



CITY OF OREGON CITY CITY COMMISSION REGULAR MEETING MEETING MINUTES

Hanlon Commission Chambers, Libke Public Safety Facility, 1234 Linn Ave, Oregon City
Wednesday, August 20, 2025 at 7:00 PM

1. CONVENE MEETING AND ROLL CALL

Mayor McGriff convened the meeting at 7:07 P.M.

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

STAFFERS: 9 - City Manager Tony Konkol, Assistant City Manager Alex Rains, Assistant City Recorder Evan Lee, Police Chief Shaun Davis, Finance Director Matt Zook, Parks and Recreation Director Scott Archer, Public Works Director Dayna Webb, Economic Development Manager James Graham, Economic Development Coordinator Ann Griffin, Communications Manager Jarrod Lyman, IT Director Mike Dobaj, Business Manager Kelly Dilbeck

2. FLAG SALUTE

3. CEREMONIES AND PROCLAMATIONS

4. PUBLIC COMMENTS

None.

5. PRESENTATIONS

a. Youth Opioid Prevention Grant Program presentation by Oregon City Together

Ann Haynes and Robin Bergeron, Oregon City Together, gave an update on the Youth Opioid Prevention Grant, which centered around a youth mental health awareness campaign and building resilience. The campaign promoted conversations about stress, coping, and support. She shared a video recapping the work that had been done and the impact on the community. This campaign was just the beginning.

There was discussion regarding funding sources for the work.

b. City Website ADA Enhancements

Jarrod Lyman, Communications Manager, shared the enhancements made to the City's website in response to changing ADA standards. He explained the large selection of tools available, including the text to speech tools.

6. ADOPTION OF THE AGENDA

Item 7d was pulled from the consent agenda. The agenda was adopted as amended.

7. CONSENT AGENDA

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

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

NO: None

- a. Resolution No. 25-22, Requesting Jurisdiction Over a Portion of S Beavercreek Road
- b. OLCC: Liquor License Application–Retail On-Premises Sales and Consumption;
Sumo Oregon City LLC dba Sumo Sushi & Grill Ayce, 19001 S Beavercreek Road,
Oregon City
- c. Personal Services Agreement Addendum #1 with C&R Reforestation
- d. Tyler Technologies Software as a Service Contract

The Commission discussed this item at the beginning of General Business.

Mike Dobaj, IT Director, said that the bulk of this contract was covered in the budget. The contract would also greatly improve the city's IT security.

Motion by Commissioner Mitchell, seconded by Commissioner Smith, to approve Item 7d. The motion carried by the following vote:

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

NO: None

- e. Minutes of the December 04, 2024 City Commission Regular Meeting

The Commission took a break from 7:33 P.M. to 7:41 P.M.

8. PUBLIC HEARINGS

- a. Report on Microenterprise Grant Program

Mayor McGriff opened the public hearing.

Ann Griffin, Economic Development Coordinator, spoke about the program funding and results. She shared the names of the nine businesses who benefited from the program.

There was no public testimony.

Mayor McGriff closed the public hearing.

Motion by Commissioner Wilson, seconded by Commissioner Smith, to acknowledge the Commission's support of the program. The motion carried by the following vote:

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

NO: None

9. GENERAL BUSINESS

Mayor McGriff moved items 9.a. and 9.b. to the end of General Business.

- a. Sidewalk Reimbursement Assistance Program Discussion

Dayna Webb, Public Works Director, led a discussion on questions the Commission had for the Sidewalk Reimbursement Assistance Program including group permits, permit costs for sidewalk repair or replacement, the cost of waiving permit fees, the costs of homeowners paying the City to replace panels, incrementally assisting with multiple panels, short term no interest loans from the City, and the condition of City owned sidewalks and Public Works properties.

There was discussion regarding extending the amount of time for applicants to get the work done, the cost

effectiveness of incremental assistance, and being consistent across the City.

James Nicita, resident of Oregon City, thought curbs were included in the property owner maintenance as well as sidewalks and that properties on corners were responsible for the curbs that were not ADA ramps. This raised an equity problem because people who were not on corners did not have the same liability. He recommended removing the liability for the curbs from the code.

