



**CITY OF MOLALLA  
CITY COUNCIL REGULAR MEETING  
AGENDA**

Civic Center | 315 Kennel Avenue  
Wednesday, May 28, 2025 | 7:00 PM

---

*NOTICE: City Council will hold this meeting in-person and through video Live-Streaming on the City's Facebook Page and YouTube Channel. Written comments may be delivered to City Hall or emailed to [recorder@cityofmolalla.com](mailto: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 - May 14, 2025](#)
- B. [Clackamas County Department of Transportation and Development "Solid Waste Update"](#)

**4. PRESENTATIONS, PROCLAMATIONS, CEREMONIES**

- A. [Updates on Oregon Association of Water Utilities \(OAWU\), Wastewater Treatment Plant, and Water Treatment Plant \(Kelly\)](#)
- B. [Antfarm Youth Services \(Kim Wheeler\)](#)

**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**

- A. [Ordinance No. 2025-04: Amending Molalla Municipal Code, Section 17-3.6.030 Public Use Areas \(Viveiros\)](#)

**7. ORDINANCES AND RESOLUTIONS**

- A. [Ordinance No. 2025-04: Amending Molalla Municipal Code, Section 17 "3.6.030 Public Use Areas \(Viveiros\)"](#)

**8. GENERAL BUSINESS**

- A. [Molalla Sanitary Rate Adjustment](#)

**9. STAFF COMMUNICATION**

**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:** Wednesday, May 28, 2025

**Submitted by:** Christie Teets, City Recorder

**Approved by:** Dan Huff, City Manager

**SUBJECT:** City Council Meeting Minutes - May 14, 2025

#### **ATTACHMENTS:**

[05.14.25 City Council Meeting Minutes.pdf](#)

[NAMI Clackamas Brochure](#)

[NAMI Flyer for Parenting and Mental Health Free Conference](#)

[Public Comment.DiMeo-Ediger.pdf](#)

[Brandon Dryden Public Comment](#)

[Presentation Slides - D. Zinder.pptx](#)

[ODOT Letter to City Council on behalf of Neelam Dorman, PE](#)



City of Molalla  
City Council - Regular Meeting  
Minutes – May 14, 2025  
Molalla Civic Center | 315 Kennel Ave. | Molalla, OR

**CALL TO ORDER**

The Molalla City Council Meeting of May 14, 2025 was called to order by Mayor Scott Keyser at 7:00 pm.

**COUNCIL ATTENDANCE**

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

Absent: Councilor RaeLynn Botsford.

**STAFF IN ATTENDANCE**

Dan Huff, City Manager; Christie Teets, City Recorder; Dan Zinder, Senior Planner.

**GUEST IN ATTENDANCE**

Violet Brown, 3J Consulting; Joshua Dodson, Police Facility Project Manager

**APPROVAL OF AGENDA**

City Recorder Teets requested that Mayor and Council remove agenda Item 4B, Oregon Association of Water Utilities presentation from the meeting agenda.

**ACTION:**

Council President Vermillion made a motion to remove agenda item 4B; Councilor Childress seconded. Motion passed 6-0.

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

NAYS: None.

ABSENTIONS: None.

**CONSENT AGENDA**

- A. Work Session Meeting Minutes - April 23, 2025
- B. City Council Meeting Minutes - April 23, 2025
- C. Resolution No. 2025-06: Adopting a Cancellation Policy for City Councilors Attending City Events

**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.

ABSENTIONS: None.

**PRESENTATIONS, PROCLAMATIONS, CEREMONIES**

A. NAMI Clackamas County - Mental Health Department

Dave Hunt, Executive Director, with NAMI Clackamas shared a presentation on local mental health resources and crisis intervention. Key statistics highlighted that one in five residents have mental health conditions, with Clackamas County's suicide rate of 18.6 per 100,000 exceeding the 14.7 national average. Mr. Hunt emphasized the importance of recognizing behavioral changes in others and promoted the 988 mental health crisis line as a key resource for crisis intervention. NAMI offers various free services including peer-to-peer and family-to-family eight-week classes, multiple support groups and specialized groups; community presentations, and peer support specialists. Mr. Hunt noted significant community work remains to address ongoing mental health challenges.

B. Police Facility Construction Update

Joshua Dodson, Police Facility Project Manager, provided a staff report on the new Police Facility. The project remains on schedule with strong indications that final costs will come in under the allocated budget. Through April, 38% (\$8.3 million) of the \$22 million budget has been spent with 62% remaining. Excellent project management is evident as only 14% of the construction contingency has been utilized and zero change orders have been issued. Current work focuses on interior

construction, while the project faces challenges with high water table management and utility work coordination on Grange Street. Mr. Dodson Highlighted included cost-saving measures such as purchasing used storage containers at half the price of new ones and benefits from community partnerships. *(For a complete account of the presentation, please refer to the YouTube video recording from minutes 01:26:13 to 01:41:00)*

### **PUBLIC COMMENT**

None.

### **PUBLIC HEARING**

None.

### **ORDINANCES AND RESOLUTIONS**

None.

