



CITY OF OREGON CITY CITY COMMISSION REGULAR MEETING MEETING MINUTES

Commission Chambers, Libke Public Safety Facility, 1234 Linn Ave, Oregon City
Wednesday, February 19, 2025 at 7:00 PM

EXECUTIVE SESSION

The Executive Session will begin at 6:15 PM pursuant to ORS 192.660(2)(d): To conduct deliberations with persons designated by the governing body to carry on labor negotiations.

REGULAR MEETING OF THE CITY COMMISSION

1. CONVENE MEETING AND ROLL CALL

Commission President Rocky Smith convened the meeting at 7:05 P.M.

PRESENT: 4 - Commissioner Adam Marl, Commissioner Mike Mitchell, Commissioner Rocky Smith, Commissioner Scott Wilson,

EXCUSED: 1 - Mayor Denyse McGriff

STAFFERS: 10 - City Manager Tony Konkol, Assistant City Recorder Evan Lee, Police Chief Shaun Davis, Library Director Greg Williams, Public Works Director Dayna Webb, Community Development Director Aquilla Hurd-Ravich, Planning Manager Pete Walter, Senior Project Engineer Patty Nelson, Finance Director Matt Zook, Economic Development Manager James Graham

2. FLAG SALUTE

3. CEREMONIES AND PROCLAMATIONS

4. PUBLIC COMMENTS

Dorothy Dahlsrud, resident of Oregon City, said over the last few years Elyville had been overlooked for hanging flower baskets. She asked that they get more than one basket.

5. PRESENTATIONS

a. Library Board Annual Report

David Goldberg, Library Board Chair, shared the accomplishments of the library over the past year and challenges they were facing. Activity was back to pre-COVID levels. The library was planning to purchase after-hours book lockers and a mobile library vehicle in the coming biennium. The Oregon City library issued more than 2,500 library cards to students as part of a pilot partnership with the Oregon City School District (OCSD).

The library only had two managers for more than thirty staff, which was an unrealistic ratio. E-books were becoming more popular but were also 40-60 times more expensive than paper books. The library anticipated more than a million dollars of capital projects in the coming years, including an HVAC system replacement in the next five years.

Commissioner Marl asked if OCSD students who live outside of the Oregon City Library service area were also eligible for library cards. Library Director Greg Williams confirmed that all OCSD students are eligible.

The Oregon City library was the first in Clackamas County to establish this kind of partnership. He was hopeful that other libraries in the county would follow the same blueprint.

b. Water Infrastructure Finance and Innovation Act (WIFIA) Program Update

Patty Nelson, Senior Project Engineer, and Matt Zook, Finance Director, presented on the WIFIA Loan. They explained the program background and how the City closed on the loan in July of 2023. The loan helped to finance three projects: SCADA isolation, pipe rehabilitation, and upper system transmission improvements. All the projects had to be substantially completed by June 30, 2028. They gave updates on each of the projects. The scopes of the pipe rehabilitation and upper system transmission improvement projects had been reduced because of significant cost increases.

6. ADOPTION OF THE AGENDA

The Commission added item 9d City Events and pulled item 7b from the consent agenda. The agenda was adopted as amended.

7. CONSENT AGENDA

Motion by Commissioner Mitchell, seconded by Commissioner Wilson, to approve the consent agenda except Item 7b. The motion carried by the following vote:

YES: Commissioner Smith, Commissioner Marl, Commissioner Mitchell, and Commissioner Wilson

NO: None

- a. Public Improvement Contract with Titan Utilities, LLC for the Livesay Road Watermain Replacement Project (CI 24-009)
- b. Amendment No. 1 to the Personal Services Agreement with The Garden Corner for Hanging Flower Baskets and Decorative Planter Boxes (PS 23-001)

Commissioner Wilson asked if they could add two more baskets, at the two intersections at Holmes and Pearl.

Dayna Webb, Public Works Director, said the baskets were hung in May and they needed to place the order so the vendor could start growing the baskets. Staff were discussing how to spread the baskets out to be more equally distributed and look at options to add baskets next year.

