



CITY OF OREGON CITY CITY COMMISSION REGULAR MEETING MEETING MINUTES

Hanlon Commission Chambers, Libke Public Safety Facility, 1234 Linn Ave, Oregon City
Wednesday, November 5, 2025 at 7:00 PM

REGULAR MEETING OF THE CITY COMMISSION

1. CONVENE MEETING AND ROLL CALL

Mayor McGriff convened the meeting at 7:06 P.M.

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

STAFFERS: 12 - City Manager Tony Konkol, Assistant City Manager Alex Rains, City Recorder Jakob Wiley, Police Chief Shaun Davis, Public Works Director Dayna Webb, Library Director Greg Williams, Parks and Recreation Director Scott Archer, Communications Manager Jarrod Lyman, Human Resources Director Patrick Foiles, Economic Development Manager James Graham Events and Rentals Coordinator Taylor Miller, Social Service and Community Center Manager Cecily Rose

2. FLAG SALUTE

3. CEREMONIES AND PROCLAMATIONS

a. Oath of Office for New Oregon City Police Sergeant

Shaun Davis, Police Chief, introduced Officer Allen Farmer.

Mayor McGriff administered the Oath of Office to newly appointed Sergeant Farmer.

b. Law Enforcement Service and Sacrifice Proclamation

Mayor McGriff read the proclamation recognizing officers who were killed in the line of duty.

c. Extra Mile Day Proclamation

Mayor McGriff read the proclamation declaring November 1, 2025, as Extra Mile Day. She presented awards to Beverly Ellis, members of the Oregon City Parks Foundation, and the Greater Oregon City Watershed Council.

d. Taylor Miller Employee Recognition and Video

Scott Archer, Parks and Recreation Director, introduced Taylor Miller, Events and Rentals Coordinator, and explained how he had received a Rising Professional Award. A video of Mr. Miller's coworkers praising his work was shared.

The Commission thanked him for his work. Mr. Miller thanked everyone for the recognition.

The Commission took a break from 7:38 P.M. to 7:40 P.M.

4. PUBLIC COMMENTS

James Nicita, resident of Oregon City, said a group of citizens was planning to put a measure on the ballot to amend the Charter so the City Attorney would be employed by and be accountable to the City Commission. This effort would need funding, and he planned to give fundraising lectures on Oregon City's history. He

thought the Commission could vote to refer the matter to voters themselves.

Dorothy Dahlsrud, resident of Oregon City, was in support of the change to the Charter and for the Commission to refer it to the voters to make the process easier. She was willing to help collect signatures. She discussed the need for retail development in the Elyville neighborhood, especially near the Molalla and Pearl intersection. She also discussed illegal cutting of trees and the need to follow the tree code.

Zach Knudson, representing the Oregon City Police Employee Association, gave an update on the Records Department and how they were very understaffed due to budget cuts. There was a large backlog of cases and reports waiting to be processed and the front office was overwhelmed with calls about the status of cases. They needed an increase in personnel to manage the records in a timely, organized manner. He gave statistics from other nearby agencies.

Steven Kang, Network Analyst, had a deep passion for public service. There were many employees who served the public faithfully and diligently. He asked the Commission to keep the employees in mind when they made difficult budget decisions. With the hiring freeze and short staff, there was only so much that could be done before morale crashed.

Chris Koehnke, Patrol Sergeant, said currently contract negotiations had failed to the point of mediation. He explained the difficulty of recruiting and retention and how contractual benefits were important to gain and keep quality officers. Through retirements and resignations, they had as many as eight vacancies in the next six months, and it took about a year to get someone to solo status at a cost of \$100,000 per officer. This put a burden on the current officers and filling assignments. Without a strong contract, the task would be even more difficult to fill the positions. They could not afford to lose their competitive edge and the longer the contract went unsettled, the greater the issues would be magnified.

Jordan Edholm, resident of Oregon City, agreed about the comments made about the City Attorney. She presented the Commission with exhibits for reference. One was an excerpt from the Oregon Constitution that she thought required the City Attorney office to be located within Oregon City. The second was an excerpt from the Oregon City Municipal Code about the City Attorney being the public prosecutor at Municipal Court. If the attorney had an office in Oregon City, they would not have to contract out for an attorney to appear at court and could have a true proactive code enforcement. She asked that the office of City Attorney be reformed and become an employee of the Commission.

