CITY OF OREGON CITY
CITY COMMISSION REGULAR MEETING
MINUTES

Virtual Meeting Only
Wednesday, December 16, 2020 at 7:00 PM

REGULAR MEETING OF THE CITY COMMISSION

1. CONVENE MEETING AND ROLL CALL

Commission President Rachel Lyles Smith called the meeting to order at 7:15 PM.

Present: 4 - Commissioner Denyse McGriff, Commissioner Frank O'Donnell, Commissioner Rachel Lyles Smith, Commissioner Rocky Smith, Jr.

Staff: 14 - City Manager Tony Konkol, City Attorney William Kabeiseman, Police Chief James Band, Community Development Director Laura Terway, Senior Planner Christina Robertson-Gardiner, City Recorder Kattie Riggs, Economic Development Manager James Graham, Library Director Greg Williams, Human Resources Director Patrick Foiles, Public Works Director John Lewis, Business Analyst Ryan Bredehoeft, Parks and Recreation Director Kendall Reid, and Assistant City Engineer Josh Wheeler

2. FLAG SALUTE

3. CEREMONIES, PROCLAMATIONS, AND PRESENTATIONS

4. CITIZEN COMMENTS

Jesse Buss, resident of Oregon City, noted the City was supposed to have an Arts Commission per the Municipal Code. He listed the duties of the Arts Commission and urged the Commission to reestablish an operating Arts Commission.

There was consensus to bring this back as a future agenda item.

5. ADOPTION OF THE AGENDA

Commissioner McGriff requested that Item 9a be placed under General Business. The agenda was adopted as amended.

6. PUBLIC HEARINGS

6a. Second Reading of Ordinance No. 21-1002, Amending the Development Agreement with John Jones Construction, Inc.

Ryan Bredehoeft, Business Analyst, said this Ordinance would extend the development agreement with John Jones Construction for another two years. He showed maps of the development agreement area and gave a background on the agreement for construction of a stormwater facility. The reason for the extension was there were lots still to be developed and the City could continue to collect the fee to reimburse Jones for construction of the facility.

Commission President Lyles Smith opened the public hearing.

There were no citizen comments.

Commission President Lyles Smith closed the public hearing.

There was discussion regarding the cost for the construction plus interest and how much had been reimbursed. After this agreement expired in two years, the City would stop collecting the fee and Jones would receive no further reimbursement. The City could enter into a new agreement with Jones to continue collecting the fee.

A motion was made by Commissioner McGriff, seconded by Commissioner Smith, to approve the second reading and final adoption of Ordinance No. 21-1002, amending the Development Agreement with John Jones Construction, Inc. The motion carried by the following vote:

Aye: 4 - Commissioner Rachel Lyles Smith, Commissioner Rocky Smith Jr., Commissioner Frank O'Donnell, and Commissioner Denyse McGriff

6b. Request for Continuance of the Public Works Code Amendments to January 6, 2021 (GLUA 20-33, LEG 20-01)

Christina Robertson-Gardiner, Senior Planner, gave an overview of the Public Works code amendments process and tentative timeline. Staff was requesting a continuance of this hearing.

Commission President Lyles Smith opened the public hearing.

There were no citizen comments.

Commission President Lyles Smith closed the public hearing.

A motion was made by Commissioner McGriff, seconded by Commissioner Smith, to continue the hearing for the Public Works code amendments to January 6, 2021. The motion carried by the following vote:

Aye: 4 - Commissioner Rachel Lyles Smith, Commissioner Rocky Smith Jr., Commissioner Frank O'Donnell, and Commissioner Denyse McGriff

7. GENERAL BUSINESS

7a. Proposed Process for Annexation Code Amendments

Laura Terway, Community Development Director, explained the reason for the annexation code amendments, reviewed the current development process and infrastructure review, summarized the proposed changes and redlines, and discussed the potential timeline for adoption.

There was discussion regarding combining annexation and zone change processes, clarification of terms, timing of the infrastructure to be built, and concern about the procedural process.

Roseanne Johnson, Home Builders Association, said there was a strong relationship between needed housing and annexation. She strongly encouraged the City to follow the senate bill and not require voter approved annexation and allow flexibility in the weight of the annexation factors.

There was further discussion regarding better defining what adequate meant, infrastructure that needed to be built and order of development before or after the infrastructure, requiring a master plan for five acres or more instead of ten acres or more, constitutional limitations for what could be required of a developer, how the concept plans played into annexation, disconnect between community expectations and the criteria the City had to follow in order to build out infrastructure, lack of equal infrastructure in the

City, proportionality, concentric circles idea, timeline, and making this a priority over the Construction Excise Tax. The Commission agreed that there needed to be more description or narrative for each of the proposed factors and that more analysis should be required for annexations.

There was consensus to hold another Work Session on this item.

9a. Waterboard Park Tree Removal

Commissioner McGriff thought the tree that had documented failure should be removed, but the other tree with low risk should be preserved.

Tony Konkol, City Manager, said the low risk had to do with the damage that the tree would create if it failed. He did not think they should keep the tree if it was going to cause any damage, especially since it could potentially hit a house.

Commissioner McGriff thought the trees should be taken down, but left to decay naturally and become part of the environment.

Kendall Reid, Parks and Recreation Director, said the concern was that trees had already fallen down on the property. The next steps were to file for the permit, give public notice, and take them down and have them removed. He would be willing to look into leaving them in the park.

There was consensus that it was a clear and present danger and both trees should be removed.

8. CONSENT AGENDA

8a. Resolution No. 20-41, Extending the State of Emergency Declaration in Oregon City due to the COVID-19 Pandemic

8b. Memorandum of Understanding Between the City of Oregon City and the Willamette Falls and Landings Heritage Area Coalition

8c. Public Works Street Division Replacement Vehicle #448

8d. Public Works Wastewater Division Replacement Vehicle #543

8e. City Manager Merit Pay for Performance

8f. Minutes of the September 8, 2020 Work Session

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

Aye: 4 - Commissioner Rachel Lyles Smith, Commissioner Rocky Smith Jr., Commissioner Frank O'Donnell, and Commissioner Denyse McGriff

9. COMMUNICATIONS

City Manager

There were no City Manager communications.

Commissioners

Commissioner Smith said the Meyers Road extension project was completed.

Commissioner O'Donnell encouraged citizens to get involved in the OC2040 and planning for the City's future. It would also tie together the Urban Renewal and annexation discussions. He asked the Police Chief about the light show.

Jim Band, Police Chief, discussed the Christmas light show with patrol cars that was available on social media.

Commission President Lyles Smith wished everyone happy holidays and was looking forward to 2021.

Mayor

10. ADJOURNMENT

Commission President Lyles Smith adjourned the meeting at 9:36 PM.

Respectfully submitted,

Kattie Riggs

Kattie Riggs, City Recorder