Motion by Commissioner Mitchell, seconded by Commissioner Wilson, to approve Amendment No. 1 to the Personal Services Agreement with The Garden Corner for Hanging Flower Baskets and Decorative Planter Boxes (PS 23-001). The motion carried by the following vote:

YES: Commissioner Smith, Commissioner Marl, Commissioner Mitchell, and Commissioner Wilson

NO: None

8. PUBLIC HEARINGS

- a. First Reading of Ordinance No. 25-1003 - Flood Management Overlay District Code Amendments (GLUA-24-030/LEG-24-04)

Aquila Hurd-Ravich, Community Development Director, and Pete Walter, Planning Manager, explained that updates to the code were necessary for compliance with the National Flood Insurance Program, which allowed property owners to get discounted flood insurance rates. They gave a history on the amendments and the compliance approaches allowed by FEMA. Staff recommended the City adopt the permit-by-permit approach as detailed in this ordinance. They went on to discuss specific redline changes proposed in the ordinance.

There was discussion regarding the no net loss requirement.

Commission President Smith opened the public hearing. There was no public testimony. Commission President Smith closed the public hearing.

Motion by Commissioner Marl, seconded by Commissioner Mitchell, to approve the first reading of Ordinance No. 25-1003 - Flood Management Overlay District Code Amendments (GLUA-24-030/LEG-24-04). The motion carried by the following vote:

YES: Commissioner Smith, Commissioner Marl, Commissioner Mitchell, and Commissioner Wilson

NO: None

9. GENERAL BUSINESS

- a. Second Reading of Ordinance No. 24-1013, Vacating Sections of Public Rights-of-Way within Clackamas County Housing Authority Property named “Clackamas Heights” legally addressed as 13900 Gain Street

Motion by Commissioner Wilson, seconded by Commissioner Mitchell, to approve the second reading and final adoption of Ordinance No. 24-1013, Vacating Sections of Public Rights-of-Way within Clackamas County Housing Authority Property named “Clackamas Heights” legally addressed as 13900 Gain Street. The motion carried by the following vote:

YES: Commissioner Smith, Commissioner Marl, Commissioner Mitchell, and Commissioner Wilson

NO: None

- b. Thimble Creek Market Assessment and Development Scenarios – Update and Next Steps

Aquila Hurd Ravich introduced the topic. Brendan Buckley, Johnson Economics, and Thuy Cao, HHPR, discussed the Thimble Creek Concept Plan Area market assessment. They gave a background on the project and explained why employment land was important, factors impacting pace of development, policy considerations, proposed Development Code amendments to provide more flexibility, and infrastructure funding.

There was discussion regarding the ownership of the parcels between Clackamas Community College and the high school, the future street network in the area, and areas remaining undeveloped.

James Graham, Economic Development Manager, discussed the next steps.

- c. Appointment of Victoria Meinig to the Planning Commission

Motion by Commissioner Marl, seconded by Commissioner Mitchell, to appoint Victoria Meinig to the Planning Commission. The motion carried by the following vote:

YES: Commissioner Smith, Commissioner Marl, Commissioner Mitchell, and Commissioner Wilson

NO: None

- d. Special Events

Commissioner Mitchell had been contacted by two individuals involved with two different City-sponsored special events asking about the status for this year. The Commission had been waiting for the DMMO to take this responsibility, but it would not be able to start in time. They also did not have the budget for the next biennium approved yet, however these events needed funding. He suggested using the Transient Lodging Tax.

Staff would bring back some options in March.

10. COMMUNICATIONS

City Manager –

Mr. Konkol said that a recent executive order laid out new criteria for federal transportation funding. Projects would be prioritized in areas with marriage and birth rates higher than the national average, would prohibit accepting jurisdictions from imposing mask and vaccine mandates, and require local compliance with federal immigration enforcement.

Mr. Konkol said that the City's federal grant regarding electrical vehicles had already been suspended. He did not know how this executive order would play out in the courts, but he did share his concern about the future of federally funded projects like the WIFIA project.

Commissioners –

Commissioner Mitchell reported on a presentation from the End of the Oregon Trail Interpretive Center given at the Two Rivers Neighborhood Association meeting. He suggested using the empty parking lot across the street from the Interpretive Center for concerts and Fourth of July.

Commissioner Smith thought the Commission needed to keep in mind the expansion and possible future of the train station when discussing this lot.

Mayor –

None

11. ADJOURNMENT

Commission President Smith adjourned the meeting at 8:38 P.M.

Respectfully submitted,

A handwritten signature in dark ink, reading "Jakob S. Wiley", is written over a horizontal line.

Jakob S. Wiley, City Recorder

Date Approved: November 19, 2025