Judy Schaefer, resident of Oregon City, said in 2022 there was a measure on the ballot to amend the City Charter to eliminate the numbered positions of the City Commission and have the top two vote getters be elected to the two open seats. The measure passed and there was another amendment needed for the City Attorney. Only Oregon City and Tualatin gave authority of the City Attorney to the City Manager. It was long past time to change the control of the City Attorney to the City Commission. The attorney should be there for the interest of the people, through their elected representatives.

Suzanne Mills worked at the library and spoke about the services the library provided to the community. The library was consistently ranked at the top and more than once had been the number one department in citizen satisfaction surveys. Every department in the City mattered, and if they wanted to retain talented employees, they needed to encourage city administration to do their part to settle on a fair contract.

Hunter Hauer was a utility worker for Oregon City and AFSCME union president. The City's employees were dedicated members of the community that kept the City running smoothly every day. However, their efforts could only continue if they were treated with respect and the compensation they deserved. They were asking the Commission for support to continue delivering the high-quality services residents expected and treating workers justly.

Alex Mawson, President of the Oregon City Police Employees Association, said the police had been working without a contract since June 30. As they prepared to enter mediation next week, they were coming to the Commission to ask for help to find a resolution and ensure members had competitive pay and benefits. The lack of a contract created uncertainty and concern. They stood with the AFSCME union who also were working without a contract. The members of these two unions were the City's greatest asset and kept the City running. They were committed to working with the City to adopt a contract that fairly compensated its members.

Austin Pilcher, Vice President of the Oregon City Police Employees Association, said that employees supported and bettered the community. He used to feel like part of a family at work where his employer

wanted to make sure officers were supported and taken care of; however, he had begun to doubt that. They were trying to negotiate a contract, and it seemed the City had dug in its heels. Rising costs were the same for everyone, and he asked for the Commission's help to move the contract forward. It was time to give City employees the support they deserved.

The Commission took a break from 8:13 P.M. to 8: 21 P.M.

5. PRESENTATIONS

a. Clackamas Fire District No. 1 Presentation

Nick Browne, Fire Chief, gave a Clackamas Fire emergency services levy update. He discussed the number of service calls for Quarter 3 and spoke about Clackamas Fire, how the levy funding was used, staffing, reopening stations 12 & 13, quick vehicle response program, wildfire mitigation updates, and incidents since the levy.

There was discussion regarding staffing, Station 17, expanding the district by annexing Gladstone, economies of scale, service levels, and board vacancies.

b. Greater Oregon City Watershed Council Annual Presentation

Tom Gaskill, Executive Director of the Greater Oregon City Watershed Council, acknowledged the participation of several board members at the meeting. He discussed the history of the Council; their vision and work; restoring habitat and waterways on Abernethy, Holcomb, and Singer Creeks; community engagement and partnerships; building capacity and commitment; Strategic Plan 2024-2028; and financial support and expenditures 2023-2024.

There was discussion regarding protection efforts at Newell Creek, Metro land acquisitions, and board vacancies.

6. ADOPTION OF THE AGENDA

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

7. CONSENT AGENDA

Motion by Commissioner Mitchell, seconded by Mayor McGriff, to approve the consent agenda except Item 7c. The motion carried by the following vote:

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

- a. Resolution No. 25-34 Authorizing Acquisition of Property and Property Interests Through Eminent Domain Related to the Construction of the Downtown Quiet Zone Project (CI 22-015)**
- b. Personal Services Agreement with RH2 Engineering, Inc. for McLoughlin Neighborhood Waterline Replacement Project WIFIA 2-4 (CI 25-006)**
- c. Resolution No. 25-33 Initiating Vacation of 142 Square Feet from McLoughlin Promenade Park Property Located at 300 3rd Street in the City of Oregon City and Establishing a Public Hearing Date for December 3, 2025**

Commissioner Wilson wanted to make sure the vacation was strictly for the foundation on the Promenade property, nothing outside of that.

Alex Rains, Assistant City Manager, said it would also include the eaves of the house.

