



**CITY OF MOLALLA
CITY COUNCIL CITY COUNCIL - REGULAR
AGENDA**

Civic Center | 315 Kennel Avenue
Monday, April 20, 2026 | 6:00 PM

NOTICE: City Council will hold this meeting in-person and through Live-Streaming on the City's YouTube channel, City of Molalla | Oregon. Written comments may be delivered to City Hall or emailed to recorder@cityofmolalla.com. Submissions must be received by 12:00 p.m. the day of the meeting.

[This institution is an equal opportunity employer.](#)

1. CALL TO ORDER AND FLAG SALUTE

2. ROLL CALL

3. CONSENT AGENDA

A. [City Council Meeting Minutes - April 8, 2026](#)

4. PRESENTATIONS, PROCLAMATIONS, CEREMONIES

A. [Budget Committee Appointment - Lucas Klyzek](#)

5. PUBLIC COMMENT

(Citizens are allowed up to 3 minutes to present information relevant to the City but not listed as an item on the agenda. Prior to speaking, citizens shall complete a comment form and deliver it to the City Recorder. The City Council does not generally engage in dialogue with those making comments but may refer the issue to the City Manager. Complaints shall first be addressed at the department level prior to addressing the City Council.)

6. PUBLIC HEARINGS

7. ORDINANCES AND RESOLUTIONS

8. GENERAL BUSINESS

A. [Clark Park Presentation](#)

9. STAFF COMMUNICATION

A. City Charter Update - Introduction & Discussion

10. COUNCIL COMMUNICATION

11. ADJOURN

Agenda posted at City Hall, Library, and the City Website at <http://www.cityofmolalla.com/meetings>. This meeting location is wheelchair accessible. Disabled individuals requiring other assistance must make their request known 48 hours preceding the meeting by contacting the City Recorder's Office at 503-829-6855.



CITY OF MOLALLA

Staff Report

Agenda Category: CONSENT AGENDA

Agenda Date: Monday, April 20, 2026

Submitted by: Christie Teets, City Recorder

Approved by: Dan Huff, City Manager

SUBJECT: City Council Meeting Minutes - April 8, 2026

ATTACHMENTS:

[04.08.2026 CC Meeting Minutes.pdf](#)



City of Molalla
City Council - Regular Meeting
Minutes – April 08, 2026
Molalla Civic Center | 315 Kennel Ave. | Molalla, OR

CALL TO ORDER

The Molalla City Council Regular Meeting for April 08, 2026 was called to order by Mayor Scott Keyser at 6:00 pm.

COUNCIL ATTENDANCE

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

Note: Councilor Childress arrived at 06:04PM

STAFF IN ATTENDANCE

Dan Huff, City Manager; Mac Corthell, Assistant City Manager; Cindy Chauran, Finance Director; Christie Teets, City Recorder; Claressa Davis, Associate Planner.

APPROVAL OF AGENDA

As presented.

CONSENT AGENDA

- A. City Council Meeting Minutes - March 25, 2026
- B. OLCC License Request – Sol y Sabor

ACTION:

Councilor Bisenius moved to approve the Consent Agenda as presented; Councilor Shankle seconded. Motion passed 6-0.

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

NAYS: None.

ABSTENTIONS: None.

PRESENTATIONS, PROCLAMATIONS, CEREMONIES

None.

PUBLIC COMMENT

Brian Rearick, Molalla: presented plans for a proposed 300-unit affordable housing development with mixed-use commercial space located just outside the current UGB.

PUBLIC HEARING

A. Resolution No. 2026-11: Adopting a Supplemental Budget in the Police Station Capital Project Fund

Mayor Keyser confirmed no conflict of interest by Council. Public Hearing for Resolution 2026-11 was opened at 6:09pm.

Finance Director, Cindy Chauran, presented a Supplemental Budget request related to the Police facility project, explaining approximately \$1 million in expenditures had been projected for the prior fiscal year but were not invoiced until the current fiscal year. Because the variance exceeded the 10% threshold, Council action was required to authorize the spending. City Manager Huff clarified for the Council that this did not represent new or additional spending, rather a timing difference between fiscal years for the same project costs. Finance Director Chiron further noted that the projected ending fund balance for the prior fiscal year had been estimated at \$4.8 million, with the actual balance coming in at \$5.6 million, reflecting the invoices not yet received.

Seeing no Public Comment, Mayor Keyser closed the Public Hearing on Resolution No. 2026-07 at 06:11PM. (For full presentation and discussion please see YouTube minutes 18:58 - 21:18).

