CITY OF OREGON CITY
CITY COMMISSION REGULAR MEETING
MEETING MINUTES

Hanlon Commission Chambers, Libke Public Safety Facility, 1234 Linn Ave, Oregon City
Wednesday, August 6, 2025 at 7:00 PM

REGULAR MEETING OF THE CITY COMMISSION

1. CONVENE MEETING AND ROLL CALL

Mayor McGriff convened the meeting at 7:02 P.M.

PRESENT: 4 -	Commissioner Mike Mitchell, Commissioner Rocky Smith, Commissioner Scott Wilson, Mayor Denyse McGriff
EXCUSED: 1 -	Commissioner Adam Marl
STAFFERS: 7 -	City Manger Tony Konkol, Assistant City Manager Alex Rains, Assistant City Recorder Evan Lee, Police Chief Shaun Davis, Parks and Recreation Director Scott Archer, Deputy Parks and Recreation Director Tom Kissinger, Economic Development Manager James Graham

2. FLAG SALUTE

3. CEREMONIES AND PROCLAMATIONS

a. Oath of Office for New Oregon City Police Officer

Shaun Davis, Police Chief, introduced Officer Hudson Ehrich. Mayor McGriff administered the Oath of Office to Officer Ehrich.

4. PUBLIC COMMENTS

Tim Powell, resident of Oregon City, spoke about a Metro Enhancement Grant for event printing costs for the McLoughlin Neighborhood Association. In the grant agreement, it stated the neighborhood association had to purchase insurance for the event; however, this event was neighborhood garage sales with no event venue or contracts with sellers, and everyone handled their own individual sales. He contacted insurance companies, but they said they could not provide insurance as there was nothing to insure against. He asked for an exemption from the insurance requirement.

The Commission reached consensus to add this to the agenda as Item 9.b.

Mr. Powell also discussed a sidewalk situation in the McLoughlin neighborhood. He had talked to the County about a CDBG grant but there was no funding until 2026. They had met with concrete contractors to come up with ideas to reduce costs.

Tyson Brown, resident of Oregon City, spoke about sidewalk replacements in the McLoughlin neighborhood. He asked the Commission for support in reducing the costs for the permits, expanding the timeline for residents to finish the repairs, and expanding the sidewalk repair program to include damage not caused by street trees.

Michael Sugar, resident of Oregon City, echoed the comments about sidewalks. He thought sidewalks were an asset to the community, but liabilities to property owners. He thought there should be a City-wide vested interest in protecting the sidewalks and financial support should be expanded beyond street tree damage. The fee structure for the permitting should also be reviewed. He thought longer timeframes and

ranking priority for ordinance violations should be considered.

James Nicita, resident of Oregon City, asked if property owners were responsible for repairs to sidewalk corners. Mayor McGriff said they were not.

Corinne Patel, resident of Oregon City, discussed the expense of repairing the sidewalks. She asked the City to reconsider how they handled the sidewalk reimbursement program and not have residents pay the costs up front, since many did not have the money.

Seth Henderson, DOCA Vice President, reported on the First City Celebration including attendance, vendors, and sponsors.

Damon Mabee, resident of Oregon City, discussed a sidewalk issue the City Commission dealt with in the past. The resolution was that property owners were responsible for removing the sidewalks and the City was responsible for putting in new sidewalks.

Mayor McGriff said the Commission planned to address the sidewalks on August 20 with a public hearing and documentation from staff.

There was consensus to add the sidewalk issue to the agenda as Item 9.a.

5. PRESENTATIONS

None

6. ADOPTION OF THE AGENDA

The agenda was adopted as presented.