Motion by Commissioner Wilson, seconded by Commissioner Mitchell, to approve Resolution No. 25-33, initiating vacation of 142 square feet from McLoughlin Promenade Park Property located at 300 3rd Street in the City of Oregon City and establishing a public hearing date for December 3, 2025. The motion carried by the following vote:

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

- d. Purchase of Five Natural Gas-Powered Generators and Associated Equipment for the Sanitary Pump Station Generator Replacement Project (CI 24-007)
- e. Intergovernmental Agreement for Judicial Services
- f. Minutes of the February 10, 2025 City Commission Special Interview Meeting
- g. Minutes of the August 13, 2024 City Commission Work Session
- h. Minutes of the August 21, 2024 City Commission Work Session

8. PUBLIC HEARINGS

9. GENERAL BUSINESS

- a. Adaptive Re-Use Historic Facade Improvements Update - 703 Main Street

James Graham, Economic Development Manager, said this project was previously approved as a project of interest. The Commission had asked to see some renderings of the front façade to reflect the historical aspects of the building.

Derek Metson, representing the applicant, explained the project location, existing street view, and showed photos of what the original storefront looked like. The applicant wanted to preserve the mural, bring back the fabric awning, and unify the front façade by bringing the gorge stone all the way across the base. He then presented the proposed street façade, proposed views looking south and north, and proposed alley improvements where they planned to remove the shed and add glazing. He described the project vision and asked for approval to move forward with the process.

There was discussion regarding the historic remnants of the building. A plaque designating the building as the former OK Barber Shop and portions of the rear facade would be preserved.

Commissioner Smith requested that the line about historic features being added to the façade be removed from the application. Mr. Metson agreed to remove that language from the application. Commissioner Smith also raised concerns with using gorge stone on the façade because it did not match other façades on Main Street, with the presentation not showing a good, consistent representation of what the façade and doors would look like, and with the visibility from the street.

Commissioner Smith said he could not support the project as the renderings were not the same as what was being described.

Mr. Metson noted this was the first step. The project still had to go through several reviews by the City Commission and staff.

There was more discussion about making the doors match and being able to see inside the building from the sidewalk.

Motion by Commissioner Mitchell, seconded by Commissioner Marl, to continue the discussion for the adaptive re-use historic facade improvements project on 703 Main Street. The motion passed by the following vote:

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

There was consensus for the applicant to bring back another rendering to the Commission that more accurately reflected the comments made before going down the financial approval process.

Commissioner Mitchell noted that if the Commission were concerned about frosted glass windows, then they should amend the code.

b. Board and Committee Appointment Process Discussion

Jakob Wiley, City Recorder, discussed options for interviewing candidates for City boards and committees.

The Commission discussed letting the Historic Review Board (HRB) and Planning Commission (PC) screen applicants, trying to more clearly communicate roles and responsibilities of HRB and PC to applicants, reducing the amount of time spent per interview, and the City Commission pre-screening HRB and PC applications before interviews.

There was consensus to review applications at a Commission meeting under General Business, and the Commission would make a motion to forward the ones to be interviewed.

10. COMMUNICATIONS

City Manager

a. SB 1537 (2024) – Mandatory Adjustment Exception – City Approval

Carrie Richter, City Attorney, shared that the City was granted a waiver so they did not have to grant automatic waivers to development standards. Applicants who wanted the standards changed had to go through the City's adjustment or variance criteria. She explained how the City had obtained this exception status and the conditions of approval that were set for the exception.

Mrs. Richter also said that the Department of Land Conservation and Development (DLCD) had recently published new regulations with a model code of clear and objective standards. Cities would have to use the model code unless they could show that their standards allowed for greater housing density. A letter had been sent to DLCD in opposition.

Tony Konkol, City Manager, said this was his tenth year as manager and he would like to address some of the items in his contract. He suggested Commissioner Mitchell and staff review the contract and bring back recommendations for changes.

There was consensus for staff and Commissioner Mitchell to move forward as suggested.

Commissioners –

Commissioner Marl gave an update on the transportation bill.

Commissioner Wilson thanked the Downtown Oregon City Association for the trick or treating event on Main Street. There was discussion about ensuring the event is held on a Saturday in the future.

Mayor

a. Citizen Involvement Committee Appointments

Mayor McGriff announced three Oregon City High School students who were awarded national merit scholarships.

11. ADJOURNMENT

Mayor McGriff adjourned the meeting at 10:06 P.M.

Respectfully submitted,

Jakob S. Wiley

Jakob S. Wiley, City Recorder

Date Approved: June 17, 2026