ORDINANCES AND RESOLUTIONS

A. Resolution No. 2026-11: Adopting a Supplemental Budget in the Police Station Capital Project Fund

Finance Director Chauran had no further comments to add.

ACTION:

Council President Vermillion moved to approve Resolution No. 2026-11: Adopting a Supplemental Budget in the Police Station Capital Project Fund by title only; Councilor Bisenius seconded. Motion passed 7-0.

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

NAYS: None.

ABSTENTIONS: None.

GENERAL BUSINESS:

A. Mural Code Discussion

Associate Planner Davis presented three regulatory options for establishing a mural code, noting murals carry unexpected legal complexity due to First Amendment protections. Option one offered no content restrictions, providing the most legally secure approach while leaving the City unable to regulate offensive or controversial content. Option two allowed content restrictions but carried significant legal risk, as courts have consistently found content-based mural regulation unconstitutional. Option three, the easement method, would have property owners voluntarily grant the City an easement over a mural wall, classifying the mural as government speech and allowing content standards to be applied; this approach is currently used in at least six Oregon cities, including neighboring Silverton. Council discussion centered on the easement method, with questions raised regarding potential costs to property owners, application fees, and how existing unpermitted murals in the City would be handled. Council reached consensus in favor of Option Three and directed staff to take the matter to the B&C Committee at their upcoming meeting for further guidance before Code drafting begins. *(For full discussion see YouTube minutes 22:41 - 42:34)*

B. City Council Liaison to Urban Growth Boundary (UGB) Advisory Committee

Assistant City Manager Corthell requested to appoint a new Council liaison to the UGB Advisory Committee, as the previous Council member serving in that role was no longer on the Council. Council reached consensus to not have a liaison.

C. Budget Committee Applications

City Manager Huff began the conversation with a policy question for Council regarding whether a married couple may serve simultaneously on the Budget Committee. Staff noted neither the City's current code nor Oregon Budget Law prohibits this arrangement, and precedent exists as the City has previously allowed a similar situation with a sitting mayor whose partner also served on the Budget Committee. Council reached consensus to allow the appointment.

D. Letter of Support - South Clackamas First Responders

Assistant City Manager Corthell reported a meeting held April 6th with Bureau of Land Management (BLM) representatives, including their state director, deputy director, regional manager, press corps members, and a representative from Representative Bynum's office, which included a site visit to the City's Water Intakes and the log jam. Mr. Corthell explained much of the prior concern stemmed from a communication gap, as BLM is unaccustomed to working directly with municipalities. It was learned that BLM hydrologists determined there was no risk of a catastrophic release. He further noted in a high-water event, 16 river miles and two significant narrows between the jam and the City's Water Intake would limit the passage of large debris. BLM confirmed they are actively monitoring the site and working to establish 24/7 video monitoring. Mayor Keyser requested the previously drafted Letter of Support be tabled to allow time for Congresswoman Bynum's findings and to explore adding fire chiefs from Molalla and Colton to future discussions. Council agreed and the letter was tabled until further notice. *(For full discussion see YouTube minutes 50:16 – 57:58)*

STAFF COMMUNICATION

- **Finance Director Chauran:** reported that budget preparation for the upcoming fiscal year is underway and shared Senior Accountant Duffy would be retiring around August.
- **Associate Planner Davis:** shared the MHS Career Day event that morning was a success.
- **Assistant City Manager Corthell:** reported the new Community Development support staff member has started and is onboarding quickly, further noted a full Community Development report would be included in the next meeting packet.
- **City Recorder Teets:** reminded Council the next regular meeting was scheduled for Monday, April 20th at 6:00 p.m., with no Work Session. She also noted that Budget Committee appointments would be made at that meeting.
- **City Manager Huff:** reported Library Director, Diana Hadley would be retiring at the end of May, and an internal interview process resulted in the selection of Beka Murcay, whom Director Hadley has been mentoring for approximately five years, as her successor. Mr. Huff also noted that preliminary library design work is nearing completion and a presentation to Council is expected before the end of the fiscal year, with the design intended to support additional funding efforts.

COUNCIL COMMUNICATION

- **Councilor Bisenius:** reminded the public to be mindful of children, bicyclists, and motorcyclists as warmer weather brings increased activity, and expressed anticipation for the upcoming LOC Conference.
- **Councilor Bartholomew:** announced the Molalla Train Park will reopen for the season on Sunday, May 3rd, operating Sundays from 11:00 a.m. to 4:00 p.m. through October 25th, and encouraged to thank the volunteer train engineers.
- **Councilor Gilmer:** no report to share.
- **Councilor Shankle:** Reminded everyone about the upcoming Annual Spring Clean Up April 24th – 25th from 8:00AM-04:30PM.

