



CITY OF OREGON CITY CITY COMMISSION REGULAR MEETING MEETING MINUTES

Commission Chambers, Libke Public Safety Facility, 1234 Linn Ave, Oregon City
Wednesday, June 18, 2025 at 7:00 PM

EXECUTIVE SESSION

The Executive Session will begin after the Regular Meeting pursuant to ORS 192.660(2)(h) to consult with counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed.

REGULAR MEETING OF THE CITY COMMISSION

1. CONVENE MEETING AND ROLL CALL

Mayor McGriff convened the meeting at 7:03 P.M.

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

STAFFERS: 11 - City Manager Tony Konkol, Assistant City Manager Alex Rains, Assistant City Recorder Evan Lee, Police Chief Shaun Davis, Public Works Director Dayna Webb, Code Enforcement Manager Ryan Kersey, Communications Manager Jarrod Lyman, Parks and Recreation Director Scott Archer, Parks and Recreation Deputy Director Tom Kissinger, Economic Development Manager James Graham, Project Engineer Kenneth Cannady-Shultz

2. FLAG SALUTE

3. CEREMONIES AND PROCLAMATIONS

4. PUBLIC COMMENTS

Charles Gallia, resident of Clackamas County, spoke about emergency management and how he thought the City should participate in the Be Two Weeks Ready program. He was also concerned that only one proposal had come forward for the old courthouse building. He thought the Commission should urge the County to look at other options that existed.

5. PRESENTATIONS

a. Inflow & Infiltration Program Fiscal Year 2024-2025 Annual Report

Kenneth Cannady-Shultz, Project Engineer, provided the Inflow & Infiltration (I&I) annual report. He gave a brief I&I Program overview, program goals, program status update, I&I program projects, budget projections, and 5 Year Plan.

There was discussion regarding the contribution from Clackamas Water Environment Services (WES), sanitary sewer moratorium, and pipe improvements.

6. ADOPTION OF THE AGENDA

The agenda was adopted as presented.

7. CONSENT AGENDA

Motion by Commissioner Marl, seconded by Commissioner Wilson, 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. Request the Transfer of One Vacant Parcel on Dallas Street from Clackamas County
- b. Change Order No. 2 for the 2025 Oregon City Roadway Reconstruction Project PMUF (CI 24-006)
- c. Resolution No. 25-16, Temporarily Exempting Construction Activities from the Prohibition Against Unlawful Noises for the 2025 Oregon City Roadway Reconstruction Project PMUF (CI 24-006) and Declaring an Emergency
- d. Miscellaneous Contracts and Agreement with the Oregon Department of Transportation for Washington Street: Metro South - Abernethy Road Project
- e. Change Order No. 2 for the Sanitary Sewer I/I Rehabilitation – Rivercrest Basin Project: Phase 4 (CI 23-009)
- f. Amendment No. 3 to the Personal Services Agreement with Wallis Engineering for Inflow and Infiltration Program Management (CI 21-015)
- g. Personal Service Agreement with Eagle Mailing Services for Neighborhood Association Postcard Services
- h. Contract Amendment No. 1 for Defense Attorney Leanna Erickson
- i. Contract Amendment No. 1 for Defense Attorney Autumn Gillispie
- j. Contract Amendment No. 3 for Defense Attorney Lance Quaranto
- k. Minutes of the September 04, 2024 City Commission Regular Meeting
- l. Minutes of the September 18, 2024 City Commission Regular Meeting
- m. Minutes of the October 02, 2024 City Commission Meeting

8. PUBLIC HEARINGS

- a. Public Hearing to adopt a Resolution Modifying System Development Charges for Parks and Recreation Facilities

Mayor McGriff opened the public hearing.

Scott Archer, Parks and Recreation Director, said the last time the Parks SDCs were updated was in 2000. It was one of the goals of the Commission to update the SDCs in this biennium. No public comments had been received up to this point. The Parks and Recreation Advisory Committee reviewed the SDC changes and recommended approval.

Deb Galardi, Galardi Rothstein Group, said the update to the SDC costs reflected the new master plan project capacity costs for growth, existing system available capacity, and land vs. development costs for integration with land dedication policies. The framework had been modified for estimating system impacts by land use and included scaled SDCs for residential housing and a non-residential category framework and assumptions from a more current regional planning report. She discussed SDC growth

costs, updated methodology framework, updated residential SDCs, Parks SDC comparison for single family residential average, updated non-residential SDCs, Parks SDC comparison for General Office, and SDC implementation.

There were questions about the significant increase proposed and reasons there was not a tiered approach for multifamily rates.

Mayor McGriff opened the public hearing.

William Gifford, resident of Oregon City, was concerned about adding expenses to the development of housing. He encouraged the Commission to think about the economic balance between what had to be paid to achieve livability and the additional costs to new development.

