



# City of Oregon City

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

## Meeting Minutes - Final

### City Commission

*Dan Holladay, Mayor*  
*Rocky Smith, Jr., Commission President*  
*Brian Shaw, Carol Pauli, Renate Mengelberg*

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Wednesday, February 17, 2016

7:00 PM

Commission Chambers

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

*Mayor Holladay called the meeting to order at 7:03 PM.*

**Present:** 3 - Commissioner Rocky Smith, Commissioner Carol Pauli and Mayor Dan Holladay

**Absent:** 2 - Commissioner Brian Shaw and Commissioner Renate Mengelberg

**Staffers:** 10 - City Manager Tony Konkol, Assistant City Attorney Carrie Richter, Public Works Director John Lewis, Police Chief and Public Safety Director James Band, Human Resources Director Jim Loeffler, City Recorder Kattie Riggs, Library Director Maureen Cole, Finance Director Wyatt Parno, Eric Underwood and Community Services Director Scott Archer

#### 2. Flag Salute

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

##### 3a. Oath of Office, Oregon City Police Department, for Officer Michael Blakely, Officer Alan Farmer, and Officer Jason Lemons

*Jim Band, Police Chief, introduced Officer Alan Farmer and Officer Jason Lemons.*

*Mayor Holladay administered the Oath of Office to Officers Farmer and Lemons.*

##### 3b. Breaking The Box Television Series Presentation by Craig Marquardo

*Craig Marquardo discussed his new television series that was being produced at the Willamette Falls Media Center. He wanted to show what could be done at a community access TV station. Several networks were interested in the show. He showed a clip of the series.*

##### 3c. Downtown Oregon City Association Annual Update - Jonathan Stone, Executive Director

*Jonathan Stone, Executive Director of the Downtown Oregon City Association, gave a 2016 update. He discussed the mission and brand statement, revitalization statistics, comprehensive approach, financial health and sustainability for the evolving non-profit organization, and program highlights. A foundation had been laid for a strong program. He then discussed successes over the past year and the projects moving forward.*

#### 4. Citizen Comments

*Chief Band discussed the Community Safety Advancement Fund video which was in anticipation of the new fee in citizens' utility bills beginning February 29, 2016. He then showed the video.*

*Francesca Anton, resident of Oregon City, discussed a truck that snagged an electric wire and snapped it on 2nd and High Street. She did not think semi-trucks should be allowed on High Street. Since the digital speedometer had been taken off of High Street, traffic was traveling a lot faster on High Street. There were children walking and crossing the street in the area. Even though it was a collector, most of what was on the street was residential. She would like these issues addressed.*

*Rita Mills, resident of Oregon City, said the Providence Willamette Falls Hospital was part of the McLoughlin neighborhood. At a Neighborhood Association meeting they requested and received a presentation regarding proposed changes to the property adjacent to the hospital. The Association was concerned about the destruction of homes in the area.*

*Carrie Richter, City Attorney, said this was testimony related to the Willamette Falls Hospital project and preferred the testimony be held until the public hearing on March 2, 2016 or Ms. Mills could submit written testimony that would become part of the record.*

#### 5. Adoption of the Agenda

*The agenda was adopted as presented.*

#### 6. Public Hearings

##### 6a. First Reading of Ordinance 16-1003 for Historic Properties LLC ZC 15-03: Zone Change and PZ 15-01: Comprehensive Plan Amendment for Property Located near Beaver Creek Road, Highway 213 and Maple Lane Road

*Mayor Holladay opened the public hearing.*

*Ms. Richter asked if any Commissioner had ex parte contacts, conflicts of interest, bias, or other statements to declare.*

*Commissioner Smith disclosed that he worked for the School District.*

*Mayor Holladay said a letter was received from James Nicita requesting the hearing be continued.*

**A motion was made by Commissioner Pauli, seconded by Commissioner Smith, to continue the public hearing for Ordinance 16-1003 for Historic Properties LLC ZC 15-03: Zone Change and PZ 15-01: Comprehensive Plan Amendment for property located near Beaver Creek Road, Highway 213 and Maple Lane Road to March 2, 2016. The motion carried by the following vote:**

**Aye:** 3 - Commissioner Rocky Smith, Commissioner Carol Pauli and Mayor Dan Holladay

**6b.** First Reading of Ordinance 16-1004 for Providence Willamette Falls Medical Center ZC 15-04: Zone Change, PZ 15-02: Amendment to the Comprehensive Plan and CP 15-02: Master Plan Amendment

*Mayor Holladay opened the public hearing.*

*Ms. Richter asked if any Commissioner had ex parte contacts, conflicts of interest, bias, or other statements to declare. There were none.*

*Mayor Holladay said a letter had been received from Jesse Buss requesting continuance of the public hearing.*

**A motion was made by Commissioner Pauli, seconded by Commissioner Smith, to continue the public hearing for Ordinance 16-1004 for Providence Willamette Falls Medical Center ZC 15-04: Zone Change, PZ 15-02: Amendment to the Comprehensive Plan and CP 15-02: Master Plan Amendment to March 2, 2016. The motion carried by the following vote:**

**Aye:** 3 - Commissioner Rocky Smith, Commissioner Carol Pauli and Mayor Dan Holladay

**7. General Business**

**7a.** Willamette Falls Legacy Project Governance Intergovernmental Agreement Among the State of Oregon, Through the Oregon Parks and Recreation Department, Clackamas County, Metro, and the City of Oregon City