7. CONSENT AGENDA

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

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

a. Resolution No. 25-24, A Resolution Declaring an Emergency and Temporarily Exempting the Construction Activities in 6th Street, Main Street, and South 2nd Street Right-of-Ways and Travel Lanes Associated with the 2025 Oregon City Roadway Reconstruction Project PMUF (CI 24-006) from the Prohibition Against Unlawful Noises

b. Resolution No. 25-25, A Resolution Declaring an Emergency and Temporarily Exempting Pole Replacement Construction Activities Adjacent to 1145 Molalla Avenue from Prohibition Against Unlawful Noises

c. Resolution No. 25-26, A Resolution Declaring an Emergency and Temporarily Exempting Construction Activities at 1842 Molalla Avenue from Prohibition Against Unlawful Noises

d. Change Order No. 1 for the Molalla Avenue Transmission Main WIFIA 3-1 Project (CI 22-014)

e. Amendment No. 2 to the Personal Services Agreement with Water System Consulting, Inc. for the Molalla Avenue Transmission Main WIFIA 3-1 (CI 22-014) Project

f. Personal Services Agreement with Century West Engineering for the Clairmont Area

Sanitary Rehabilitation Project (CI 25-004)

g. Deed of Dedication for the Washington Street Improvements Project (CI 25-005) - Stimson Property (1795 Washington Street)

h. Personal Services Agreement with Friends of Trees for 2025-2027 Neighborhood Tree Planting Events

i. Minutes of the October 16, 2024, City Commission Regular Meeting

j. Minutes of the November 06, 2024 City Commission Regular Meeting

k. Minutes of the November 20, 2024 City Commission Regular Meeting

8. PUBLIC HEARINGS

a. Removal of Dead Elm at Library Park by City Staff (SP-25-00056)

Mayor McGriff opened the public hearing.

Scott Archer, Parks and Recreation Director, presented the staff report. This was a request for removal and mitigation of a dead Elm tree at Library Park. He explained the existing conditions, tree assessment, proposed tree mitigation, and options for the Commission.

There was discussion regarding the replacement tree species and size and how many replacement trees to plant.

Lyle Feilmeier, arborist with Bartlett Tree Services, explained why the replacement Elm species was chosen.

There was no public comment.

Mayor McGriff closed the public hearing.

The Commission deliberated on whether to require a larger tree or multiple trees.

Motion by Commissioner Mitchell, seconded by Mayor McGriff, to approve the removal of the dead Elm tree at Library Park by City Staff (SP-25-00056) and for staff to come back with an alternate mitigation plan. The motion carried by the following vote:

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

The Commission took a break from

9. GENERAL BUSINESS

a. Items for August 20 Meeting

There was discussion regarding additional information staff should bring back to the August 20 meeting including assistance for property owners who had to replace more than two sidewalk panels, property owners paying into a fund for the City to replace the sidewalks, implications of a short term City-wide moratorium on the permit fee, implications of a short term no interest loan, and other creative solutions.

b. Insurance Requirement for the McLoughlin Neighborhood Association

There was discussion regarding waiving the insurance requirement for this unique circumstance and how the neighborhood association was not an entity like the other groups that received grants. There was consensus that the grant program needed to be evaluated prior to the deadline next year.

Motion by Commissioner Mitchell, seconded by Mayor McGriff, to approve the exemption request for the insurance requirement for the McLoughlin Neighborhood Association. The motion passed by the following vote:

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

c. McLoughlin Promenade

Alex Rains, Assistant City Manager, reviewed the list of properties and estimated costs for vacations/lot line adjustments that would be necessary to fulfill the proposals in the acknowledgement letters, starting with 104 Tumwater Drive. She noted the lot line adjustment for this property would result in a split zone parcel. The estimated cost was $9,161.

There was discussion regarding the applicant contributing to the cost.

Damon Mabee, representing the property owners, VFW, said they were willing to put some money towards this; however, they were giving a lot of property back to the City.

Motion by Commissioner Smith, seconded by Commissioner Mitchell, to approve the Acknowledgement Letter for 104 Tumwater Drive and to have the parties work together on the amount contributed by the VFW. The motion carried by the following vote:

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

The next property discussed was 123 High Street. The property owner would need to get a right-of-way permit, which was $689, and they would be allowed to remain in the encroachment area.

There was discussion about whether to allow the accessory structure to be rebuilt if it was removed or destroyed.

