



CITY OF OREGON CITY

CITY COMMISSION WORK SESSION

MINUTES

Commission Chambers, 625 Center Street, Oregon City
Tuesday, September 08, 2020 at 6:00 PM

The public is strongly encouraged to relay concerns and comments to the Commission in one of three ways:

- *Email at any time up to 12 p.m. the day of the meeting to recorderteam@orccity.org.*
- *Phone call (Monday – Friday, 8 am – 5 pm) to 503-496-1505, all messages will be relayed and/or citizens can sign-up to be called during the meeting to provide over-the-phone testimony.*
- *Mail to City of Oregon City, Attn: City Recorder, P.O. Box 3040, Oregon City, OR 97045.*

CONVENE WORK SESSION AND ROLL CALL

Commission President Lyles Smith called the meeting to order at 6:28 PM.

PRESENT - 4

Commissioner Rachel Lyles Smith
Commissioner Denyse McGriff
Commissioner Frank O'Donnell
Commissioner Rocky Smith, Jr.

ABSENT - 1

Mayor Dan Holladay

STAFFERS – 12

City Manager Tony Konkol, Police Chief James Band, Community Development Director Laura Terway, Assistant to the City Manager Lisa Oreskovich, Economic Development Manager James Graham, Tourism Coordinator Matthew Weintraub, Finance Director Wyatt Parno, Library Director Greg Williams, Parks and Recreation Director Kendall Reid, Public Works Director John Lewis, City Engineer Dayna Webb, and Project Engineer Patty Nelson

FUTURE AGENDA ITEMS

The Commission's adopted goals and available staff resources shall be considered when recommending future agenda items. The Commission may add an item to a future agenda with consensus of the Commission.

1. List of Future Work Session Agenda Items

Tony Konkol, City Manager, reviewed upcoming agenda items.

After some discussion, there was consensus for staff to look at the list to see if some items could be removed.

Commissioner O'Donnell suggested a discussion regarding an in-house City Attorney for routine business of the City rather than a contract attorney due to the expense.

Commission President Lyles Smith thought that went along with the budget discussions she would like to have before the biennium budget process started.

There was consensus for staff to prioritize the budget discussion items including the Construction Excise Tax, Marijuana Tax, policies for non-profits, and attorney fees/in-house vs. consultant.

DISCUSSION ITEMS

2. Oregon City Original Art Mural

James Graham, Economic Development Manager, introduced the agenda item.

Laura Terway, Community Development Director, reviewed the 2015 draft mural code including the definition of mural, content-neutral, criteria and standards, and review process. She explained why the mural code was not adopted in 2015.

There was discussion regarding consistency in the review process, reestablishing the Arts Commission, allowing murals in certain zones, concern about offensive material on murals due to the current political environment, and grandfathering in existing murals.

Victoria Meinig, Oregon City Chamber of Commerce, discussed the importance of murals in attracting visitors and telling Oregon City's story. She asked that the code be adopted to allow murals in the City.

Trieste Andrews, Three Rivers Artist Guild, talked about the City's past public arts program. She thought it was in the best interest of the City to bring back public murals, especially for promoting the economy and tourism. Over 100 signatures had been collected in support of murals. There were ways to safeguard mural content without discontinuing their installation. She was opposed to a total censure of any form of art.

Lynda Orzen, resident of Oregon City, said she had served on the Arts Commission and had worked with the art community for years. Several of the murals had disappeared and she would like to bring them back. She explained the need for murals in the City.

Kevin Yell, Clackamas County Arts Alliance, discussed how people loved to take selfies in front of art and anything they could do to get people to take pictures and put them on social media would help with marketing the City. They had to have a plan for bringing art to all of the City. He encouraged them to reestablish the Arts Commission and murals.

4. Water System Development Charge Update

John Lewis, Public Works Director, introduced the agenda item.

Patty Nelson, Project Engineer, said this was an update on the City's Water System Development Charges (SDC) and introduced the FCS Group consultants.

Doug Gabbard, Wyatt Zimbelman, and John Ghilarducci, FCS Group, gave a presentation on Water SDCs. They discussed the key characteristics and legal framework of SDCs, SDC calculation, calculated SDC schedule, regional SDC comparison, and next steps.

There was discussion regarding having different SDC rates for economic based reasons instead of on a cost basis.

Mr. Ghilarducci explained how it would have to be a General Fund subsidy outside of the SDC fund to keep the rate making principles whole.

There was concern about the effects of doubling the rate and if all the projects in the 2019 Capital

Improvement Plan (CIP) were needed.

Ms. Nelson said the 2019 CIP was for maintenance repairs and for serving growth. The SDCs had not been updated since 2004. These were major improvements that had to be funded.

Mr. Konkol said three concept plan areas had been added since 2004 which would bring in significant growth and contributed to the cost.

There was further discussion regarding public perception and justifying the increase.

Mr. Lewis said the concept plan areas were complicated areas to build and because of that the infrastructure was expensive. They also had to do the improvements bit by bit instead of a large area all at once.

There was discussion regarding taking a phased approach to the rate increase.

Wyatt Parno, Finance Director, thought staff was presenting a fair SDC rate, especially since there had not been a slow-down of home building in the City. They did not want the burden of growth to fall on the existing taxpayers. Oregon City had growth capacity and topography that other cities do not, and they had old pipelines that needed to be replaced. He did not think the SDC rate should be delayed or phased, and if there was a question of affordable housing, they could look for subsidy approaches.

There was consensus for staff to move forward as proposed.

3. I-205 Tolling NEPA and Alternatives Analysis Comment Letter

Mr. Lewis introduced the agenda item.

Dayna Webb, City Engineer, reviewed the letter that had been drafted by staff. She discussed the three principal concerns, impacts to Oregon City, feedback on Oregon Department of Transportation's (ODOT) draft goals and objectives, and comments related to regional modeling. She asked if the Commission had any feedback on the letter.

There was consensus that the tone of the letter was appropriate. The Commission suggested minor changes and thought the City Manager should sign the letter on behalf of the City and with the full support of the City Commission.

CITY MANAGER'S REPORT

There were no City Manager's reports.

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

Commission President Lyles Smith said C4 had a meeting last week where they received a presentation from Oregon Department of Land Conservation and Development (DLCD) about the new housing rules.

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

F. Downtown Oregon City Association Board - *Commissioner Denyse McGriff*

Commissioner McGriff said the parklets were moving forward. Citizens Bank was having a contest for non-profits and top for the downtown kiosk had arrived.

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, Jr.*

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

Commissioner McGriff said the management agreement was not approved for the cultural center at the old West Linn city hall.

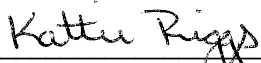
K. Willamette Falls Legacy Project Liaisons - *Mayor Dan Holladay and Commissioner Frank O'Donnell*

Commissioner McGriff said the Metro South Advisory Committee was getting up to speed on the Transfer Station.

ADJOURNMENT

Commission President Lyles Smith adjourned the meeting at 8:38 p.m.

Respectfully Submitted,



Kattie Riggs, City Recorder