



City of Molalla
City Council - Regular Meeting
Minutes – September 10, 2025
Molalla Civic Center | 315 Kennel Ave. | Molalla, OR

CALL TO ORDER

The Molalla City Council Meeting of September 10, 2025 was called to order by Mayor Scott Keyser at 7:01pm.

On the evening of September 11th, marking both the national anniversary and the fifth anniversary of regional wildfires that devastated the area, Mayor Keyser called for a moment of silence, acknowledged recent tragic losses the community had endured, and requested reflection to contemplate life's fragility, honor memories, and express gratitude to the heroes who work daily to protect and safeguard their communities daily.

COUNCIL ATTENDANCE

Present: Mayor Scott Keyser, Council President Eric Vermillion, Councilor Leota Childress, Councilor Terry Shankle, Councilor Doug Gilmer, and Councilor Martin Bartholomew.

STAFF IN ATTENDANCE

Dan Huff, City Manager; Mac Corthell, Assistant City Manager; and Christie Teets, City Recorder.

APPROVAL OF AGENDA

Mayor Keyser announced Council had completed discussion related to General Business Item 8A during the earlier Work Session.

ACTION:

Council President Vermillion moved to remove item 8A from the Agenda; Councilor Childress seconded. Motion passed 6-0.

AYES: Gilmer, Shankle, Childress, Vermillion, Bartholomew, Keyser

NAYS: None.

ABSTENTIONS: None.

CONSENT AGENDA

A. Work Session Meeting Minutes - August 27, 2025

B. City Council Meeting Minutes - August 27, 2025

ACTION:

Councilor Childress made a motion to approve the Consent Agenda as presented; Councilor Shankle seconded.

Motion passed 6-0.

AYES: Gilmer, Shankle, Childress, Vermillion, Bartholomew, Keyser

NAYS: None.

ABSTENTIONS: None.

PRESENTATIONS, PROCLAMATIONS, CEREMONIES

A. Swearing-In Ceremony - Newly Appointed Councilor Bisenius

Mayor Keyser announced City Council had received a resignation in June from City Councilor RaeLynn Botsford and a Resolution was adopted to vacate her position. After an application process, the Council appointed K.C. Bisenius in August. Mayor Keyser swore in K.C. Bisenius to the Molalla City Council.

B. Proclamation No. 2025-01: Fallen City of Molalla K-9 Peace Officer

Mayor Scott Keyser presented Proclamation Number 2025-01, which he noted was an rare but important recognition for the City. The proclamation honored K9 Benz, who faithfully served the Molalla Police Department alongside his partner Officer Brenner, displaying courage, loyalty, and commitment throughout his years of service protecting the City, assisting in critical investigations, and serving as a guardian for officers and citizens. The proclamation recognized K9 Benz was a beloved member of the Police Department family whose passing was deeply felt throughout the community. Mayor Keyser proclaimed that K9 Benz shall forever be remembered as a true guardian of Molalla, with his legacy standing as a lasting example of courage, loyalty, and devotion. *(For full Proclamation please refer to YouTube video recording minutes 01:14:17 – 01:16:43)*

PUBLIC COMMENT

None.

PUBLIC HEARINGS

A. Ordinance No. 2025-08: Modifying the Development Code by Allowing Fueling Stations in the Central Commercial (C-1) Zoning District, Subject to Special Use Standards

Mayor Keyser confirmed no conflict of interest by Council, Public Hearing for Ordinance 2025-08, was opened at 7:11pm. Mayor Keyser did share Mr. Singh with Center Market had reached out to him a few times, however, made it clear no business was discussed during those contacts, and he referred Mr. Singh to City Staff.

Assistant City Manager Corthell presented Ordinance No. 2025-08, which would allow fueling stations in the C1 Zone Subject to Special Use Provisions. Due to ODOT comments, the Ordinance would separate automotive service stations from gas stations; and automotive service stations (mechanic shops) will continue to be prohibited in C1 Zones. Gas stations will be newly permitted in C1 Zones in addition to previously allowed locations. He shared following Council's April 9th Work Session guidance to consider advantages and drawbacks, staff developed Special Use Standards addressing setbacks, screening, access, and proximity to residential uses. The Ordinance would split the previous combined automotive use into two separate categories and establish new development standards. In response to Council comments from the August 27, 2025 meeting, the proposed standards were revised to specify screening between fueling stations should be sight-obscuring and only apply to side and rear. (For full discussion, questions, and amendment recommendations please refer to YouTube video recording minutes: 01:17:59-01:21:01)

PUBLIC COMMENT

None.

