



CITY OF OREGON CITY CITY COMMISSION REGULAR MEETING MEETING MINUTES

Commission Chambers, Libke Public Safety Facility, 1234 Linn Ave, Oregon City
Wednesday, May 21, 2025 at 7:00 PM

REGULAR MEETING OF THE CITY COMMISSION

1. CONVENE MEETING AND ROLL CALL

Mayor McGriff convened the meeting at 7:09 P.M.

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

STAFFERS: 14 - City Manager Tony Konkol, Assistant City Manager Alex Rains, Assistant City Recorder Evan Lee, Economic Development Manager James Graham, Police Chief Shaun Davis, Public Works Director Dayna Webb, Finance Director Matt Zook, Deputy Finance Director Erin Wilkie, Planning Manager Pete Walter, Communications Manager Jarrod Lyman, Aquatic and Recreation Manager Melissa Sebastian, Senior Planner Christina Robertson-Gardiner, Parks and Recreation Director Scott Archer, Deputy Parks and Recreation Director Tom Kissinger

2. FLAG SALUTE

3. CEREMONIES AND PROCLAMATIONS

a. Asian American and Pacific Islander Heritage Month

Commissioner Marl read the proclamation declaring May 2025 as Asian American and Pacific Islander Heritage Month.

b. Jewish American Heritage Month

Mayor McGriff read the proclamation declaring May 2025 as Jewish American Heritage Month.

c. Water Safety Month

Mayor McGriff read the proclamation declaring May 2025 as Water Safety Month.

Melissa Sebastian, Aquatic and Recreation Manager, spoke about the importance of swimming lessons and other lifesaving training at the Aquatic Center.

4. PUBLIC COMMENTS

Damon Mabee, resident of Oregon City, was representing the Oregon City Parks Foundation. He announced a cleanup at the Buena Vista Clubhouse on June 7, 2025. They had applied for a Metro Nature in the Neighborhoods grant for ADA accessibility and opening of the clubhouse. He asked everyone to vote for the project.

Seth Henderson, resident of Portland, said Clackamas County court operations were now at the Red Soils campus. He discussed improving parking downtown and supporting businesses now the court had moved.

5. PRESENTATIONS

a. Ruth Powers Preservation Award

Christina Robertson-Gardiner, Senior Planner, announced Kevin and Willemijn Ilcisin as the winners of the Ruth Powers Preservation Award for their rehabilitation of the Frank and Annie Busch House. Mrs. Ilcisin and Joseph Herndon, contractor, accepted the award and spoke about the renovations that had been made.

b. Downtown Oregon City Association End of Fiscal Year Report

Juliana Allen, Executive Director of the Downtown Oregon City Association (DOCA), presented the end of fiscal year report. She introduced the organization and reviewed DOCA's four-point approach that focuses on the design, economic vitality, promotion, and organization goals.

6. ADOPTION OF THE AGENDA

The agenda was adopted as presented.

7. CONSENT AGENDA

Motion by Commissioner Mitchell, seconded by Commissioner Smith, to approve the consent agenda. The motion carried by the following vote:

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

NO: None

- a. Resolution No. 25-11 Vacating a Waterline Easement on 20124 Beaver Creek Road
- b. Intergovernmental Agreement Transferring a Portion of Beaver Creek Road from Clackamas County to Oregon City
- c. Intergovernmental Agreement with Water Environment Services for Siphon Storm Pipe Maintenance
- d. Purchase of Asphalt for 2025 In-House Paving Projects from South County Asphalt, LLC/Eagle-Elsner, Inc.
- e. Amendment No. 6, Extension of Professional Services Agreement (PS 22-006), One Additional Year for Landscape Maintenance Services with C & R Reforestation

8. PUBLIC HEARINGS

The positions of Items 8.a. and 8.b. were swapped.

- a. First Reading of Ordinance 25-1006, Adopting LEG-25-02 Climate Friendly and Equitable Communities Code Amendments

Pete Walter, Planning Manager, and Brian Davis, consultant with Studio Davis, said these were state mandated parking reforms. The Planning Commission unanimously recommended approval. They presented on the process and adoption timeline, compliance options and feedback, outreach summary, conceptual approach summary, feedback from the Planning Commission, amended chapters/sections, and updated code maps.

There was discussion regarding the public input received, the size of the buffer area, unintended consequences to residential neighborhoods, lack of transit service in the City and being a car centric community, how this was state mandated to be approved by June 30, 2025, the need to replant trees instead of a fee in lieu, and the suggestion that staff work with the Department of Land Conservation and Development (DLCD) to reduce the boundary due to geographic constraints.

Mayor McGriff opened the public hearing. There was no public testimony. Mayor McGriff closed the public hearing.

Mayor McGriff expressed concern about these rules transforming Oregon City into Portland's Hawthorne Boulevard. She wanted to take more time to negotiate a variance with DLCD.