- **Councilor Childress:** announced need for volunteers for Spring Clean Up and noted it is a donated day ran by volunteers. She shared that she recently celebrated ten years of service on the City Council, noting she was first appointed, then elected twice. She reflected on the City's progress over that time, citing the new Police Station, Wastewater Treatment Plant, upcoming Library, and Water Intake Projects as highlights, and noted that both she and Councilor Shankle will conclude their terms on December 31st.
- **Council President Vermillion:** congratulated Councilor Childress on her milestone, echoed the public safety reminder regarding increased pedestrian and bicycle activity, and acknowledged staff for their work on the budget, the mural code presentation, career day participation, and efforts to maintain safety in the community. He also recognized Mayor Keyser for his work with elected officials on behalf of Molalla.
- **Mayor Keyser:** raised items of concern and urged residents to call 911 for emergencies and use available City resources such as the compliance process rather than contacting the Mayor directly. On a positive note, Mayor Keyser announced he was appointed to the Oregon Mayors Association Board of Directors, receiving a two-year term, and will also serve on the Planning Committee for the Association's August conference.

For the complete video account of the City Council Meeting, please go to YouTube
[City of Molalla | Oregon – April 08, 2026](#)

ADJOUR

Mayor Keyser adjourned the meeting at 7:09 PM.

Scott Keyser, Mayor

PREPARED BY:

ATTEST:

Crystal Robles, Deputy City Recorder

Christie Teets, CMC - City Recorder



CITY OF MOLALLA

Staff Report

Agenda Category: PRESENTATIONS, PROCLAMATIONS, CEREMONIES

Agenda Date: Monday, April 20, 2026

Submitted by: Christie Teets, City Recorder

Approved by: Dan Huff, City Manager

SUBJECT: Budget Committee Appointment - Lucas Klyzek

RECOMMENDATION/RECOMMENDED MOTION:

Appoint to Budget Committee, three-year term.

BACKGROUND:

City staff has advertised Budget Committee openings for the past several months. Mr. Klyzek has submitted his application for Council consideration.

ATTACHMENTS:

[L. Klyzek - Budget Committee Application_Redacted.pdf](#)

Today's Date:

02/20/2025

City of Molalla
APPLICATION FOR APPOINTMENT

Please print or type

Must be received in City Recorder's Office
Open Position



Please indicate which Board, Commission, or Council you are interested in serving: Budget Committee

PERSONAL INFORMATION:

Name Lucas Klyzek	Years of Residency in Molalla? 5yrs
Street [REDACTED]	City/State/Zip [REDACTED]
E-mail address [REDACTED]	Registered Voter? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Cell / home phone [REDACTED]

EMPLOYMENT:

Current Employer Name/Address Internal Revenue Service		
Position Tax Compliance Officer GM	How long? 4 yrs	Work Phone 503-265-3808
Work Experience I've been with the Internal Revenue Service for approx 20 years. Worked two years in the callsite answering tax law questions. Worked as a Tax Compliance Officer for 11 years conducting audits of small businesses in the office. Worked for 3 years as a Revenue Agent, conducting audits out in the field. Worked for one year as an on-the-job instructor. I'm currently a Tax Compliance Officer GM for auditors in Portland, Anchorage, San Jose, San Rafael, and San Francisco, CA.		

EDUCATION:

Years Completed 2007 and 2012	Degrees Bachelors in Business Admin and Bachelors in Accounting
Colleges Warner Pacific College and Mt. Hood Community College	
Certifications	

COMMUNITY INVOLVEMENT: *Attach additional pages if necessary.*

Describe volunteer activity within this or other communities

See Attached

Do you presently serve on a City board or committee? ☐ Yes ☒ No

If yes, which board or committee?
Budget Committee

In 50 words or less, explain why you desire appointment to the City Council.

Since moving to Molalla, I've wanted to become involved with the city. I have a strong background in business and accounting and feel that would lend itself to the budget committee. I've been impressed as I've seen this community come together, especially when there's been natural disasters. I believe it's important to have a strong city counsel, and citizens committee. This city is growing, and it's important to ensure there are controls so our funds are being spent properly.