Mayor Keyser closed Public Hearing for Ordinance 2025-08 at 07:14pm.

ORDINANCES AND RESOLUTIONS

A. Ordinance No. 2025-08: Modifying the Development Code by Allowing Fueling Stations in the Central Commercial (C-1) Zoning District, Subject to Special Use Standards

Assistant City Manager Corthell clarified an exhibit showing the actual modified language, item 1C required a sight-obscuring fence between 6 to 8 feet in height. This addition was made to ensure that neighboring properties would be shielded.

Mayor Keyser noted the First Reading of Ordinance 2025-08 took place on August 27, 2025 Council Meeting.

ACTION:

Councilor Childress moved to hold the Second Reading of Ordinance 2025-08: Modifying the Development Code by Allowing Fueling Stations in the Central Commercial (C-1) Zoning District, Subject to Special Use Standards; Councilor Gilmer seconded. Motion passed 7-0.

AYES: Gilmer, Shankle, Childress, Vermillion, Bartholomew, Bisenius, Keyser.

NAYS: None.

ABSTENTIONS: None.

ACTION:

Councilor Gilmer moved to Adopt Ordinance 2025-08: Modifying the Development Code by Allowing Fueling Stations in the Central Commercial (C-1) Zoning District, Subject to Special Use Standards; Council President Vermillion seconded. Motion passed 7-0.

AYES: Gilmer, Shankle, Childress, Vermillion, Bartholomew, Bisenius, Keyser.

NAYS: None.

ABSTENTIONS: None.

GENERAL BUSINESS:

A. Ordinance No. 2025-09: RV Parking on Public Streets

Item removed from Agenda.

STAFF COMMUNICATION

- **City Recorder Teets:** Reported she would be assuming the role of Staff Liaison for the Parks CPC (Community Program Committee) and is next meeting scheduled for September 17th, along with City Manager Huff and Council Liaisons. Ms. Teets confirmed Mr. Huff will provide a detailed staff report at the September 24th Council meeting.
- **Assistant City Manager Corthell:** Assistant City Manager Corthell addressed community concerns about traffic issues related to the Middle School construction project. The School District obtained a grading permit and developed a traffic control plan that specifically prohibited queuing on Hezzie Lane due to its underdeveloped, narrow width that makes two-way traffic and emergency vehicle access dangerous. He emphasized this is a solvable problem and has already contacted the project manager and traffic engineer to develop a revised plan, similar to sequencing challenges on other City projects.
- **City Manager Huff:** Noted nothing further to add.

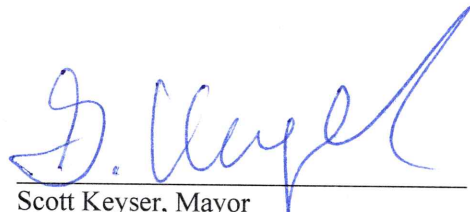
COUNCIL COMMUNICATION

- **Councilor Bisenius:** Thanked the Council for the opportunity to represent the community and looked forward to working with Council.
- **Councilor Bartholomew:** Shared he would be setting up a meeting with the senior Librarian at the Public Library to discuss needs and see how he can be of assistance.
- **Councilor Gilmer:** Requested to place the Parks CPC on the next available Council Agenda to revisit discussion.
- **Councilor Shankle:** Shared the Molalla Aquatic District has a Board Position open.
- **Councilor Childress:** Excitedly shared the Groundbreaking Ceremony for the Molalla Middle School would be September 15th at 4:15pm on the north side of the school.
- **Council President Vermillion:** Reiterated the Parks CPC next meeting and shared support for Councilor Gilmer's request to add a Parks CPC discussion to the next agenda. He also expressed thoughts and prayers to Officer Brenner, his Family, and the Molalla Police Department.
- **Mayor Keyser:** Discussed correspondence from Miss Lori Hall at Clackamas Community College seeking a volunteer Council member for their Bond Oversight committee via Zoom. The Mayor expressed his thoughts and prayers for the Molalla Police Department and Officer Brenner, noting that plush K9 Benz dolls are still being sold to support the K9 Department's future reestablishment, and emphasized Council's budget responsibility for continuing the program. He announced the Fire Department's 9/11 Memorial Service with the VFW at 9 a.m. and reflected on the anniversary of local wildfires and recent national tragedies. The Mayor reported doing an interview on Lars Larson's Radio Show the previous Monday that brought ODOT attention to Molalla issues, resulting in ODOT calling City staff within hours. He emphasized holding ODOT accountable to constituents and maintaining pressure for improvements.

