



City of Oregon City

625 Center Street
Oregon City, OR 97045
503-657-0891

Meeting Minutes - Final City Commission

Doug Neeley, Mayor
Betty Mumm, Commission President
Kathy Roth, Rocky Smith, Jr., Carol Pauli

Wednesday, December 17, 2014

7:00 PM

Commission Chambers

REVISED AGENDA

1. Convene Regular Meeting and take Roll Call

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

Present: 5 - Member Doug Neeley, Commissioner Rocky Smith, Commissioner Betty Mumm, Commissioner Carol Pauli and Commissioner Kathy Roth

Staffers: 12 - City Manager David Frasher, City Attorney William Kabeiseman, Police Chief and Public Safety Director James Band, Public Works Director John Lewis, Community Development Director Tony Konkol, Community Services Director Scott Archer, City Recorder Nancy Ide, Human Resources Director Jim Loeffler, Finance Director Wyatt Parno, Library Director Maureen Cole, Economic Development Manager Eric Underwood and Administrative Assistant Kattie Riggs

2. Flag Salute

3. Ceremonies, Proclamations

3a. The Gavel

Mayor Neeley gave a history of the gavel he was using that night which was fashioned after noted pieces of wood offered by the curator of the Historical Society and commemorated the day the Arch Bridge was christened. He explained where each piece of wood came from that was in the gavel and gave a history of the Arch Bridge.

3b. Recognition of Mayor Doug Neeley, Commissioner Betty Mumm, and Commissioner Kathy Roth for their Years of Public Service on the City Commission

Mayor Neeley said it had been a pleasure to serve on the City Commission and listed the many accomplishments of the Commission in the last four years. He thanked each Commissioner for their service and gave them a 2015 calendar. He also thanked the staff for their work.

David Frasher, City Manager, discussed the top seven accomplishments of the Commission. He was proud of their leadership and teamwork. He presented plaques to Mayor Neeley and Commissioners Mumm and Roth in honor of their service to the City.

Police Chief Band thanked the Commission for their support when Officer Libke was

killed. Wyatt Parno, Finance Director, also thanked the Commission for their service.

Tom Geil, resident of Oregon City, appreciated how the Commission listened to and encouraged communication with citizens.

Commissioner Pauli thanked the Mayor for his guidance and building teamwork. She would miss those leaving the Commission.

Commissioner Roth discussed some of the things she learned while on the Commission. She thanked the staff and citizens.

Commissioner Mumm discussed staff changes, challenges, and accomplishments over the past four years and the issues that still needed to be addressed.

Commissioner Smith said this had been a strong and close-knit Commission. He shared memories he had of the Mayor and fellow Commissioners and how he appreciated all of the decisions they had made for the future of the City.

4. Citizen Comments

Jonathan Stone, Executive Director of the Downtown Oregon City Association, announced a public visioning meeting on January 14.

Amber Holveck, Executive Director of the Oregon City Chamber of Commerce, thanked the Commission for their strong connection to the Chamber. She listed the Chamber awards available each year, and she encouraged everyone to make nominations. The Awards Dinner would be held on February 7.

5. Adoption of the Agenda

The agenda was adopted as presented.

6. Public Hearings

6a. Second Reading, Ordinance No. 14-1017, Extending the Downtown Economic Improvement District

Eric Underwood, Economic Development Manager, said the first reading of the ordinance was approved and notices were sent out to property owners with their EID assessments for the coming year. The estimated generated revenue was \$118,000 to fund efforts managed by downtown Oregon City. However, the City received objections and remonstrances that totaled over 42% of the assessed value which prevented the Commission from holding the second hearing and passing the ordinance. The process would have to be done again if the Commission decided to do so.

Bill Kabeiseman, City Attorney, discussed the options the Commission had. The EID expired in April, and it was up to the Commission how to move forward.

Mr. Underwood said the majority of the objections were regarding the way the EID was structured. The other objections were the Downtown Oregon City Association Board makeup, maximum assessment amounts, EID boundaries, City of Oregon City General Fund contribution, and spending priorities.

