



# City of Oregon City

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

## Meeting Minutes City Commission

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

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Wednesday, December 5, 2012

7:00 PM

Commission Chambers

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

*Mayor Neeley called the meeting to order at 7:00 PM.*

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

**Staffers:** 11 - City Manager David Frasher, City Attorney Ed Sullivan, Police Chief and Public Safety Director Mike Conrad, 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 and Economic Development Manager Eric Underwood

### 2. Flag Salute

### 3. Ceremonies, Proclamations, Presentations

#### 3a. [12-258](#) The Father's Heart Street Ministry, a Presentation from Teri Gant

*Teri Gant introduced The Father's Heart Street Ministry, a faith based social services organization. She summarized the services the ministry provided to those at or below the poverty level and the homeless.*

### 4. Citizen Comments

*Amy Willhite, resident of Oregon City, was elected to be the secretary of the CIC. She was concerned the election was held in violation of the bylaws. There should have been a special meeting in November to hold the election and a subcommittee to bring forward nominations. Also several new members voted and she was not sure they were eligible, there was a vote by proxy, and a phone in vote. She requested the Chair call a special meeting for nominations and hold the election afterwards as in accordance with the bylaws.*

*William Gifford, resident of Oregon City, announced the Library was offering half off of fines. He discussed the CIC meeting and lack of appreciation to the outgoing officers and lack of a recap on all of the things the CIC did in the last few years. The CIC was a group of neighbors who were trying to do the best they could.*

*Tom Geil, resident of Oregon City, was outgoing chair of the CIC. He acknowledged things happened as Ms. Willhite said, but it was done unintentionally. He had not read the bylaws and did not know the procedure. He would call a special meeting as*

*quickly as possible to resolve the situation.*

## 5. Adoption of the Agenda

*The agenda was adopted as presented with Items 8d, 8j, and 8k being pulled from the Consent Agenda.*

## 6. Public Hearings

## 7. General Business

### 7a. [12-264](#) Newell Canyon Restoration Project Site Agreement

*Scott Archer, Community Services Director, said this was a partnership with the City of Oregon City, Metro, Greater Oregon City Watershed, and Clackamas County Soil and Water Conservation District for work to be done in the Newell Creek Canyon natural area to restore water quality, fish habitat, and improve aquatic health. No funding had been asked of the City. This was for permission to allow the work to be done.*

**A motion was made by Mumm, seconded by Commissioner Smith, that this Contract be approve. The motion carried by the following vote:**

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

## 8. Consent Agenda

**A motion was made by Commissioner Mumm, seconded by Commissioner Pauli, to approve the consent agenda except items 8d, 8j, and 8k. The motion carried by the following vote:**

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

### 8a. [12-225](#) Minutes of the November 7, 2012 Regular Meeting

### 8b. [12-267](#) Minutes of the November 13, 2012 Work Session

### 8c. [12-239](#) Ball Janik Conflict Waiver Request

### 8d. [12-215](#) Election Results for the November 6, 2012 General Election as Certified by Clackamas County Clerk for City Commissioner Positions No. 2 and 3 and Ballot Measures 3-407, 3-416, 3-417, 3-418, and 3-419.

*Commissioner Roth asked for clarification on the measures.*

*Nancy Ide, City Recorder, explained there was one Urban Renewal measure and four annexations. All of the measures passed.*

**A motion was made by Roth, seconded by Commissioner Mumm, that this item be approve. The motion carried by the following vote:**

**Aye:** 5 - Mayor Doug Neeley, Commissioner Rocky Smith, Commissioner

**Betty Mumm, Commissioner Carol Pauli and Commissioner Kathy Roth**

- 8e. [PUB 12-010](#) Two Companion Storm Sewer Public Utility Easements (Rowland and Ramos) for the Rowland property (1722 / 1724 Jackson Street) - City File No. BB10-0228 & 0229
- 8f. [PUB 12-011](#) Two Companion Sanitary Sewer Public Utility Easements (Wiedrich and Lofgren properties) for the Walnut Glen subdivision project - City File No. TP11-01
- 8g. [PUB 12-012](#) Restrictive Covenant Non-Remonstrance Agreement for the Walnut Glen subdivision project - City Planning File No. TP11-01
- 8h. [PUB 12-014](#) Brendon Estates Sanitary Sewer Pump Station Easement (13903 Conway Drive)
- 8i. [PUB 12-015](#) Public Water System Public Utility Easement for the Settler's Square commercial development - City File No. SP05-35
- 8j. [12-263](#) Contract Amendment for Architectural Resources Group (ARG) Ermatinger House Architectural and Engineering Documents

