

**CITY OF OREGON CITY
CITY COMMISSION
WORK SESSION MINUTES**

July 13, 2010

1. [Convene Work Session of July 13, 2010, and Roll Call](#)

Mayor Norris called the meeting to order at 5:35 p.m.

Roll Call: Mayor Alice Norris; Commissioner Doug Neeley; Commissioner Rocky Smith, Jr; Commissioner Daphne Wuest; and Commissioner James Nicita.

Staff Present: David Frasher, City Manager; Ed Sullivan, City Attorney; Mike Conrad, Police Chief and Public Safety Director; Nancy Kraushaar, City Engineer and Public Works Director; Nancy Ide, City Recorder; Jim Loeffler, Human Resources Director; Dan Drentlaw, Economic Development Manager; Maureen Cole, Library Director; Teri Bankhead, Assistant to the City Manager; Tony Konkol, Community Development Director; Scott Archer, Community Services Director; and David Wimmer, Finance Director.

2. [Future Agenda Items](#)

Mayor Norris suggested having a presentation from Environment Oregon regarding the plastic bag ban.

Commissioner Nicita wanted to discuss in Executive Session the lawsuit filed against the City in April.

Commissioner Neeley wanted to discuss the Cove Habitat Task Force regarding future dredging and dredging material. He also wanted to discuss Metro funds for purchase of natural areas at a future Work Session.

3. [Discussion Items](#)

a. [South End Fire Station / Methodist Church: New Road Connection through a City Park](#)

Mayor Norris disclosed that she was a member of the church, and there was no objection to her participating in the discussion.

Tony Konkol, Community Development Director, said the Oregon City United Methodist Church was working on an alternative road location. A minor partition and zone change had occurred that required Josephine Street to be extended through the site. Clackamas Fire District acquired the nearby Fire Station and wanted to see an alternative to what was approved for the location of the street. One alternative was to create the connection to the west of the Fire Station through a park that was dedicated as part of the Oak Tree Park subdivision. It was an interpretation of what was a designated City park. If it was a designated park, it needed to go to the voters.

Ed Sullivan, City Attorney, said there was good argument that the adoption of the plat which included

the dedication may well be designation. This might become part of a land use case and the testimony that night would be part of the proceeding.

Tom Sisul, Engineer, said where the road would go was key to how the partition would be configured for future development. The previous partition approval would expire on February 8 and they needed to have a proposal that addressed the modification and some certainty the path they chose would be approved.

Martha Wickliffe, representing the church, said the church wanted to divide the parcel to sell it and the street was the issue. They had never been able to utilize Josephine as access to the property which limited any development on the church property. They were in cooperation with the Fire District on a proposed plan that would be acceptable to them. Without the change, they would ask to have a cul-de-sac situation to access the property because there was no other exit.

Mr. Konkol said the church did not meet the criteria for a cul-de-sac at the end of Josephine and connectivity to South End Road was needed to alleviate some of the transportation impacts.

Brian Rooney, Captain of the South End Fire Station, said the Fire District had reviewed the plans and agreed with the proposal.

Commissioner Smith thought this was a designated park.

Commissioner Nicita was reluctant for the Commission to make creative interpretations in order to avoid putting questions like this to the voters. He agreed it was dedicated park land that would require a vote.

Commissioner Neeley also agreed that it should go to a vote of the people.

This issue would be brought back to the August 4, 2010 Commission meeting.

b. [Regional Wastewater Advisory Committee](#)

Nancy Kraushaar, City Engineer and Public Works Director, said the Commission had a letter regarding the preliminary policy and operation recommendations for the Regional Wastewater Advisory Committee. This required general consensus. There was also a question regarding the governance of Tri-Cities being potentially locally controlled. The City Attorney provided a memo which stated that based on the statutes it was to be governed by the County Commissioners. Ms. Kraushaar discussed the ways for the cities to have more authority. Another option was that Tri-Cities could be dissolved, which would require a vote and the City would have to take over the operation. She gave the history and status of the District at this time. The financial arrangements, especially the bonds, would complicate the dissolution of the District.

There was discussion about the Tri-Cities capacity and protection of the rate payers. The Mayor would come back with answers to the Commission's questions.

c. [Carnegie Task Force Recommendation](#)

Scott Archer, Community Services Director, said the consultant and Task Force had been working on a recommendation for the Carnegie Center. The Task Force met four times, had an open house on February 6, and an online survey.