List any relevant experiences, skills, or interests that have helped to prepare you for your role on the City Council.

20 years experience with the IRS

Approx 8 years as a board member for Brief Encounters. In this position I was the treasurer and rebuilt the website, setup an online store, and help convert the monthly newsletter from print to digital. As a result when I stepped down from the board, the organization had a strong financial outlook.

- *Attach a resume if desired.*
- *To access the City Council Orientation Handbook, please access the following link:
<https://www.cityofmolalla.com/cityrecorder/page/councilor-roles-responsibilities-elections>*
- *The information requested herein becomes public record upon submittal. A written request to not disclose certain information may be submitted to the City Recorder's Office for consideration.*
- *This Council seat is open until filled.*

I certify that the foregoing information is true and correct.

2/27/2026
Date

For Office Use Only

Date Received: _____

Date Appointed: _____

Term assigned: _____

Residency confirmed: _____

Voter Registration confirmed: _____

Spent 8 years volunteering as a board member for Brief Encounters. This is a non-profit group that seeks to help break the barriers involving infant and pregnancy loss. This started out as creating a video slideshow of babies that have passed away and was presented during the Holiday Remembrance Ceremony. I was asked to become a board member. Created a new website, which was more modern looking and mobile friendly. Created an online store that was used to sell Christmas ornaments that was the primary annual fundraiser. I also assisted with converting the monthly newsletter from a print format to a digital format. This eliminated the significant costs of shipping. I became the treasurer of the organization. Presented quarterly financial statements and setup stronger internal controls. After leaving, the organization had stronger financial position.

Volunteer as a sound engineer at Clackamas Bible Church. I have been doing this off and on for 10 years.

I try to support as many community events as I can here in Molalla. I attend events related to Share the Love, Molalla Farmers Markets, etc. I'm a big supporter of supporting local businesses here in Molalla.



CITY OF MOLALLA

Staff Report

Agenda Category: GENERAL BUSINESS

Agenda Date: Monday, April 20, 2026

Submitted by: Mac Corthell, Assistant City Manager

Approved by: Dan Huff, City Manager

SUBJECT: Clark Park Presentation

ATTACHMENTS:

[Staff Report - Clark Park](#)



CITY OF MOLALLA

117 N. Molalla Avenue
PO Box 248
Molalla, OR 97038

Staff Report

Agenda Category: General Business

April 20, 2026

From: Mac Corthell, Assistant City Manager
Approved by: Dan Huff, City Manager

SUBJECT: Project 22-33 Clark Park

FISCAL IMPACT: TBD

RECOMMENDATION/RECOMMEND MOTION: N/A

BACKGROUND: On February 12, 2025 the City Council adopted an updated Parks, Recreation, and Trails System Plan. The plan included, in pertinent part, some updated parks policies and an updated Parks capital plan.

The updated capital plan lists ***Clark Park: upgrade declining facilities, playgrounds, picnic shelters, and field facilities*** as a project for FY2025-2030.

Following is an update highlighting Staff's approach to this project, current status, and projections regarding the various phases of the project. Please bear in mind that as a project like this progresses decision points arise that may cause staff to alter the framework provided here for any number of reasons, chief among them being avoidance of risk or minimization of costs.

Note that the engineer's cost estimate for this work in the master plan is \$1.25 million in 2024 dollars. However, this is largely dependent on the scope, size, and quality of the athletic fields, playground, and supporting infrastructure. The \$1.25 million projection should be seen as the low end of the potential costs associated with a project of this magnitude which would provide the low end for the potential improvements to be made.

Current Status & Projections:

[See next page]

- **Phase 1 – Clark Park Pavilion:** Removal and replacement of damaged pavilion, installation of ADA path to pavilion from existing pathway, fabrication and installation of new sign.
- **Phase 1A – Stormwater:** Upgrade stormwater system for Clark Park and Bohlander Field to mitigate flooding at Buckeroo Grounds. Includes new bioswale in NE portion of park, new outfall pipe, and public utility easement across buckeroo grounds.
 - **Project Status:** 60% Design, delivery in FY26/27
- **Phase 2 – Playground:** Remove and replace outdated playground structure.
 - **Project Status:** 30% Pre-Design, complete concept design & identifying financing in FY26/27.
- **Phase 3 - Sport Fields:** Improve west and north fields as an athletic complex.
 - **Project Status:** Budgeting Landscape Architecture services for FY26/27 with goal to complete concept design in FY26/27 as well.



Sample Rendering of Clark Park Playground Concept