



CITY OF OREGON CITY

CITY COMMISSION WORK SESSION

MINUTES

Commission Chambers, 625 Center Street, Oregon City
Tuesday, November 10, 2020 at 6:00 PM

Convene Work Session and Roll Call

Commission President Rachel Lyles Smith called the meeting to order at 6:00 PM.

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

Absent: 1 – *Mayor Dan Holladay*

Staffers: 12 – *City Manager Tony Konkol, City Attorney Bill Kabeiseman, City Recorder Kattie Riggs, Community Development Director Laura Terway, Public Works Director John Lewis, Parks & Recreation Director Kendall Reid, Interim Finance Director Ryan Bredehoeft, Human Resource Director Patrick Foiles, Police Chief Jim Band, Library Director Greg Williams, Assistant to the City Manager Lisa Oreskovich and Economic Development Manager James Graham*

Future Agenda Items

1. List of Future Work Session Agenda Items

Tony Konkol, City Manager, provided a brief overview of the future agenda items tentatively slated for the December and January Work Sessions.

There was discussion regarding the timing of holding meetings with at the new facilities, due to some future meetings that may have high public participation. Also discussed was in-person meetings and compliance with the two-week COVID pause initiated on November 11, 2020 by the Governor.

Discussion Items

2. Marijuana Business Tax Revenue Update

Mr. Konkol provided the staff report for the Marijuana tax revenue. He provided the history of the revenues along with the expenditures. Two major expenditures were the homeless liaison police officer position, deferred parks maintenance funding and parks youth-oriented programs. The Commission wanted to have further discussion regarding options to help to support the youth community and to figure out future funding of the officer positions other than the Marijuana tax funding because that would not be a stable source in the future. With the passage of Measure 110 that goes into effect in February of 2021, there would be a significant decrease in the tax revenue the City receives from the State, which would be used to fund drug prevention and education efforts. There is no requirement that Oregon City use the tax revenue for drug prevention and the funds currently go into the City general fund.

Commissioner O'Donnell had questions regarding the current revenue balance and the tiered cost of the police officer position. Chief Band responded that the position cost was roughly \$125,000 over three years. Commissioner O'Donnell commented that the funds could go to other programs like the Senior Center or creating youth programs.

Mr. Konkol did express that currently a good amount of the revenue was being spent on the police position and if the Commission wished to spend the revenue in other ways, it may mean cutting that position or finding a different funding source.

Commissioner Smith expressed his feelings that what was currently being funded by the tax revenue should be included in the City budget and should be discussed further at the goal-setting session. He would like to see the funds used for youth drug diversion programs in partnership with the school district and possibly the County.

Mr. Konkol estimated that there could be a projection of upwards of \$748,000 in funding over multiple years.

Commissioner Lyles Smith agreed that the tax revenue should be a dedicated goal discussion at a future date.

Chief Band outlined the current youth diversion program ran by the police department. He also is concerned with the passage of Measure 110 and the decriminalizing of hard drugs and the dangers to children from the legalizing of marijuana and the services that may be needed in the future because of this.

Commissioner O'Donnell expressed the idea of using the Senior Center for nighttime youth activities and Commissioner Lyles Smith concurred and would like to see local churches possibly be involved as well.

Commissioner McGriff would like to see additional funding for homeless camp clean-up and possibly an additional homeless liaison position added.

Chief Band outlined the current camp clean-up processes and as well as all those involved. There was further discussion on the lack of clean-up on ODOT (Oregon Department of Transportation) properties due to the current COVID situation.

3. Policies for Funding Non-Profit Organizations

Mr. Konkol introduced the topic of policies for funding non-profit organizations. He mentioned that he struggled with this item because through staff research there were no other jurisdictions with a policy such as this that is outside of grant funding through the Metro Enhancement Grant process. He provided the Commission with guidance on both sides of the argument to help them begin the discussion.

Commissioner Lyles Smith began the discussion because she felt she requested this item to help make decisions regarding funding non-profits or not. She agreed that she didn't want a new grant program and appreciated the staff report because it helped her better understand what their role was.

The Commissioners had further discussion and there was consensus to not have separate funding policies. It was agreed that City departments and staff would act as filters for any inbound requests for funding and would bring the requests forward to the Commission if it meets established goal criteria.

The Commission desired to discuss this topic at the future Commission retreat.

Commissioner Smith would like to see a future discussion on park and special event fees that could be tied to special projects.