Motion by Commissioner Mitchell, seconded by Mayor McGriff, to table the item to June 4 to give staff time to investigate options with DLCD to reduce the range of the half mile buffer zone. The motion carried by the following vote:

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

NO: None

b. Resolution No. 25-10, Supplemental Budget for the 2023-25 Biennium

Matt Zook, Finance Director, explained the supplemental budget was due to increase in vehicle maintenance and fuel costs, debt service, parks donations, insurance costs, downtown restroom maintenance, streetlight maintenance, building maintenance, and the Facilities Master Plan.

Mayor McGriff opened the public hearing. There was no public testimony. Mayor McGriff closed the public hearing.

Motion by Commissioner Marl, seconded by Commissioner Wilson, to approve Resolution No. 25-10, Supplemental Budget for the 2023-25 Biennium. The motion carried by the following vote:

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

NO: None

9. GENERAL BUSINESS

a. Resolution No. 25-09, Thimble Creek Market Assessment and Development Scenarios

Ms. Robertson-Gardiner requested approval of the Thimble Creek readiness study, which was a requirement of the grant they received for the project. The study identified barriers to redevelopment of the Thimble Creek area.

James Graham, Economic Development Manager, discussed the next step of scheduling meetings with property owners.

Commissioner Mitchell explained the challenge of the high number of property owners and how getting willing sellers of enough sections to implement the plan would be difficult. He thought they should revisit restrictions on the uses allowed in the area.

Mayor McGriff discussed the importance of maintaining the zoning. She was still concerned about the price property owners wanted for their land and not making headway. She thought the grant funds had been well spent.

Motion by Commissioner Mitchell, seconded by Commissioner Smith, to approve Resolution No. 25-09, Thimble Creek Market Assessment and Development Scenarios. The motion carried by the following vote:

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

NO: None

b. Resolution No. 25-12, 2025 Cemetery Fees Update

Scott Archer, Parks and Recreation Director, and Tom Kissinger, Deputy Parks and Recreation Director, said this was a request to increase fees and create new fees for the cemetery effective July 1, 2025. They

would also tie the fee structure to an annual inflationary increase. The resolution referenced the creation of a separate fund for the long-term care and maintenance of the cemetery. That fund would be brought to the Commission in the future for separate action.

Mr. Kissinger said the Commission had directed staff to pursue a 75% cost recovery fee. Staff had done an analysis of other jurisdictions, and they were within market rates. He requested amending the resolution to say “separate fund” instead of “perpetual endowment fund”.

Mayor McGriff asked why they would not call it an endowment fund. Matt Zook, Finance Director, explained that Oregon statute prohibited endowment funds from spending the principal of the fund on operational purposes.

Motion by Commissioner Mitchell, seconded by Commissioner Marl, to approve Resolution No. 25-12, 2025 Cemetery Fees Update with an amendment. The resolution was amended to replace the words “perpetual endowment fund” with “separate fund”. The motion carried by the following vote:

YES: Mayor McGriff, Commissioner Marl, Commissioner Mitchell, and Commissioner Wilson

NO: Commissioner Smith

- c. First Reading of Ordinance No. 25-1007 Declaring the Oregon City Municipal Court as a Court of Record

Mr. Zook explained the court recently got new technology that would allow them to be a Court of Record. This would allow appeals to go directly to the Court of Appeals. Currently, appeals go to the Circuit Court, which re-tries the case entirely.

Motion by Commissioner Mitchell, seconded by Commissioner Wilson, to approve the first reading of Ordinance No. 25-1007, declaring the Oregon City Municipal Court as a Court of Record. The motion carried by the following vote:

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

NO: None

- d. Former Commission Chambers Name Change, Commission Chambers Name Discussion

Alexandra Rains, Assistant City Manager, said there had been confusion about where the Commission met for meetings. Staff proposed changing the name of the old Commission Chambers at City Hall to the Mount Hood Room and asked for direction on the name for the current Chambers at the Libke building.

There was consensus to change the old chambers to the Mount Hood Room and the current Chambers should be named the Hanlon Commission Chambers. There was also consensus to update signage with the new names. An outdoor plaque would be created honoring Officer Hanlon. Biographies of Officers Hanlon and Libke would be placed in the lobby.

Mayor McGriff requested a brown sign on McLoughlin Boulevard pointing towards 10th Street that said “Historic Downtown.”

10. COMMUNICATIONS

City Manager –

None

Commissioners –

Commissioner Smith said there would be a Friday Night Frights event on June 13, 2025, at the Ermatinger House and Stevens-Crawford House.

Mayor –

Mayor McGriff noted this was the last meeting for Bill Kabeiseman, City Attorney, as he was retiring.

The Commission thanked him for his work. Mr. Kabeiseman thanked the Commission for the kind words. He had enjoyed his time working with Oregon City.

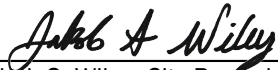
a. Appointment of Christopher Nolte to the Citizen Involvement Committee

Mayor McGriff appointed Christopher Nolte to the Citizen Involvement Committee.

11. ADJOURNMENT

Mayor McGriff adjourned the meeting at 9:20 P.M.

Respectfully submitted,



Jakob S. Wiley, City Recorder
Date Approved: April 01, 2026