*Commissioner Smith requested an update on the Ermatinger House.*

*Mr. Archer explained there was \$410,000 in a dedicated fund for the house. The architectural and engineering process was nearly complete. The next steps would be receiving a final cost estimate once the plans were done which would also be the bid document to go out for construction. Funding would be visited again in the budgeting process and staff was looking at additional grants.*

*Commissioner Smith wanted to stay connected to the staff at the City of Portland to continue conversations regarding funding.*

**A motion was made by Commissioner Smith, seconded by Commissioner Mumm, to approve consent agenda item 8j. The motion carried by the following vote:**

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

- 8k. [12-245](#) Amendment to the Personal Services Agreement with DiLoreto Architecture, LLC.

*Commissioner Roth asked if there was going to be additional amendments to the agreement.*

*Tony Konkol, Community Development Director, thought all of the needed additional work had been incorporated into this amendment.*

**A motion was made by Commissioner Roth, seconded by Commissioner Smith, to approve consent agenda item 8k. The motion carried by the following vote:**

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

**9. Communications****a. City Manager**

*David Frasher, City Manager, discussed research staff had done on measures from other taxing districts that might be on the May ballot and found that none were planned. He announced Scott Archer received a Certificate of Appreciation from the National Parks and Recreation Association.*

*John Lewis, Public Works Director, gave an update on two grants the City applied for to STIP, State Transportation Improvement Program. One application was for Molalla Avenue improvements and one was for Main Street improvements. There was steep competition for the grant money. The approved list would be finalized in February 2015. He then discussed a State grant the City had been awarded for Holcomb Boulevard which had been selected for the next round for further consideration.*

*Wyatt Parno, Finance Director, discussed new PERS rates that would be effective in July 2013. He explained the impact of the July increase to the City and the long term impacts of PERS. The City's history of fiscal responsibility had placed them in a relatively good position in the near term. The City would continue to strategically plan and act in a fiscally responsible manner for the the long term solutions.*

*Mr. Konkol gave an update on the South End Concept Plan. He announced an Open House would be held on December 13.*

*Mr. Frasher said he and Ms. Ide met with Commissioners Mumm and Roth regarding possible changes to the City Charter.*

**b. Mayor**

*Mayor Neeley stated he had been appointed to some Metro committees. He requested reflectors be put on the bumpers on the Arch Bridge. He announced openings on the various City Committees that needed applicants.*

**c. Commission**

*Commissioner Smith had talked with a group of Girl Scouts for a government patch and a drawing patch. There had been two meetings with CHP regarding the End of the Oregon Trail Interpretive Center buildings. He discussed a contest put on by USA Today for the top rivalries in the State and the Oregon City/West Linn rivalry won at the State level, and was now competing for the top west coast rivalry. If they win that, then they would be competing for the top national rivalry. The High School play Homecoming would be performed December 12-15. School would be out on December 21 for the holidays.*

*Commissioner Mumm reported on the Christmas tree lighting event and the meeting regarding clean up of the City Charter. At that meeting there was consensus to wait until after the water rate roll back measure to pursue changes to the Charter.*

*Commissioner Pauli discussed the new City amenities of the Arch Bridge and Singer Creek Falls lights. She and Commissioner Roth attended the Hazelgrove Neighborhood Association meeting which was well attended. She encouraged everyone to attend the next City Commission Work Session with the Main Street Board on December 11.*

*Commissioner Roth said the next Conversations with the Commissioners would be held on December 12. She reported on a workshop for forming Neighborhood Watch groups and wanted to distribute Neighborhood Watch packets to each neighborhood.*

## **10. Adjournment**

*Mayor Neeley adjourned the meeting at 8:14 PM.*

*Respectfully submitted,*

  
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Nancy Ide, City Recorder