



CITY OF OREGON CITY

CITY COMMISSION WORK SESSION

MINUTES

Commission Chambers, Libke Public Safety Facility, 1234 Linn Ave, Oregon City
Tuesday, March 08, 2022 at 6:00 PM

CONVENE WORK SESSION AND ROLL CALL

Mayor Lyles Smith convened the meeting at 6:03 PM.

Present: 5 - Mayor Rachel Lyles Smith, Commissioner Adam Marl, Commissioner Denyse McGriff, Commissioner Frank O'Donnell, Commissioner Rocky Smith

Staffers: 8 - City Manager Tony Konkol, City Recorder Jakob Wiley, Community Development Director Aquilla Hurd-Ravich, Senior Planner Christina Robertson Gardner, Asst. to the City Manager Lisa Oreskovich, Police Chief James Band, Finance Director Matt Zook, Library Director Greg Williams

FUTURE AGENDA ITEMS

1. List of Future Work Session Agenda Items

Mayor Lyles Smith suggested adding an item to discuss banning fireworks, but there was no consensus to do so.

Commissioner McGriff asked if a joint work session with the Planning Commission regarding OC2040 was necessary. Suggestion from Mayor Lyles Smith to revisit this question following review of discussion items.

Commissioner O'Donnell shared his concern that City Commission members do not understand the Economic Development Tourism Plan. He is wondering if there is a line-item breakdown of the plan. City Manager Tony Konkol to prepare a more comprehensive line-item breakdown of the Economic Development Tourism Plan and follow up.

DISCUSSION ITEMS

2. OC2040 Comprehensive Plan Update – Input on Draft Goals and Policies

Aquilla Hurd-Ravich, Community Development Director, provided an update on the OC2040 Comprehensive Plan.

Mayor Lyles Smith has issues with the more visionary aspect of the plan and feels like there are no actual policy or action items. She wonders if the plan's policies should be named something else. Commissioner O'Donnell also has concerns with the word policies and said he can live with the word strategy, which is more of a consideration than an imperative action item.

Mayor Lyles Smith confirmed with Ms. Hurd-Ravich that jointly editing the draft plan was the goal of tonight's work session. Commissioner Marl suggested this be accomplished at the next City Commission Work Session on April 12, 2022.

3. Potential Housing Production Strategy Tools to Increase Middle Housing Affordability

Becky Hewitt with ECONorthwest reviewed strategy tools from House Bill 2001 (HB 2001) to increase middle housing affordability.

Commissioner McGriff appreciates that the strategies do not apply just to rental properties. She would like to preserve smaller houses in the community to increase home ownership and supports implementation of one or two of the presented strategies over the next 2-3 years to make increased home ownership among workforce individuals (i.e., teachers and nurses) possible.

Commissioner O'Donnell requested confirmation that no requirement exists to implement the measures reviewed in Ms. Hewitt's presentation. Ms. Hewitt confirmed this was accurate.

Mayor Lyles Smith asked if a construction excise tax (CET) would be passed on to the homebuyer. Ms. Hewitt confirmed that it would but explained that this would not be a top recommended strategy for Oregon City. She also explained that this tax could be applied to commercial and industrial development instead of housing and that a small percentage of the tax (4%) could be applied to administrative fees for a housing program. She also confirmed that revenue from this tax could be applied to system development charge (SDC) fees.

Commissioner McGriff said she would support the CET for affordable housing only.

Commissioner Marl confirmed with Ms. Hewitt that the cap for residential CET is 1% and said he would like to see this tax applied to a housing program in Oregon City.

4. Discussion of the Draft 2022-2026 Homelessness Strategy for Oregon City

James Band, Police Chief, provided a presentation on homelessness issues in Oregon City and discussed ways to measure success in resolving the issues.

Commissioner Marl requested to receive support from Clackamas County, including use of the county's Red Soils campus to house the Father's Heart Street Ministry.

