading of Ordinance No. 24-1007, approving GLUA-24-00004: AN-24-0001: Annexation and ZC-24-0001: Zone Change, 14389 and 14421 Maplelane Road. The motion carried by the following vote:**

YES: Commissioner Smith, Commissioner O'Donnell, Commissioner Marl, and Commissioner Mitchell  
NO: Mayor McGriff

## **9. GENERAL BUSINESS**

### **9.a. Evaluation of Local Street Volume Standards**

*Aquilla Hurd-Ravich, Community Development Director, said congestion on local streets was a regular topic when reviewing new developments. Staff had been asked to look at potential options for mitigating volume and traffic management. A traffic engineer had been hired to do an analysis on the issue.*

*Reah Flisakowski, Senior Project Manager with DKS Associates, presented the analysis. She discussed the objectives and a potential solution to adopt a local street maximum daily volume standard for new development applications, technical background on the function of a local street, Oregon City street classifications, and existing strategies for managing volume on local streets. She noted that Oregon City does use all of these elements. She then went on to speak about design guidance, peer community guidance, process, benefits and constraints, long-range consequences, and options. The options included implementing a new volume standard, strengthening the existing code, and strengthening the existing guidelines.*

*Commissioner Mitchell thought they should investigate this further and reach out to other cities to see how their programs worked. He left the meeting at 9:37 p.m.*

*There was discussion regarding putting a code in place that required the ability to provide sufficient mobility in catastrophic situations, evacuation and emergency response planning, looking at traffic calming measures, need to address the City-wide issue of through traffic in neighborhoods, and applying some of these measures to existing local streets.*

*There was consensus for staff to get more information from peer cities about implementation and to investigate traffic calming measures.*

*The meeting was recessed at 9:56 p.m. and reconvened at 10:01 p.m.*

*There was consensus for the meeting to go past 10 p.m.*

## **10. COMMUNICATIONS**

### **City Manager –**

*None*

### **Commissioners**

*Commissioner Marl spoke about a KGW fact check on a transportation hearing where they claimed one bus could do more damage to roads than 1,200 cars. KGW verified that was correct. They found that doubling a vehicle's weight causes 16 times more damage to roadways. Electric vehicles were heavier than regular vehicles, and this was why he was hesitant to endorse expanding EV charging stations.*

### **Mayor**

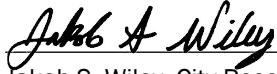
#### **a. Mayoral Appointments to the Youth Advisory Commission**

*Mayor McGriff appointed members to the Youth Advisory Commission.*

## **11. ADJOURNMENT**

*Mayor McGriff adjourned the meeting at 10:05 p.m.*

Respectfully submitted,

A handwritten signature in black ink, reading "Jakob S. Wiley", written over a horizontal line.

Jakob S. Wiley, City Recorder

Date Approved: March 19, 2025