



CITY OF OREGON CITY CITY COMMISSION REGULAR MEETING REVISED MEETING MINUTES

Hanlon Commission Chambers, Libke Public Safety Facility, 1234 Linn Ave, Oregon City
Wednesday, June 4, 2025 at 7:00 PM

EXECUTIVE SESSION

The Executive Session will begin after the adjournment of the City Commission Regular Meeting pursuant to ORS 192.660(2)(e) To conduct deliberations with persons designated by the governing body to negotiate real property transactions.

REGULAR MEETING OF THE CITY COMMISSION

1. CONVENE MEETING AND ROLL CALL

Mayor McGriff convened the meeting at 7:14 P.M.

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

STAFFERS: 15 - City Manager Tony Konkol, Assistant City Manager Alex Rains, City Recorder Jakob Wiley, Police Chief Shaun Davis, Library Director Greg Williams, Public Works Director Dayna Webb, Community Engagement Specialist Hannah Schmidt, Planning Manager Pete Walter, Senior Planner Christina Robertson-Gardiner, Finance Director Matt Zook, Code Enforcement Manager Ryan Kersey, Communications Manager Jarrod Lyman, Deputy Finance Director Erin Wilkie, Parks and Recreation Director Scott Archer, Economic Development Coordinator Ann Griffin

2. FLAG SALUTE

3. CEREMONIES AND PROCLAMATIONS

a. "If I Were Mayor..." State Contest Winner - Justin Evers

Hannah Schmidt, Community Engagement Specialist, spoke about the local "If I Were Mayor" contest winners, and how the first place contestants moved on to the state competition. One of those students, Justin Evers, placed second at the state level.

Mayor McGriff presented a \$300 check to Mr. Evers.

b. Juneteenth Proclamation

Commissioner Wilson read the proclamation declaring June 19, 2025, as Juneteenth Day.

c. Pride Month Proclamation

Commissioner Smith read the proclamation declaring June 2025 as Pride Month.

4. PUBLIC COMMENTS

Scott Dunfee, resident of Oregon City, lived in the McLoughlin Historic District and spoke about receiving a notice from the City about sidewalk repair and how many of the neighbors could not afford it. He asked the city to help by either reducing the cost to homeowners or delay the repair timeline. This had come about from complaints from one neighbor, and it was impacting their livability.

Lizzie Roberts-Dille, resident of Oregon City, stood with the neighborhood in their request for help regarding the sidewalk repair. She did not think the complaints on neighbors should be allowed, especially when it would cost them thousands of dollars.

Christina Hart, resident of Oregon City, also spoke on the sidewalk repair notices. As owners of historic homes, they were stewards of historic preservation and bearers of critical repairs for systems that were put in place long ago and rarely updated. They were often in a cycle of saving and spending for expensive, big ticket repairs. They were working people who understood the value of a dollar and still managed to share what they had with their neighbors. They did not have the means to meet the demands of a random, unforeseen, expensive repair. They cared about safety and wanted functional sidewalks, but they could not afford to replace the panels as required. She asked the City to intervene and rewrite the qualifying standards for the City's sidewalk reimbursement program, and to include any homeowner in the program who had to fully replace more than two panels of sidewalk regardless of whether City trees were the cause of the disrepair.

Tony Konkol, City Manager, explained the City was not actively out looking for sidewalk repairs. The city code set liability associated with the sidewalk with the property owner. The city had set up a sidewalk replacement program to address sidewalks damaged by street trees. That program had funds remaining. Any change to the grinding and patching standards would have to be reviewed by staff as well. The complaints were related to Americans with Disabilities Act (ADA) requirements and standards. He acknowledged that one individual was abusing the complaint-driven code enforcement process, but the cited sidewalks were out of compliance. The city could not ignore liabilities when they had been brought forward. He said staff were sympathetic with homeowners but limited in what they could do because of the code.