For the complete video account of the City Council Meeting, please go to YouTube
[City of Molalla | Oregon – September 10, 2025](#)

ADJOURN

Mayor Keyser adjourned the meeting at 7:35 PM.



Scott Keyser, Mayor

PREPARED BY:



Crystal Robles, Deputy City Recorder

ATTEST:



Christie Teets, CMC - City Recorder

Attachments:

- Mayor Keyser's opening statement.
- Assistant City Manager Corthell's Middle School Traffic Plan September 9, 2025 email to Ron Stewart.

This evening, on the eve of September 11th, as we also mark the fifth anniversary of the wildfires that devastated our region, and in the midst of the tragic losses we have endured this past week, I ask that we take a moment of silence. Let us reflect on the fragility of life, honor the memory of those we have lost, and extend our deepest gratitude to the heroes who protect and safeguard our communities each day.

Mac Corthell

From: Mac Corthell
Sent: Tuesday, September 9, 2025 3:54 PM
To: Ron Stewart
Cc: Dan Huff; Sam Miller
Subject: Middle School Traffic Plan
Attachments: 20250827 ROW71-2025 Approved Permit.pdf

Hi Ron,

I went out to the Middle School for pickup time today and verified that vehicles are staging on Hezzie Ln for pickup, which is prohibited by the right of way permit. Given this issue, Sam will be reaching out to your project manager and traffic engineer to revise the traffic control plan and I wanted to give you a heads up.

As an aside, I made a suggestion to the Middle School Principal that, while in no way incumbent on the school district, it may be beneficial to place a few sandwich boards in the "No Parking" area on Hezzie Ln. north of West Ln., where folks are parking for weekend sports. Those signs could simply notify folks that parking is available at the middle school and elementary school lots. I also mentioned that another easy option could be to move the fence back from the road about 6 feet or so along that section and allow folks to park on the private property. That could be submitted as one sheet of the traffic control plan so the city could approve the temporary parking along the fence, but off the right of way. The reason Hezzie cannot have cars parked along the east side currently is that the road is $\frac{3}{4}$ width and parking is allowed in front of the residences, so the width can easily become insufficient for emergency vehicles and for two vehicles to pass. As I mentioned, this is in no way incumbent on the district, but I think it might remedy some of the issues occurring out there.

Best,

Macahan "Mac" Corthell, J.D.