Michael Sugar and Tyson Brown, residents of Oregon City, said when circumstances changed significantly, it could justify a change in policy that seemed unfair to people in the past but was appropriate to the circumstances they were now facing. They were facing unprecedented inflation in costs of living, which justified action on the part of the City. They asked for grants from the city, for the city to make a more readily accessible list of property owners affected by the sidewalk complaint. Mr. Brown also requested the city give a discount to groups of two or more property owners applying for a permit together, just as the city currently offers for groups of three or more property owners.

Tim Powell, Chair of the McLoughlin Neighborhood Association, thanked city staff working with them on projects they could put together. They were talking to contractors as well for a group permit, and an extension on the repair deadline would make that easier. He asked that the city partner with each homeowner on a percentage of the panels that needed to be replaced. He also asked that the permit fees be waived.

Kelly Smith, House of Myrrh Ministries, asked where she could find more information about this process and the reimbursement program. She was directed to contact Public Works staff.

There was discussion regarding extending the timeframe for repairs and the City's liability. There was further discussion about eliminating grinding restrictions, a temporary moratorium on collecting permit fees, allowing foam to raise up sinking panels, and changing the wording in warning letters.

There was also consensus for staff to bring back a resolution for a 60-day moratorium on the permit fees for sidewalks, City wide. Staff would let all parties know about the moratorium.

b. Ordinance No. 25-1010, Adopting Amendments to Oregon City Municipal Code Title 12: Streets, Sidewalks, and Public Places

There was consensus to allow the sidewalk work permit to be valid for 180 days. This change would be City-wide. Staff would amend the ordinance and bring it to the next City Commission meeting.

c. Adaptive Re-Use Rehab Application

James Graham, Economic Development Manager, explained the application for a \$125,000 forgivable loan for LondonD Aesthetics to renovate 703 Main Street.

Derek Metson, architect, and Donna London, applicant, gave a background on the site, project vision, preliminary construction schedule, and project cost.

There was discussion regarding the historic nature of the building, especially the front façade improvements, why the applicant chose an office use for the basement, improving the rear façade, and for the applicant to come back with the plans for both the front and rear facades.

Motion by Commissioner Mitchell, seconded by Mayor McGriff, to identify the project as a project of interest from the City Commission. The motion carried by the following vote:

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

NO: None

d. Resolution No. 25-19, Modifying System Development Charges for Parks and Recreation Facilities

Scott Archer, Parks and Recreation Director, gave an overview of conversations the Commission had about Parks System Development Charges (SDCs) since 2023. The methodology proposed at this meeting

included a tiered approach for residences based on number of bedrooms per unit and a \$9.1 million SDC calculation for the Aquatic Center.

There was discussion about the SDC calculation for the Aquatic Center and how the Commission could, in the future, revise the methodology.

Motion by Commissioner Mitchell, seconded by Commissioner Marl, to approve Resolution No. 25-19, modifying System Development Charges for Parks and Recreation Facilities with an amendment to change the amount for the Aquatic Center from \$9.1 million to \$5 million. The motion carried by the following vote:

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

NO: None

e. Ordinance No. 25-1011, An Ordinance of the City of Oregon City Expanding the Eligibility of Youth Advisory Commissioners

Mr. Lyman said the Youth Advisory Commission had a limit of two members residing outside of the City limits. Due to a large number of qualified applicants, a change was being requested to allow for more members that went to school in the city limits of Oregon City but lived outside city limits. The number would be changed from two to no more than half of the Commission.

Motion by Commissioner Marl, seconded by Mayor McGriff, to approve the first reading of Ordinance No. 25-1011, an ordinance of the City of Oregon City expanding the eligibility of Youth Advisory Commissioners. The motion carried by the following vote:

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

NO: None

f. State of Oregon Lottery Revenue Bonds Grant Agreement - Willamette Falls Improvements

Matt Zook, Finance Director, said this was a grant agreement between the State and the City for \$12.5 million for the Willamette Falls improvement project. There had been negotiations with the Confederated Tribes of Grand Ronde for the project scope and construction.

Motion by Commissioner Mitchell, seconded by Mayor McGriff, to approve the State of Oregon Lottery Revenue Bonds Grant Agreement - Willamette Falls Improvements. The motion carried by the following vote:

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

NO: None

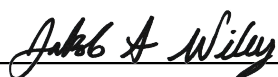
10. COMMUNICATIONS

None.

11. ADJOURNMENT

Mayor McGriff adjourned the meeting at 9:48 P.M.

Respectfully submitted,



Jakob S. Wiley, City Recorder

Date Approved: May 06, 2026