Motion by Commissioner Wilson, seconded by Commissioner Smith, to approve the Acknowledgement Letter for 123 High Street with the amendment that if the structure was removed or destroyed, it would have to comply with current regulations to be rebuilt, and the permit would be discounted 100%. The motion passed by the following vote:

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

The next property discussed was 214 Bluff Street. All the encroachments would be removed except for the deck.

There was discussion regarding giving the applicant longer than 60 days for removal.

Motion by Commissioner Mitchell, seconded by Commissioner Wilson, to approve the Acknowledgement Letter for 214 Bluff Street with the amendment to extend the timeline to 120 days. The motion carried by the following vote:

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

The next property discussed was 210 Bluff Street. All encroachments needed to be removed.

Motion by Commissioner Wilson, seconded by Mayor McGriff, to approve the Acknowledgement Letter for 210 Bluff Street with the amendment to extend the timeline to 120 days. The motion carried by the following vote:

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

The next property discussed was 302 Bluff Street. The items would be allowed to remain in the

encroachment area.

Commissioner Wilson was not in support of giving permission to park on Promenade property.

There was discussion regarding the wood stairs and deck not being able to be rebuilt on City property.

Motion by Commissioner Wilson, seconded by Commissioner Mitchell, to approve the Acknowledgement Letter for 302 Bluff Street with the amendment that the permission to park on Promenade property be removed.

There was discussion regarding how this property did not have other options for parking.

Commissioner Mitchell withdrew his second.

There was consensus to discuss the applications with parking separately and come back to this application.

The next property discussed was 503 High Street. It had extensive landscaping that would be allowed to remain as long as it was maintained. Any signage indicating the property was private would be removed.

Motion by Commissioner Mitchell, seconded by Mayor McGriff, to approve the Acknowledgement Letter for 503 High Street as proposed. The motion carried by the following vote:

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

The next property discussed was 515 High Street. The portion of the Promenade where the foundation of the home was located would be vacated. The cost would be $1,823.

There was discussion regarding how much of the cost should be paid by the applicant.

Motion by Commissioner Wilson, seconded by Mayor McGriff, to approve the Acknowledgement Letter for 515 High Street as proposed. The motion failed by the following vote:

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

The next property discussed was 127 S High Street. The items would be allowed to remain in the encroachment area. There was discussion about whether to allow replanting.

Motion by Commissioner Mitchell, seconded by Commissioner Smith, to approve the Acknowledgement Letter for 127 S High Street as written. The motion carried by the following vote:

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

The next property discussed was 524 High Street. There was a rock retaining wall and landscaping, which would be allowed to remain.

Motion by Commissioner Mitchell, seconded by Mayor McGriff, to approve the Acknowledgement Letter for 524 High Street as proposed. The motion carried by the following vote:

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

There was discussion regarding the properties with parking allowed in the Promenade area. Commissioner Wilson thought all the properties had the option to park on the street. Commissioner Smith thought they should look at Bluff Street and how to make it work better.

The Commission next discussed 302 Bluff Street. There was concern about whether to allow repair and replacement of the deck and stairs.

James Nicita, owner of 302 Bluff Street, said when the City vacated the lot for the VFW, the ordinance defined the Promenade as a street. Some of the deeds for the property owners in this area had legal boundaries as so many feet from Bluff Street or Promenade Street. Historically the east side of the Promenade right-of-way was on the Promenade and the west side was on Railroad Avenue. Back in the 19th century, Railroad Avenue was called Bluff Street. They were referring to the entirety of the right-of-way back then, above and below, as a street. He said that the city's setback requirements were listed as distance from adjacent streets, not the Promenade. To enforce setback requirements, the city would have to consider Promenade Street as a street.

There was discussion regarding access to the house if the stairs were removed.

Mr. Nicita said originally the house was one story, but in 1995 it was raised about four feet off the ground. Originally if someone went out the front door, they would go down the steps to Third Street. When they raised the house, that's when the front steps were built. If the steps had to be removed now, he would not be able to get into the front of the house.