Mayor Neeley thought this was something the next Commission should decide.

Commissioner Smith thought they needed to find out what the issues were. They could not stop the momentum that had been started. He was committed to resolving the issues and moving forward.

Mr. Frasher suggested that Mr. Kabeiseman and Mr. Underwood meet with the Downtown Board to examine the issues and deal with the objections.

Jonathan Stone, Executive Director of the Downtown Oregon City Association, thought the objections were symptomatic of a program in transition that had not articulated its future value. He asked the Commission to continue to listen to the property owners and to support the Board as they moved through the process.

David Nash, President of the Downtown Oregon City Association, thought there needed to be better communication regarding the value of the EID. It needed to be a collaboration among the business owners, property owners, citizens, and the City. In talking with people, the common theme was not against Main Street but there were changes that people would like to see be made. The Board wanted to represent the community well and listen to the community. He thought they could work out a compromise.

Robb Crocker owned seven properties on Main Street and was in favor of the EID. However, he did not like the way the EID was structured. He thought the property owners that were not in the boundary but were benefiting from the EID should be included and pay their fair share. He also thought they should look at alternative funding.

Amber Holveck, Oregon City Chamber of Commerce, shared support for the Commission in how they had taken downtown on as a core project for the City. The property owners needed to be heard and she thought everyone would be at the table to develop the needed changes to the EID.

Tara Vincente, downtown business owner, was in support of the EID. She thanked Mr. Stone and the Downtown Oregon City Association for all their work. She encouraged them not to let this slow them down and to keep moving forward.

William Gifford, resident of Oregon City, said there had been tremendous improvements downtown. He thought most of the property owners were in favor of the EID, but wanted it tweaked, which would take some extra time. The EID needed to be continued. He suggested expanding the boundary of the EID to include the north end of Main Street. With more people contributing, it could reduce individual costs. He was concerned about loss of momentum and did not want to start over again.

Alex Janson, downtown property and business owner, supported the EID and the Downtown Oregon City Association. Turning back or losing momentum was not an option. He asked the Commission to consider alternate sources of funding and expanding the EID to include the Willamette Falls project.

Tom Geil, resident of Oregon City, expressed appreciation for the EID as one of the newest downtown business owners. He thought the cost was already being passed on to the property owners' tenants, but he was willing to pay it because the Main Street organization was doing a good job. He thought they needed to work together with the property owners to find solutions as they needed to make downtown viable before the Willamette Falls site was developed.

Jill Smart, downtown business owner, said her landlord told her about the EID and she was in favor of it even though some of the cost was passed on to her through rent. Assessing the EID to both property and business owners would double the cost to business owners. Retail was just getting going and more businesses were moving to Oregon City. The next step was targeting certain businesses to come to the City. All of this would not be happening without the EID and it would be a tragedy to lose it.

Randy Hoftijzer, downtown business owner, discussed the changes to the City since she moved here 11 years ago. It had not been easy opening her business in Oregon City, but it was getting better. The EID was helping to bring people to the City. Downtown had to remain the backbone for the upcoming Willamette Falls project, not the other way around.

Commissioner Pauli explained how the Downtown Board was trying to listen and answer concerns and get people involved. She thought it had more to do with the bottom line as the economy had been tough and costs were going up. She thought they needed to look at how to make it more economical for people. There were five openings on the Board and ways for people to get more involved.

Mayor Neeley said if there was success on Main Street, it would trigger economic development along 7th Street and the Molalla corridor.

Mr. Frasher received phone calls from other jurisdictions about the success of the Main Street program. The City put in \$50,000 a year from the General Fund as a match and he thought it should continue. He thought this was the beginning of a conversation with the people who objected and he thought staff could have those conversations and come up with solutions and compromises to continue the EID.

There was consensus for staff to have those conversations and move forward as suggested.

6b.