There was discussion regarding working with the neighbors and consolidating the work to make it less expensive as well as extending the time the work had to be completed. The Commission agreed to add a discussion on the current sidewalk repair program to their next Work Session agenda.

Ms. Hart clarified some of the neighbors qualified for the repair program, and others did not. Replacing some of these sidewalks also opened up the conversation of replacing old infrastructure like clay sewer lines and galvanized pipes that were ancient and rusted through.

Steven Dilly, resident of Oregon City, questioned these complaints when the person complaining did not need ADA accessible sidewalks. He also questioned the quarter inch lip being an ADA issue as everyone's sidewalks going into their homes had a lip higher than that.

Mr. Dumphy noted this was a historic district and a bigger infrastructure issue than being ADA compliant. He thought the City needed to be part of the solution.

5. PRESENTATIONS

a. Youth Advisory Commission Annual Report

Julian Guerra Molina and Myles Kinney, Chair and Vice Chair of the Youth Advisory Commission, presented the annual report. They discussed the members, the year's accomplishments, event participation, and important takeaways,

b. Oregon City Arts Commission Annual Presentation

Josh Planton, Chair of the Oregon City Arts Commission, presented the annual report. He discussed the reestablishment of the Arts Commission, audit of existing artwork in the City, restoring past pieces, new artwork, projects in support of the arts, and next biennium objectives.

There was discussion regarding volunteer hours and promoting art beyond only visual arts.

c. Clackamas Heights Affordable Housing Presentation

Devin Ellin, Housing Development Director with the Housing Authority of Clackamas County, and Brian Squillace with Bora Architecture, spoke about the redevelopment of Clackamas Heights. They gave a background on Clackamas Heights, relocation of residents during construction, site context, and

community engagement. They were completing the construction documents now and planned construction to start in fall 2025 to be completed by summer 2027. They discussed inspiration for the design, site organization, site plan, quadplex example, variety of form and color, and central park.

There was discussion regarding the number of units, anti-displacement strategy, using solar power, recycling the old materials, residents moving to the new facility from Oregon View Manor, and selling the Oregon View Manor site.

6. ADOPTION OF THE AGENDA

Item 7f was removed from the consent agenda. The agenda was adopted as amended.

7. CONSENT AGENDA

Motion by Commissioner Marl, seconded by Commissioner Smith, to approve the consent agenda except Item 7f. The motion carried by the following vote:

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

NO: None

- a. Change Order No. 3 for the Molalla Avenue Sanitary Sewer I&I Rehab Project (CI 23-013)
- b. Purchase of Bulk Fuel at the Fir Street Fuel Site with CECO, Inc (Carson Oil Company)
- c. Resolution No. 25-13, Establishing Eligibility to Receive State Shared Revenues
- d. Management, Supervisory, and Confidential Employee Salary Cost of Living Adjustment (COLA) FY 2025-26
- e. 82nd Avenue Relinquishment of Permitting Rights to Oregon Department of Transportation
- f. 13th Street Parking Transition

Shaun Davis, Police Chief, said with the old courthouse now vacated, the municipal lot opened up to more parking opportunities. The purple zone could be moved into the municipal lot.

There was discussion regarding employee parking, cars parking on McLoughlin Blvd, and time restricted parking.

Ryan Kersey, Code Enforcement Manager, explained it would create more employee permit spots to move off the street and opened up more street parking downtown.

Motion by Commissioner Marl, seconded by Commissioner Smith, to approve the 13th Street Parking Transition. The motion carried by the following vote:

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

NO: None

8. PUBLIC HEARINGS

- a. Resolution No. 25-14, Declaring Oregon City's Election to Receive State Shared Revenues

Matt Zook, Finance Director, said this resolution declared the City's election to receive state shared revenues. This was about \$400,000 per year for General Fund services. He explained the requirements

to receive the funds.