Seth Henderson, resident of Portland, was a mixed-use multifamily developer. He shared data about current projects he was working on and the SDCs of other cities. Oregon City was higher than those cities. He thought they should consider the ratio of average rents to the SDCs per unit. He thought a tiered system for multifamily would be a good idea. If they wanted the pool to be done in a timely manner, they should consider an alternative funding mechanism to get it done faster and with some certainty. Pulling that project out would reduce the SDCs.

Mayor McGriff closed the public hearing.

There was discussion regarding what SDCs could be used for, whether to take out the pool to lower the proposed SDC rate, lack of equity for different housing types, and tiering SDCs for multifamily homes by number of bedrooms or square footage.

There was consensus for staff to come back with a proposal for tiered SDCs for multifamily units.

Motion by Commissioner Smith, seconded by Commissioner Mitchell, to continue the public hearing to adopt a resolution modifying System Development Charges for parks and recreation facilities to July 16, 2025. The motion carried by the following vote:

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

NO: None

- b. Second 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)

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 the second reading and final adoption 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). The motion carried by the following vote:

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

NO: None

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

Carrie Richter, City Attorney, said they had received a letter from the Director of the Oregon Department of Land Conservation and Development (DLCD) indicating they could not reduce the half mile walking distance requirement to a quarter mile. It may be possible to appeal that decision and the deadline for filing the appeal was June 24. If DLCD said it could not be appealed, they could go to Circuit Court. That

would take a lot of time and money. A final alternative would be to offer public comment at the Department of Land Conservation and Development Commission meeting on June 26, 2025, to discuss the one size fits all nature of the rule and how it did not work in Oregon City.

There was discussion regarding the options and moving forward with the ordinance.

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 second reading and final adoption of Ordinance 25-1006, adopting LEG-25-02 Climate Friendly and Equitable Communities Code Amendments. The motion carried by the following vote:

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

There was consensus for Mayor McGriff to go to the LCDC meeting and provide comments.

9. GENERAL BUSINESS

a. City-Sponsored Public Event Program

James Graham, Economic Development Manager, presented one application for this program. This was round two of the 2024-25 budget allocation for this initiative. The event was Oregon City Porchfest on August 8-9, 2025, at the Pioneer Center. They were requesting \$11,496.

Mandy Dexter, applicant, said this was the third year of the event. They had obtained community partners for the event and did not have to ask for as much funding this year from the City. It was a growing event, and they had become a 501(c)(3) non-profit organization. She explained what Porchfest was, the spirit of Porchfest, how they were making an impact, attendees, marketing plan, and community partners.

Mr. Graham discussed the program criteria. He recommended if the application was approved that the approval would be contingent on use of the Travel Oregon City logo and tagline and the assurance that the event organizers would cover all the costs incurred and all obligations to creditors would be satisfied.

There was concern about neighborhood impact and meeting the noise ordinance levels. It was suggested to add a condition that the noise end at 10 p.m.

Ms. Dexter said they were finished at 9 p.m. All of the porch hosts received door hangers to explain when and where the music would be happening to give to their neighbors.

There was further discussion regarding the funding and what would happen if some of it fell through. Ms. Dexter said there were other sponsorships in the works and there were areas to cut if needed.

Motion by Commissioner Wilson, seconded by Commissioner Smith, to approve the funding for Porchfest with the provision that the city logo be used in all advertising. The motion carried by the following vote:

YES: Commissioner Smith, Commissioner Marl, Mayor McGriff, Commissioner Mitchell, and Commissioner Wilson
NO: None

The Commission took a break from 8:51 to 9:00 P.M.

b. Ordinance 25-1009, an ordinance of the City of Oregon City revising the City Code by adding Municipal Code Chapter 8.23 – Outdoor Burning and declaring an emergency

Shaun Davis, Police Chief, said this ordinance established clear and enforceable regulations for

outdoor burning. He gave a background on the need for these regulations. The language had come from Happy Valley's ordinance, and the Clackamas Fire District Fire Marshal and Fire Chief supported it. The ordinance also established a permit process for one acre or larger parcels. The emergency was due to the immediate dangers that burning created.

There was discussion regarding DEQ's regulations, materials not allowed to be burned, permit cost, need for a permit for events using fire pits in parks, the wording regarding a declaration of extreme fire danger issued by the Fire Chief, compliance, changing the wording in Section D to non-residential to include both commercial and industrial land, allowable burn hours, and adding no burning allowed on public lands or parks unless approved by the City to Section D.

Motion by Commissioner Smith, seconded by Mayor McGriff, to bring the ordinance back to the July 2 meeting. The motion carried by the following vote:

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

NO: None

10. COMMUNICATIONS

City Manager

None

Commissioners

Commissioner Smith said there would be a Juneteenth celebration on June 21, 2025, at the End of the Oregon Trail Interpretive Center.

Mayor

Mayor McGriff discussed two books that were part of the Juneteenth celebration.

11. ADJOURNMENT

Mayor McGriff adjourned the meeting at 9:32 P.M.

Respectfully submitted,

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