



CITY OF OREGON CITY CITY COMMISSION WORK SESSION MEETING MINUTES

Commission Chambers, Libke Public Safety Facility, 1234 Linn Ave, Oregon City
Tuesday, February 11, 2025 at 7:00 PM

1. CONVENE MEETING AND ROLL CALL

Mayor McGriff convened the meeting at 7:21 P.M.

PRESENT: 5 - Commissioner Adam Marl, Commissioner Mike Mitchell, Commissioner Rocky Smith, Commissioner Scott Wilson, Mayor Denyse McGriff

STAFFERS: 6 - City Manager Tony Konkol, City Recorder Jakob Wiley, Deputy Parks and Recreation Director Tom Kissinger

2. GENERAL BUSINESS

a. Parks SDC Methodology Update

Thomas Kissinger, Deputy Parks and Recreation Director, began by explaining that this discussion on Parks System Development Charges (SDCs) would center on updates based on City Commission feedback from the work session on October 8, 2024. He then read a list of changes that the Commission had requested.

Deb Gallardi, Gallardi Rothstein Group, presented the updated SDC calculations and project list. The updated project list included two newly added items, a neighborhood park in the Park Place Concept Area and redevelopment of the End of Oregon Trail regional park. She noted they had broken out land acquisition costs from park development costs.

Mayor McGriff asked for clarification about what was added to the project list. Mr. Kissinger explained that there are two parks planned for the Park Place concept area. The first was an 8-10 acre community park, which had already been on the list. The second was a 3-5 acre neighborhood park, which was a new addition.

Commissioner Mitchell questioned the large discrepancy between the land acquisition costs for Thimble Creek compared to other projects, and the relatively small amount (\$1.5 million) allocated for Oregon Trail redevelopment. Mr. Kissinger explained that the Oregon Trail redevelopment figure represented only SDC-eligible components like a larger bandshell and accessibility improvements, not replacements of existing amenities like walking paths. For Thimble Creek, the higher cost reflected a series of three parks totaling approximately 9 acres.

Mayor McGriff inquired about how land dedication would be handled in relation to SDCs. Mr. Kissinger explained that acquisition costs had been separated from development costs specifically to address this concern. Splitting these two would allow the city to know how much to credit developers for dedicating park land in these areas. Mrs. Gallardi said this would come up later in the presentation, where they broke down the SDC land acquisition costs by dedication and fee in lieu of dedication.

Deb Gallardi outlined the methodology for determining SDC eligibility based on planned level of service in terms of acres per thousand for outdoor parks and square feet for indoor recreation facilities. For each project, the city would need to determine the growth share, which is SDC-eligible, and the development share, which is not SDC-eligible. After that, the city would need to determine how to equitably allocate the cost between residential and non-residential development. The current SDC methodology was based on hours of opportunity of use. Finally, the Commission would have to determine how to charge individual developments.

Mrs. Gallardi showed a table of the summary of growth costs for SDC-eligible park projects. It showed that the improvement fee portion of the total SDC cost basis was about \$43 million. She explained that the proposed pool and recreation center only had a 23% growth share. This is because people who live outside of the city account for half of the services, and that existing residents account for the rest of the difference.

Mrs. Gallardi broke down the reimbursement fee and compliance cost portions of the total SDC cost basis. The total SDC cost basis was estimated to be about \$51 million. Commissioner Mitchell asked if the reimbursement fee portion could be used for maintenance. Mrs. Gallardi said it could be used for capital maintenance but not for routine operational maintenance. She confirmed that this could be used to repair existing paths in parks.

Mrs. Gallardi then described the current SDC calculations for residential and non-residential buildings. She also showed an updated estimate for an equitable distribution of residential vs non-residential costs, a table of proposed residential SDCs tiered by unit type and size, what the impacts on non-residential SDCs would be if they were also charged for neighborhood parks, an updated table of non-residential employee estimates by building type, a comparison of current and proposed Oregon City residential and non-residential SDCs with nearby cities, and the statutory requirements for adopting SDC methodology.

There was consensus to not include neighborhood parks in the non-residential calculation and to adopt the updated table of non-residential employee estimates by building type. The Commission asked that the Parks and Recreation Advisory Committee review this at their next meeting.

Tony Konkol, City Manager, requested that any implementation approach be kept simple, avoiding complicated matrices based on plat dates or approval timing. He noted that this would be a discussion topic in the future and wanted the Commissioners to keep it in mind.

3. FUTURE AGENDA ITEMS

a. List of Future Work Session Agenda Items

Mr. Konkol reviewed the upcoming work session agenda items. He noted that there would also be a discussion of the 2025-27 Commission Goals at an upcoming work session or regular meeting. Staff were putting together a draft of the goals based on the 2025 Goal Setting Retreat.

4. CITY MANAGER'S REPORT

a. Update on City Projects

Mr. Konkol gave a brief update on the Quiet Zone, charter park discussions, the Cayuse 5 Memorial, the county courthouse, tumwata village, and the Canemah rights of way issue.

Mayor McGriff said that the County Commission had requested a joint meeting with the City Commission to discuss the courthouse.

Commissioner Marl asked if the old public works facility on Center Street could be added to the updates list for future meetings.

5. COMMITTEE REPORTS

Commissioner Wilson said he was formally voted in to the Homeless Coalition Committee.

Commissioner Smith said he attended a goal setting retreat for the End of the Oregon Trail Interpretive Center (EOT) on February 09, 2025. He said the EOT planned to have two more full-day meetings to discuss the future of the EOT. He would give an update to the City Commission after that happened.

Commissioner Marl gave an update on the Clackamas County Coordinating Committee (C4). C4 was creating a Library District task force. Mr. Konkol said that one of the task force's discussion topics would be how to equitably pay for capital improvements and operating costs. He noted that the Oregon City

Library, which is part of this Library District, serves a population that is 55% city residents and 45% not city residents. Oregon City was still paying off debt for an expansion of the library building and provides all human resources services for library employees. He said it was not fair for the city's taxpayers to fully absorb those costs. Commissioner Marl agreed that there were antiquated inequities in library funding.

Commissioner Marl said that C4 discussed using some of their Strategic Investment Fund money to fund improvements at the intersection of Highway 213 and Beavercreek Road. He also shared reporting on Oregon Department of Transportation (ODOT) internal auditing. He said this reporting made it clear that ODOT needed an independent audit.

Commissioner Mitchell said the South Fork Water Board had approved a raw water SDC increase of around \$1,200. They would be looking at water rates next. C4 Metro had informed the city that the city's Highway 99E streetscape improvements project was no longer in consideration for funding.

Mayor McGriff said the Arts Commission was working on a vendor list to restore murals. She said that the Willamette Falls Locks Authority said that the repair work on the locks would cost \$11 million. They were seeking \$7 million in state funding.

6. ADJOURNMENT

Mayor McGriff adjourned the meeting at 8:47 P.M.

Respectfully submitted,



Jakob S. Wiley, City Recorder Date

Approved: February 18, 2026