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

Motion by Commissioner Mitchell, seconded by Commissioner Wilson, to approve Resolution No. 25-14, declaring Oregon City's election to receive State Shared Revenues. The motion carried by the following vote:

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

NO: None

b. Resolution No. 25-15, Adopting the Budget, Making Appropriations, Imposing Taxes and Categorizing Taxes for the 2025-2027 Biennium

Mr. Zook said the Budget Committee approved the total budget of \$319 million with a General Fund operating property tax rate of \$4.489 per \$1,000 of assessed value for the 2025-2027 budget.

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

Motion by Commissioner Marl, seconded by Mayor McGriff, to approve Resolution No. 25-15, adopting the budget, making appropriations, imposing taxes and categorizing taxes for the 2025-2027 Biennium. The motion carried by the following vote:

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

NO: None

c. First Reading of Ordinance No. 25-1005, A Legislative Update to the Parks Master Plan, an Ancillary Document to the OC2040 Comprehensive Plan (GLUA 25-02; LEG-25-01)

Christina Robertson-Gardiner, Senior Planner, explained the Comprehensive Plan Amendment Process, proposal to adopt the Parks Master Plan as an ancillary document to the Comprehensive Plan, and what adoption of the Parks Master Plan would do.

Scott Archer, Parks and Recreation Director, reviewed the Parks Master Plan process, highlights of the plan, level of service analysis, Capital Improvement Plan, and Comprehensive Plan amendment and parks inventory.

There was discussion regarding funding the Capital Improvement Plan and how the document listed one of the park goals as reopening the Buena Vista Clubhouse for public use, even the Commission had not discussed it yet. There was consensus to change the wording from "should" to "could" pursue the goal of reopening the clubhouse.

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

Motion by Commissioner Mitchell, seconded by Commissioner Marl, to approve the first reading of Ordinance No. 25-1005, A Legislative Update to the Parks Master Plan, an Ancillary Document to the OC2040 Comprehensive Plan (GLUA 25-02; LEG-25-01) with an amendment to Exhibit 1A, changing the word "should" to "could" in the last sentence of the Beuna Vista Club section of page 13. The motion carried by the following vote:

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

NO: None

d. First Reading of Ordinance 25-1006, Adopting LEG-25-02 Climate Friendly and Equitable Communities Code Amendments and Declaring an Emergency

Tony Konkol, City Manager, said the Oregon Department of Land Conservation and Development (DLCD) had answered their questions about the buffer zone and extension of time. Because Oregon City had a population over 10,000, they did not have the ability to reduce the buffers as requested. The time for compliance had been extended to July 17, 2025. The emergency clause allowed the ordinance to go into effect on June 30, 2025.

There was discussion regarding challenging the determination, and how without passing this ordinance, there would be no parking minimums required. Approving the ordinance would not preclude them from challenging the exemption request.

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

Motion by Commissioner Marl, seconded by Commissioner Mitchell, to approve the first reading of Ordinance 25-1006, adopting LEG-25-02 Climate Friendly and Equitable Communities Code Amendments and Declaring an Emergency. The motion carried by the following vote:

YES: Commissioner Smith, Commissioner Marl, Commissioner Mitchell, and Commissioner Wilson
NO: Mayor McGriff

9. GENERAL BUSINESS

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

Motion by Commissioner Mitchell, seconded by Commissioner Wilson, to approve the second reading and final adoption 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

10. COMMUNICATIONS

City Manager

None

Commissioners

Commissioner Marl said SB 916 had passed the Oregon house, which would allow unemployment payments to striking workers, including public employees.

Commissioner Mitchell asked that presenters be asked to hold to a time limit. It was agreed that presenters should be asked to keep presentations to no more than 10 minutes.

Mayor

Mayor McGriff reported on the Shelter Advisory Committee meeting where an increase of camping in Barclay Park was discussed.

11. ADJOURNMENT

Mayor McGriff adjourned the meeting at 9:43 P.M.

Respectfully submitted,

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