*Tony Konkol, Interim City Manager, said this Intergovernmental Agreement was needed to begin the River Walk project. The agreement was brought to the Partners group in January and it was unanimously recommended to be brought to each of the governing bodies for approval.*

**A motion was made by Commissioner Smith, seconded by Commissioner Pauli, to approve the Willamette Falls Legacy Project Governance Intergovernmental Agreement among the State of Oregon, through the Oregon Parks and Recreation Department, Clackamas County, Metro, and the City of Oregon City. The motion carried by the following vote:**

**Aye:** 3 - Commissioner Rocky Smith, Commissioner Carol Pauli and Mayor Dan Holladay

**7b.** First and Second Reading of Ordinance No. 16-1002, Repealing Chapter 12.08.040 of the Oregon City Municipal Code and Adopting Chapter 12.32 - Heritage Trees

*Mr. Konkol said this was brought to the Commission at their last meeting and there was a request to add Sequoia trees to the list of eligible species. The enforcement provision was also amended and the fine amount was changed to \$600. Staff was going to work on the ability to de-list a tree as part of the incentive program.*

**A motion was made by Commissioner Smith, seconded by Commissioner Pauli, to approve the first reading of Ordinance No. 16-1002, repealing Chapter 12.08.040 of the Oregon City Municipal Code and adopting Chapter 12.32 - Heritage Trees. The motion carried by the following vote:**

**Aye:** 3 - Commissioner Rocky Smith, Commissioner Carol Pauli and Mayor Dan Holladay

**A motion was made by Commissioner Smith, seconded by Commissioner Pauli, to approve the second reading and final adoption of Ordinance No. 16-1002, Repealing Chapter 12.08.040 of the Oregon City Municipal Code and adopting Chapter 12.32 - Heritage Trees. The motion carried by the following vote:**

**Aye:** 3 - Commissioner Rocky Smith, Commissioner Carol Pauli and Mayor Dan Holladay

#### **7c. City Manager Employment Agreement**

*Jim Loeffler, Human Resources Director, said the recruitment and selection process for the new City Manager had been completed. The terms of the agreement had been discussed and negotiated in Executive Session and it was before the Commission that night for approval. The Oath of Office would be performed on March 2, 2016.*

*Commissioner Pauli discussed the open process and interviews that had taken place. The Commission thought this was the best decision for Oregon City.*

*Mayor Holladay said the salary was fiscally conservative and the Commission decided to use this opportunity to reset the salary to come back down so they could grow the next person. He was thrilled to have Mr. Konkol as the permanent City Manager.*

*Commissioner Smith thought the Commission went through a good process and thought it was the right choice.*

*Mayor Holladay said since Commissioners Shaw and Mengelberg were not in attendance, this item would be placed on the March 2, 2016 agenda to get a unanimous vote.*

**A motion was made by Commissioner Pauli, seconded by Commissioner Smith, to approve the City Manager Employment Agreement. The motion carried by the following vote:**

**Aye:** 3 - Commissioner Rocky Smith, Commissioner Carol Pauli and Mayor Dan Holladay

#### **8. Consent Agenda**

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

**Aye:** 3 - Commissioner Rocky Smith, Commissioner Carol Pauli and Mayor Dan Holladay

**8a. Resolution No. 16-05, Adjustment to the 2015-17 Biennial Budget**

**8b. Amendment to Contract for Library Expansion Project Manager**

**8c. Restrictive Covenant Non-Remonstrance Agreement for the Barlow Place Subdivision Project**

**8d. Minutes of the January 12, 2016 Work Session**

8e. Minutes of the January 20, 2016 Regular Meeting

8f. Minutes of the January 26, 2016 Special Meeting

**9. Communications**

**a. City Manager**

*Mr. Konkol discussed the Community Partnership Program. The County would be responsible for managing the funds, which was different from previous years. Applications would be vetted through the City and recommendations would be sent to the County. The criteria for the recommendations was the review committee members would have involvement and experience in tourism. No current City Committees met that criteria. Past applicants to the program had been reviewed and staff asked if they would serve as the review committee.*

*There was consensus to move forward with past applicants as the review committee.*

*Maureen Cole, Library Director, gave an update on the progress of the Library addition. The project was still on time and on budget.*

*Mr. Konkol discussed the memo from Wyatt Parno, Finance Director, regarding the comprehensive Annual Financial Report for Oregon City and Oregon City Urban Renewal District for the fiscal year ending June 30, 2015. The auditor issued a clean opinion. The report qualified for the Government Finance Officers Association Certificate of Achievement for Excellence in Financial Reporting and had been submitted for consideration. He then discussed the loss of Sergeant Gooding from the Seaside Police Department who was killed in the line of duty. He applauded the Oregon City Police Department for the help and support they had given to the City of Seaside.*

**b. Commission**

*Commissioner Smith was working on an upcoming event in Seaside and had gotten to know many people in Seaside. He had heard appreciation from them for Oregon City's outreach during this time.*

**c. Mayor**

*Mayor Holladay said not only the Police Department, but the City's labor attorney had been giving Seaside aid. He had attended the memorial last Friday. He also attended a meeting with a developer who was looking at the landfill site, gave the State of the City Address, attended the Metro Mayors Consortium, and attended Congressman Schrader's round table discussion. The Oregon City Chamber of Commerce Annual Awards Dinner and Auction would be held on February 20, 2016.*

**10. Adjournment**

*Mayor Holladay adjourned the meeting at 8:29 PM.*

*Respectfully submitted,*

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*Kattie Riggs, City Recorder*