Mayor Lyles Smith said focus areas of Clackamas County Coordinating Committee (C4) will be shelters and mental health services. She said efforts have been made over the last several months to increase coordination efforts with Clackamas County.

CITY MANAGER'S REPORT

No report provided.

COMMISSION COMMITTEE REPORTS**5. Beaver Creek Employment Area Blue Ribbon Committee - Commissioner Frank O'Donnell**

No report provided.

6. Citizen Involvement Committee Liaison - Commissioner Adam Marl

Commissioner Marl reported that business recovery centers will be extending. He also reported a discussion of ideas for increasing citizen involvement with neighborhood associations, especially during COVID. Canemah has started using sandwich boards to promote neighborhood discussions, and this idea will be extended to other neighborhood associations.

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7. **Clackamas County Coordinating Committee (C4)** - Appointed: Mayor Rachel Lyles Smith, Alternate: Commissioner Adam Marl

Mayor Lyles Smith reported that Clackamas County received money for the courthouse along with a \$5 million advance for housing services. She also discussed a meet and greet with Clackamas Workforce Partnership due to an interest in workforce development from cities in Clackamas County.

8. **Clackamas County I-205 Tolling Diversion Committee** - Appointed: Commissioner Adam Marl, Alternate: Commissioner Frank O'Donnell

Commissioner Marl reported that new study information has finally been released, including a report of mainly poor outcomes for intersections in Oregon City if the I-205 tolling occurs.

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

10. **Clackamas Water Environment Services Policy Committee** - Appointed: Commissioner Rocky Smith, Jr.

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

Commissioner McGriff reported a discussion of the board membership campaign and upcoming events, including a city partnership for the First City Celebration on July 16, 2022. Upcoming is an in-person Oregon Trail run.

12. **Metro Policy Advisory Committee (MPAC)** - Appointed: Mayor Rachel Lyles Smith, Alternate: Commissioner Denyse McGriff

Mayor Lyles Smith said I-205 tolling is still a primary point of conversation in this committee.

13. **OC 2040 Project Advisory Team** - Appointed: Commissioners Adam Marl and Denyse McGriff

14. **Oregon Governor's Willamette Falls Locks Commission** – Appointed: Mayor Rachel Lyles Smith

15. **Oregon City Tourism Stakeholder's Group** - Appointed: Commissioners Frank O'Donnell and Rocky Smith, Jr.

Commissioner O'Donnell said tourism group is comprised of state-level bureaucratic involvement rather than local citizen involvement.

16. **Oregon City/West Linn Pedestrian and Bicycle Bridge Concept Plan Project Advisory Committee** - Appointed: Commissioner Denyse McGriff

Commissioner McGriff is waiting to hear from West Linn on when they will have their work session.

17. **South Fork Water Board (SFWB)** - Mayor Rachel Lyles Smith, Commissioners Frank O'Donnell, and Rocky Smith, Jr.

Per Commissioner O'Donnell, the issues involved are so complex that an executive session should be held before work is commissioned.

18. Willamette Falls and Landings Heritage Area - Appointed: *Commissioner Denyse McGriff*, Alternate: *Commissioner Frank O'Donnell*

Commissioner McGriff reported discussions of a celebration to honor businesses that have been in existence for over 50 years. The committee is also working on a website update. A frank discussion was had on inviting other tribes to become members of the DEI subcommittee. Oregon City was thanked for renewing their group membership. Commissioner McGriff mentioned the 100th anniversary celebration of the Arch Bridge and a potential gift exchange with the City of West Linn. The Good Neighbor Agreement document is still being discussed with the subcommittee.

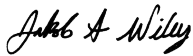
19. Willamette Falls Legacy Project Liaisons - Mayor *Rachel Lyles Smith* and Commissioners *Frank O'Donnell*

There was no report.

ADJOURNMENT

Mayor Lyles Smith adjourned the meeting at 8:55 PM

Respectfully submitted,



Jakob S. Wiley, City Recorder