Kendall Reid, Parks & Recreation Director, outlined cost recovery training going on within the Parks Department and how that would relate in the future for programs/special events/community events and individual and community benefits. Commissioner Lyles Smith asked as to the timeline for this and Mr. Reid indicated that it is twelve-week process and after input at the joint Commission/PRAC meeting on December 8, 2020, recommendations would be presented to the Commission within several months.

Commissioner McGriff recommended community feedback as part of this process.

4. Construction Excise Tax for Affordable Housing

Laura Terway, Community Development Director, provided a presentation on construction excise tax and how it works. The tax is the result of passage of Senate Bill 1533 in 2016, allowing cities and counties to implement inclusionary zoning within certain parameters. It is a fee on permits for residential and commercial construction. Residential is up to 1% valuation and there is no limit on commercial. Ms. Terway included what a few other jurisdictions are doing and how they have implemented a program. There is a significant need, as it has been determined that a quarter of residents spend more than half of their income on rent.

Commissioners McGriff and Lyles Smith both would like to further research and refinement of a Construction Excise Tax (CET) program. Both Commissioners referenced the difficulty of low income and homeless residents in getting in any position to own a home and leveraging local resources to make a program happen and partnering with the development community.

Mr. Konkol expressed if the Commission wished to pursue CET's, there would be a financial impact, as hiring staff to facilitate such a program would far exceed the actual revenue, citing the City of Bend's program as an example.

Commissioner O'Donnell had mixed feelings but also felt further research was worthwhile.

There was consensus that further discussion should occur at the Commission retreat.

City Manager's Report

Mr. Konkol asked Economic Development Manager, James Graham, to introduce Matthew Weintraub, Tourism Coordinator, to provide an update on filming by Netflix in Oregon City. Mr. Weintraub provided an overview of the closure of streets in downtown Oregon City through the filming permit process. Complete downtown street closures were a relatively new process.

Commissioner Smith strongly encouraged film productions to come to Oregon City as long as production companies adequately reimbursed businesses for the loss of normal revenues. He felt Oregon City being visible on film was a great tourism/economic development opportunity. Commissioner McGriff would like to see an organized film festival featuring film productions done in Oregon City.

Commission Committee Reports

- A. Beaver Creek Employment Area Blue Ribbon Committee - Commissioner Frank O'Donnell**
- B. Brownfield Grant Committee - Mayor Dan Holladay**
- C. Citizen Involvement Committee Liaison - Commissioner Rachel Lyles Smith**

Commissioner Lyles Smith provided an update regarding City staff offering to help the Neighborhood Associations with virtual meetings. Library staff provided a presentation to the CIC on technical resources available to the neighborhood associations. The Commissioners had a secondary discussion on land use presentations and outcomes when the neighborhood association is inactive and the role that the CIC then plays in that situation.

D. Clackamas County Coordinating Committee (C4) - Mayor Dan Holladay and Commissioner Rachel Lyles Smith

E. Clackamas Heritage Partners - Commissioner Rocky Smith, Jr.

F. Downtown Oregon City Association Board - Commissioner Denyse McGriff

Commissioner McGriff provided an update on the meetings and upcoming promotions. There was a very small ribbon cutting event for the Municipal Elevator Kiosk. The committees, including the Elevator Committee, have been reconstituted.

G. Metro Policy Advisory Committee (MPAC) - Commissioner Rachel Lyles Smith

H. Oregon Governor's Willamette Falls Locks Commission - Mayor Dan Holladay

I. South Fork Water Board (SFWB) - Mayor Dan Holladay, Commissioners Frank O'Donnell and Rocky Smith

J. Willamette Falls and Landings Heritage Area - Commissioner Denyse McGriff

The Executive Director, Siobhan Taylor, for the organization unexpectedly suffered from medical issues and was admitted to the hospital. Commissioner McGriff and Mr. Riggs discussed how to deliver the City's contribution and the approval process for the memorandum of understanding. The next meeting for the organization a Wolf Meeting held on Thursday, November 12, 2020 at Champoe Park.

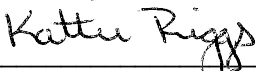
K. Willamette Falls Legacy Project Liaisons - Mayor Dan Holladay and Commissioner Frank O'Donnell

Progress is being made with all the stakeholders on public and private easements.

Adjournment

Commission President Lyles Smith adjourned the meeting at 8:10 PM.

Respectfully submitted,



Kattie Riggs, City Recorder