Bryan Watt, Task Force member, said the Task Force had been good representatives of the community and well informed. He discussed the criteria used for their decision. The recommendation was the City make plans for the Carnegie Center's eventual re-use as a multi-use arts and cultural center and take steps to develop an ongoing partnership to create a City non-profit hybrid organization to operate and maintain the Center. He discussed the next steps.

Elaine Cogan of Cogan Owens Cogan said a children's museum was not a viable option, but children's programming in the Center would be considered.

Commissioner Smith thought the option of locating an element of the library at the Carnegie was a viable option and lent itself to the mixed use. He thought there should have been a better effort for the public open house.

Ms. Cogan said the entire process was valid and the Task Force did what they were supposed to do and did it well.

Commissioner Neeley said they would need a professional manager for the Center.

d. [Parking Study](#)

Mr. Archer asked if the Commission wanted to formally adopt the Parking Study and start the implementation process.

Mayor Norris said Court had expressed concern about security and the need for additional parking.

Ms. Kraushaar said the Circulation Study would be reviewed in October and she thought the Circulation and Parking studies would work together even if adopted at different times.

Commissioner Neeley gave options for tying in the bluff parking to the downtown to match need with available space.

Commissioner Wuest was ready to move forward and thought it should be put on the next Commission meeting agenda.

Mike Conrad, Police Chief and Public Safety Director, said the Police Department supported the plan.

Vicki Yates of Oregon City was on the Parking Study Task Force and one of the concerns was there was no drop off place for the lawyers for collecting documents from the Courthouse. There was also concern about parking on the bluff if the downtown parkers were pushed up the hill and the need for enforcement.

Bill Daniels of Oregon City said they needed an additional enforcement officer and gave suggestions for how to raise funds for the extra position. The painting on the parking areas needed to be maintained as well.

e. [Ordinance No. 10-1006, Amending Title 5, Business Licenses and Regulations, Chapter 5.24, Social Games, Bingo, and Lotto](#)

Chief Conrad explained the proposed changes to the Code would allow charitable, fraternal, and religious organizations to hold social gaming fundraisers at private businesses or homes. The ordinance would also eliminate regulation of bingo and lotto as State law stipulated.

The Commission agreed to move the ordinance forward to the formal meeting for consideration.

f. **Library Due Diligence**

Maureen Cole, Library Director, said the final revisions were being made to the promissory note and deed of trust that were attached to the sales contract for the new library. Once approved, the due diligence process would begin.

The Commission asked Ms. Cole to give an update of the operations at the new temporary library facility at the next Commission meeting.

4. **City Manager's Report**

David Frasher, City Manager, said regarding the Parking Study, he suggested indexing the fee schedule for parking with inflation. Also the July 21, 2010 Commission meeting was canceled.

Mr. Archer discussed the safety concerns at the Carnegie Fountain and the recommendation from the City's insurance carrier was not opening the fountain to the public until the problem was fixed. Staff planned to start the process and open it next season.

Commissioner Nicita wanted to have CCIS come to a Work Session to discuss how they operated. He thought the Commission should consider making a significant enhancement to the fountain.

Mr. Archer said the cost and timing was prohibitive for doing a larger design process. Mayor Norris suggested prioritizing it in the Parks Master Plan.

Mr. Frasher updated the Commission on a sexual harassment lawsuit.

Commissioner Neeley asked the Commission to waive the fees for the first appeal of the Atkinson Memorial Church addition where the Commission remanded the decision back to the Historic Review Board. There was not a majority of the Commission in favor of furthering the discussion.

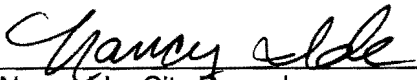
The Commission discussed their top four legislative priorities for 2011. They included:

1. Item D – Continue efforts to resolve the conflicts between the Transportation Planning Rule and other statewide land use planning goals by changes to Oregon Dept. of Transportation/Dept. of Land Conservation and Development procedures and rules, or by legislative action.
2. Item J – Restore the Dept. of Public Safety Standards and Training Regional Training program and protect DPSST from further cuts.
3. Item W - Seek additional funding, efficiencies and program support for multi-modal transit and rail projects.
4. Item BB – Protect existing and future water rights from conditions that would prevent municipalities from meeting current or future demands.

5. **Adjournment**

Mayor Norris adjourned the meeting at 8:23 p.m.

Respectfully submitted,



Nancy Ide, City Recorder