Resolution No. 14-15, Adopting a Supplemental Budget to the 2013-2015 Biennial Budget and Authorizing a \$500,000 Interfund Loan from the Public Works Building Fund to the Police Building Fund and Authorizing the City Manager to Enter into a Real Property Sales Agreement

Mr. Frasher said the City had received assurances from the environmental consultant that there were no environmental concerns for the purchase of the school property.

Mr. Parno said the Commission had prioritized pursuing development of a new Police Station and the opportunity had arisen to purchase the Mt. Pleasant School property. This opportunity did not happen during the budget process, and it required a public hearing and approval of a Supplemental Budget.

Commissioner Smith would be abstaining from the vote as he was an employee of the Oregon City School District.

There was discussion regarding how the interfund loan would be repaid.

Mayor Neeley opened the public hearing.

William Gifford, resident of Oregon City, encouraged the Commission to approve the Supplemental Budget and get the project done. It was the right thing to do for the good of the City.

Mayor Neeley closed the public hearing.

Mayor Neeley clarified the interfund loan was from the Public Works budget, not Wastewater services.

A motion was made by Commissioner Mumm, seconded by Commissioner Roth, to approve Resolution No. 14-15, adopting a Supplemental Budget to the 2013-2015 Biennial Budget and authorizing a \$500,000 Interfund Loan from the Public Works Building Fund to the Police Building Fund and authorizing the City Manager to enter into a Real Property Sales Agreement. The motion carried by the following vote:

Aye: 4 - Member Doug Neeley, Commissioner Betty Mumm, Commissioner Carol Pauli and Commissioner Kathy Roth

Abstain: 1 - Commissioner Rocky Smith

7. General Business

8. Consent Agenda

A motion was made by Commissioner Smith, seconded by Commissioner Roth, to approve the consent agenda. The motion carried by the following vote:

Aye: 5 - Member Doug Neeley, Commissioner Rocky Smith, Commissioner Betty Mumm, Commissioner Carol Pauli and Commissioner Kathy Roth

8a. Minutes of the November 19, 2014 Regular Meeting

8b. Minutes of the November 19, 2014 Work Session

8c. Resolution No. 14-34 Rescinding Resolution No. 01-27 and Acknowledging Oregon City - Tateshina Cultural Exchange Committee, Inc. (DBA: Oregon City - Tateshina Sister City Committee) as the Entity Charged, on Behalf of the City, with Promoting and Maintaining the Sister City Relationship Between Oregon City and Tateshina, Japan

9. Communications

a. City Manager

Mr. Frasher signed the purchase and sales agreement for the Mt. Pleasant property. He discussed the progress report of the Commission goals.

Mr. Underwood announced the City's Enterprise Zone application had been approved and would be effective January 1, 2015 and would end in December 2025. There were two companies who were already interested in expanding and taking advantage of the Zone.

Mr. Frasher said there had been a DEQ fine regarding a sewer system spill which had been lowered through mitigation efforts. However, there had been another

incident when repairing another sewer line.

Mr. Lewis explained how the small spill occurred and the process the City had to take after a spill. He did not know how much of a fine it would be. Given the rate increases the Commission approved for replacement of these older lines, it would make it less likely to have future spills.

b. Mayor

Mayor Neeley said the Climate Smart Community vote was taken during the last Metro Policy Advisory Committee meeting. He was not able to attend the meeting, but it was approved.

c. Commission

Commissioner Smith reported on the Clackamas Heritage Partners and Oregon City Tourism meetings.

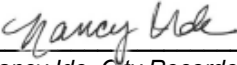
Commissioner Pauli had enjoyed serving with Mayor Neeley and Commissioners Mumm and Roth and would miss them. She reported on the success of the Snowflake Raffle.

Commissioner Roth said area churches had been discussing opening up a place for the homeless to stay overnight during the cold weather.

10. Adjournment

Mayor Neeley adjourned the meeting at 9:42 PM.

Respectfully submitted,



Nancy Ide, City Recorder