Assistant City Manager

City of Molalla

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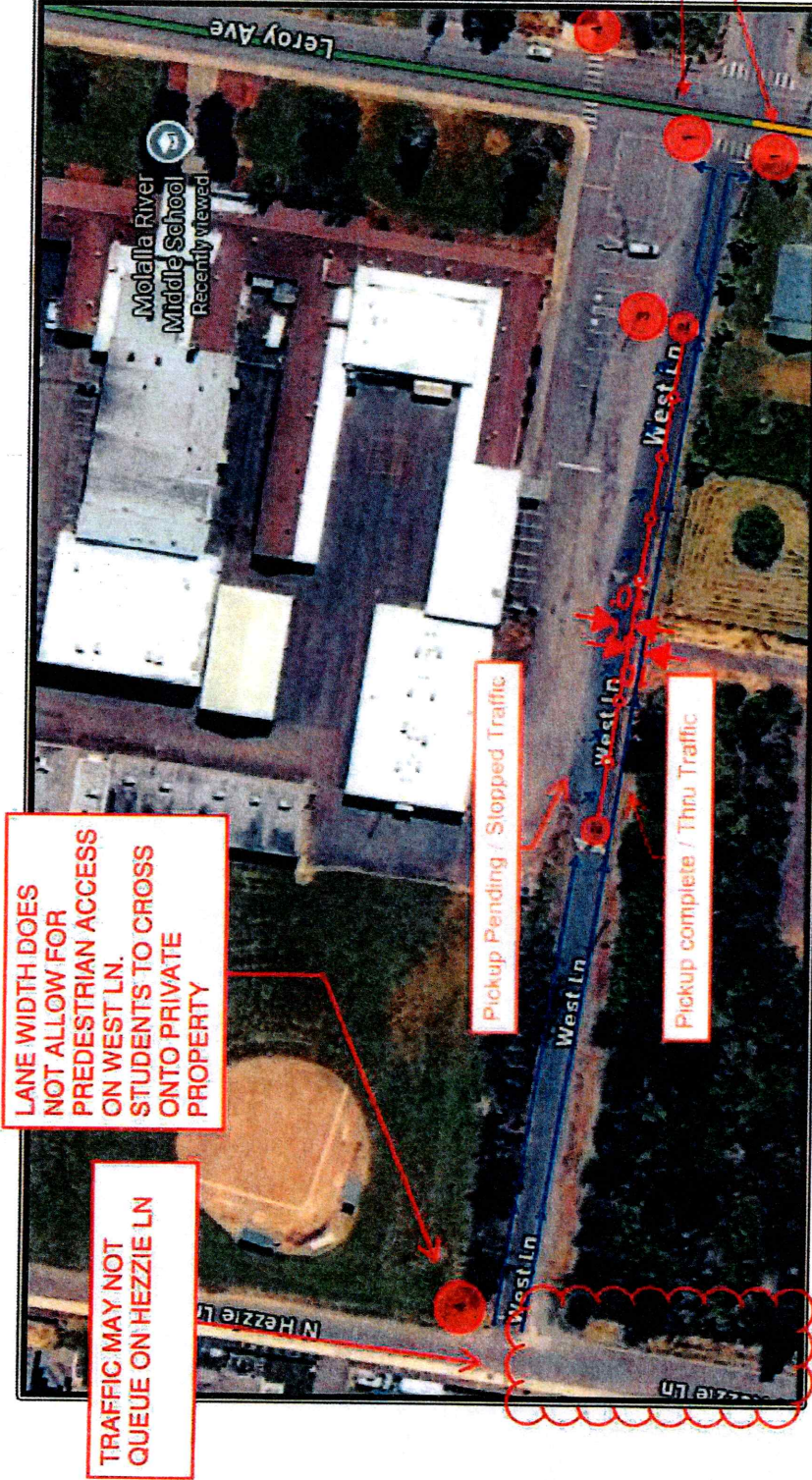
Email – mcorthell@cityofmolalla.com

Website – <http://www.cityofmolalla.com>

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Traffic Control Plan

Molalla River Middle School | School Release & Student Pick-up



LANE WIDTH DOES NOT ALLOW FOR PEDESTRIAN ACCESS ON WEST LN. STUDENTS TO CROSS ONTO PRIVATE PROPERTY

TRAFFIC MAY NOT QUEUE ON HEZZIE LN

Pickup Pending / Stopped Traffic

Pickup complete / Thru Traffic



"DO NOT ENTER" ON DEPLOYABLE FLAGS OR BARRICADES

SIGNAGE TO BE REMOVED PROMPTLY BY END OF TRAFFIC CHANGE

1. 5' tall signs: temporarily installed that state

~~"ONE-WAY"~~ **DO NOT ENTER**

2:00 - 2:45

School Days"

2. **Traffic Cones:** placed each day to separate one way traffic, Northern Lane for pickup, Southern Lane for thru traffic. The northern lane, traveling Eastbound, is temporarily stopped traffic for safe pickup of students. After pickup is complete, traffic merges into Southern Lane, traveling Eastbound, to turn left or right on Leroy Avenue. **REMOVE PROMPTLY AT END OF TRAFFIC CHANGE. MINIMUM LANE WIDTH 10'.**

3. **Student Resource Officer:** stationed during pick up and drop off time to assist in directing traffic.

4. **Crossing Guards:** provided by School staff to assist with student safe travel

STAFF SHALL BE PRESENT AND COMPETENT TO DIRECT TRAFFIC AT ANY TIME TRAFFIC CONTROL CHANGE IS IN PLACE
STAFF SHALL PROMPTLY ALLOW FOR EMERGENCY VEHICLE ACCESS IN SUCH EVENTS
NO TRAFFIC CONTROL DEVICES OR PROCEDURES SHALL BE IMPLEMENTED OUTSIDE OF APPROVED WINDOW
MUSD SHALL PROVIDE NOTICE OF TRAFFIC CONTROL CHANGE TO AFFECTED USERS (FIRST STUDENT, PARENTS), ETC.