Commissioner Mitchell thought homeowners should have the right to rebuild like for like wherever they were allowing decks or stairs to remain. He asked if the letters allowed that.

Carrie Richter, City Attorney, said they allowed for maintenance, including replacing boards or posts. However, if they were removed or destroyed, the stairs would not be able to go back where they were.

There was concern about on-street parking and how the code said they could not park on-street for more than 72 hours. It was noted that the McLoughlin neighborhood had a residential parking permit program for parking on the street longer term.

Josh Adams, owner of 311 High Street, said there was an apartment to the north. Those residents parked on High Street, and the neighbor to the south had several cars that parked on High Street and Bluff Street. If he could not park on Promenade property, he would not have any available parking after work except two to three blocks away. He did not think that was reasonable. The area on the Promenade next to him could be maintained by the Parks Department when he was gone during the day, but they did not.

Commissioner Smith did not know how to fix some of these issues without fixing Bluff Street first. He suggested aligning Bluff Street parallel with High Street to create a parallel property line that would match for most of the property owners. He did not think the decisions would be consistent otherwise.

Mayor McGriff did not think parking should be allowed at 118 Promenade Street.

Motion by Commissioner Wilson, seconded by Mayor McGriff, to approve the Acknowledgement Letter for 302 Bluff Street with the amendment that the permission to park on Promenade property be removed. The motion failed by the following vote:

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

There was discussion regarding 515 High Street and how much the owner should pay for the survey work.

Motion by Commissioner Mitchell, seconded by Mayor McGriff, to approve the Acknowledgement Letter for 515 High Street with a 50% contribution by the property owner. The motion carried by the following vote:

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

There was discussion regarding 406 Promenade Street, where the deck stairs would remain, but the fence, sign, and landscaping would be removed.

Motion by Commissioner Wilson, seconded by Mayor McGriff, to approve the Acknowledgement Letter for 406 Promenade Street with the amendment that the permission to park on Promenade property be removed and to extend the timeline for removal of items to 120 days. The motion passed by the following vote:

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

There was discussion regarding what parking was available for 408 Promenade Street.

Motion by Commissioner Wilson, seconded by Mayor McGriff, to approve the Acknowledgement Letter for 408 Promenade Street with the amendment that the permission to park on Promenade property be removed. The motion failed by the following vote:

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

There was discussion regarding 114 & 116 S Bluff Street and how the trailer, recreational vehicle, and boat storage needed to be removed. There was further discussion regarding the access issues.

Motion by Commissioner Wilson to approve the Acknowledgement Letter for 114 & 116 S Bluff Street with the amendment that the permission to park on Promenade property be removed and to extend the timeline for removal to 120 days. The motion died for lack of a second.

Commissioner Smith thought something needed to be done to get equitable frontage along the properties to allow parallel parking in front of their houses before they approved any other letters.

Mayor McGriff thought the parking should be tabled, but the items that were encroaching should still be removed. Commissioner Mitchell was concerned about sending people two separate letters.

Motion by Commissioner Mitchell, seconded by Commissioner Smith, to table the letters for the seven locations that had outstanding parking issues and rescind the approval of 406 Promenade Street. The motion carried by the following vote:

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

Commissioner Smith wanted to know more about the right-of-way connections from Bluff Street and Promenade Street to High Street and which had been vacated, and which had not been vacated.

10. COMMUNICATIONS

City Manager

None

Commissioners

Commissioner Mitchell thanked staff for a great job on the National Night Out event.

Mayor

Mayor McGriff acknowledged staff's work at the First City event and Concerts in the Park.

a. Appointment of Betty Mumm to TAC as Chamber Representative

Mayor McGriff appointed Betty Mumm to the Transportation Advisory Committee.

11. ADJOURNMENT

Mayor McGriff adjourned the meeting at 9:57 P.M.

Respectfully submitted,

Jakob A Wiley

Jakob S. Wiley, City Recorder
Date Approved: April 15, 2026