

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

MEETING MINUTES

October 12, 2010

1. [Convene Work Session of October 12, 2010, and Roll Call](#)

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; Mike Conrad, Police Chief and Public Safety Director; Denise Kai, Assistant Community Services Director; Nancy Ide, City Recorder; Jim Loeffler, Human Resources Director ; Maureen Cole, Library Director; Teri Bankhead, Assistant to the City Manager; Scott Archer, Community Services Director; Nancy Kraushaar, City Engineer and Public Works Director; and David Wimmer, Finance Director.

Mayor Norris called the meeting to order at 6:25 p.m.

Commissioner Wuest left at 7:50 p.m.

2. [Future Agenda Items](#)

No future agenda items were suggested.

3. [Discussion Items](#)

a. [End of the Oregon Trail Consultant Report and Recommendations](#)

Bob Bailey, AMS Planning and Research, explained the visioning process for the End of the Oregon Trail Interpretive Center that had been done with the task force. He discussed what the task force heard from interviews and the survey conducted in the community, the resident and visitor market for these types of facilities, key findings and cost estimates as a result of the site assessment, and analysis of comparable interpretive centers. The vision for the Interpretive Center was an authentic, sustainable community place. The community wanted a multi-use site to serve both community uses and visitor uses. The recommendation had three program components which were a visitors center, heritage park, and on site activities and programs. He then discussed annual operating costs and next steps. He suggested discussion on the museum buildings and hoops, discussion on the visitors center, and discussion on site development.

Commissioner Smith said at the second task force meeting, the task force was told the buildings needed to be demolished and it derailed the effectiveness of the task force. The architects said the buildings were structurally sound though they needed work. He was disappointed by the survey. The uses proposed were the same as what had already been on the site which in the past wasn't sustainable.

Mr. Bailey said his recommendations were based on the funding available.

Mayor Norris said this was a good summary of the maintenance issues, community response, and comparable facilities.

Commissioner Neeley thought there should be an agricultural piece included.

Commissioner Nicita said a big box retail mall adjacent to this facility would not be compatible.

Mr. Bailey said careful urban planning and design would be required for the development. He discussed the implementation of the plan and suggested starting with what could be done now.

Commissioner Wuest thought the mall with the right design might bring in Urban Renewal dollars to help sustain the Interpretive Center.

John Salsbury of Oregon City wanted to know the next steps and to make sure the Commission would go forward and not shelve the report and recommendations.

William Gifford of Oregon City suggested an incremental implementation, smaller phasing than what was in the report.

Ron Schmidt thought the top three suggestions should be implemented at the same time. He suggested bringing in someone to do the design and a scientific study of the site to recommend which exhibits would work. The recommendation before them was doing the same thing that was a failure previously. He asked that the Commission leave the commercial piece as an option where a company could come in and fund the whole project and the City could reap the benefit of programs that had been successful throughout the country.

Marge Harding of Oregon City read a letter announcing an Oregon City tourism gathering for a brainstorming session on October 28.

Megan Bert, employee of CHP, said the closure of the Interpretive Center was frustrating for visitors who came on a regular basis. She asked the Commission not put this issue on the shelf.

Mayor Norris stated the discussion should continue on a future City Commission agenda.

b. [Use of Interest Earned from Loan to South Fork Water Board](#)

David Wimmer, Finance Director, said in July the City loaned South Fork Water Board \$2,282,000 for seven years at 3.50 percent annual interest. Two City funds making the loan were expected to receive what they would have received at the current rate of .55 percent annually. There was a question regarding what to do with the rest of the interest earned, which would be \$257,000.

Scott Archer, Community Services Director, recommended a portion of the money be used for the repair and renovation of the Carnegie Center spray park in its existing form with the objective of reopening the facility by the coming summer season of 2011. The estimated cost was \$40,000 and he explained the renovations that needed to be done.

Nancy Kraushaar, City Engineer and Public Works Director, discussed the impacts on the water fund with the 10% South Fork Water Board rate increase. She asked that some of the interest be used to assist in back filling the hit to the water fund. This would leave \$100,000 for other projects and she listed project ideas.

Commissioner Neeley thought a greater percentage should go to PERS.

Commissioner Nicita wanted to hire a designer to look at other amenities for the spray park. He did not agree with using the money for the water fund as he thought the money should be used for amenity items.

Mr. Archer discussed the timing constraints for the spray park project.

Commissioner Smith thought the spray park needed to be renovated, especially since the Library was there.

Commissioner Nicita wanted to consider enhancing the spray park by using the infrastructure that was already in place.

Mayor Norris thought the basic service of the spray park needed to be back in place. The Commission could put the rest of the money aside to decide what to do with it later.

Denise Kai, Assistant Parks & Recreation Director, explained the plan was to cover the space with water and to conserve water.

The Commission consensus was to move forward with the spray park project as proposed by staff and set aside the rest of the money for further discussion.

c. [City Commission Meeting Schedule for 2011](#)

The Commission thought these dates were tentative and could be confirmed after the election.

4. [City Manager's Report](#)

Mr. Archer reminded the Commission of the meeting with the Canemah Neighborhood regarding the renovations and improvements of the Canemah Neighborhood Park on October 18.

David Frasher, City Manager, said a recording of the candidates forum would be on the City's website. He attended the Main Street Oregon City event. Marge and Rolla Harding would be making presentations in Williamsburg, Virginia on the role of women in American history. Maureen Cole, Library Director, was attending the Barclay Hills Neighborhood Association meeting. Will Hornyak would be at the Library for storytelling on October 23. The Economic Improvement District question and answer session would be held on October 14. Mr. Frasher would initiate an employee rewards program and coffee and questions event for each department. He was writing a letter of support for a grant for Oregon City Rotary Club on the water feature work they wanted to do on Singer Hill Falls. A press release would be sent out regarding the Police Department going to 4 ten hour shifts.

Chief Conrad said the Cops Grant program gave them the number of officers needed to be able to go to 4 ten-hour shifts and would help the department be proactive.

Ms. Kraushaar announced the Trolley Tour on October 15.

Mr. Frasher would be gone to the ICMA conference October 15-20.

5. **Adjournment**

Mayor Norris adjourned the meeting at 9:05 p.m.

Respectfully submitted,


Nancy Ide, City Recorder