### **GENERAL BUSINESS**

#### **A. Urban Growth Boundary Presentation and Discussion**

Senior Planner Dan Zinder introduced presenter Violet Brown with 3J Consulting, who provided presentation on the Urban Growth Bounday. Particularly seven subareas have been identified for UGB expansion, with subareas 1-7 representing non-resource "exception" lands prioritized by State Law. These subareas are expected to accommodate needed residential land. House Bill 2001 requires cities to bring in sufficient land to meet 20-year housing needs but does not mandate immediate inclusion of employment lands for longer-term needs.

Ms. Brown clarified that inclusion in the UGB (Urban Growth Boundary) does not mandate development and property owners who choose not to sell or develop would see little change. She explained the methodology used to calculate housing capacity within subareas, noting that only parcels over two acres are considered for full residential development potential. Highly parcelized areas tend to have low development efficiency, which could justify expanding the UGB in other directions to meet the City's housing needs. Ms. Brown emphasized that expansion decisions must balance factual analysis, community input, and legal criteria, final zoning and land use decisions would be made during the future concept planning phase, and acknowledged the concerns of rural residents but also noted that some landowners wish to develop their property, highlighted the importance to consider a range of interests while ensuring transparency in the process.

*(For a complete account of the presentation, please refer to the YouTube video recording from minutes 01:43:00 to 03:04:50)*

### **STAFF COMMUNICATION**

- **Senior Planner Zinder** had nothing to report.
- **City Recorder Teets** noted budget documents made available at Council Members' seats with a reminder of the Budget Committee Meeting on May 28<sup>th</sup> (6:30 PM) with all department heads present. Additionally, Council Member bios were distributed for the upcoming website redesign, updates due May 28th (submitted via email).
- **City Manager Huff** reminded Council Members to submit any budget questions in writing to the Finance Director so all members can see responses to common questions, sharing Finance Director enhanced budget document with interactive features. Additionally, the Buckaroo organizers asked if the City wanted to participate in their 100th anniversary celebration, with a suggestion to potentially set up an information booth.

### **COUNCIL COMMUNICATION**

- **Councilor Bartholomew:** shared the Molalla Library celebrated its 125th birthday, May 14th. The library hosted a variety of activities in recognition of the milestone and extended congratulations and appreciation to the library.
- **Councilor Gilmer:** No Report
- **Councilor Shankle:** No Report
- **Councilor Childress:** attended to the League of Oregon Cities Spring Conference. The conference offered valuable insights into new and existing state laws affecting cities. She emphasized the Molalla Current was highlighted during a session on community outreach and received positive interest from other cities. Additionally, Councilor Childress shared the Spring Cleanup event was highly successful, with heavy participation. And had thanked fellow Council Members who volunteered at the event and acknowledged the support from B&B Leasing for making it possible.

- **Council President Vermillion:** added to the Spring Cleanup event, confirming 568 vehicles were served averaging 71 per hour. He went on to share recent C4 Committee meeting, the group reviewed the agenda for the upcoming retreat scheduled for July 25–26<sup>th</sup>. Significant concern was raised over the Oregon Department of Transportation’s (ODOT) \$1 billion accounting error, though the governor has continued to sign transportation-related bills, including HB 2978 and HB 3233. Lastly, the Parks CPC meeting is Thursday, May 15 at 5:30 PM at City Hall, and flags are flown at half-staff in observance of Peace Officers Memorial Day.
- **Mayor Scott Keyser:** reported ongoing advocacy efforts directed at ODOT, expressing frustration with the agency’s planning inefficiencies and lack of effectiveness in addressing Molalla’s highway needs. He referenced the City's recent letter presented at the League of Oregon Cities (LOC) conference—which received strong support from other municipal leaders who shared similar frustrations. Mayor Keyser voiced strong opposition to Senate Bill 974, while he has submitted personal testimony against the bill and continues to advocate as an individual (not on behalf of the City). He thanked staff for their exceptional work in managing ongoing responsibilities, including the Urban Growth Boundary (UGB) effort—while juggling daily development pressures and specifically acknowledged staff’s efficiency, hard work, and contributions.

## **ADJOURN**

Mayor Keyser adjourned the City Council meeting at 9:16pm.

For the complete video account of the City Council Meeting, please visit City’s Official [YouTube Page](#).

[“City of Molalla | Oregon – May 14, 2025”](#)

\_\_\_\_\_  
Scott Keyser, Mayor

PREPARED BY:

ATTEST:

\_\_\_\_\_  
Crystal Robles, Records Specialist

\_\_\_\_\_  
Christie Teets, CMC, City Recorder

Meeting Attachments:

- *NAMI Clackamas Brochure*
- *NAMI Clackmas Flyer for Parenting and Mental Health Free Conference*
- *Corwin DiMeo-Ediger Public Comment Statement*
- *Brandon Dryden Public Comment Statement*
- *Updated Urban Growth Boundary Presentation on behalf of Senior Planner Mr. Zinder and 3J Consulting*
- *ODOT Letter to City Council on behalf of Neelam Dorman, PE, TE dated May 13, 2025*

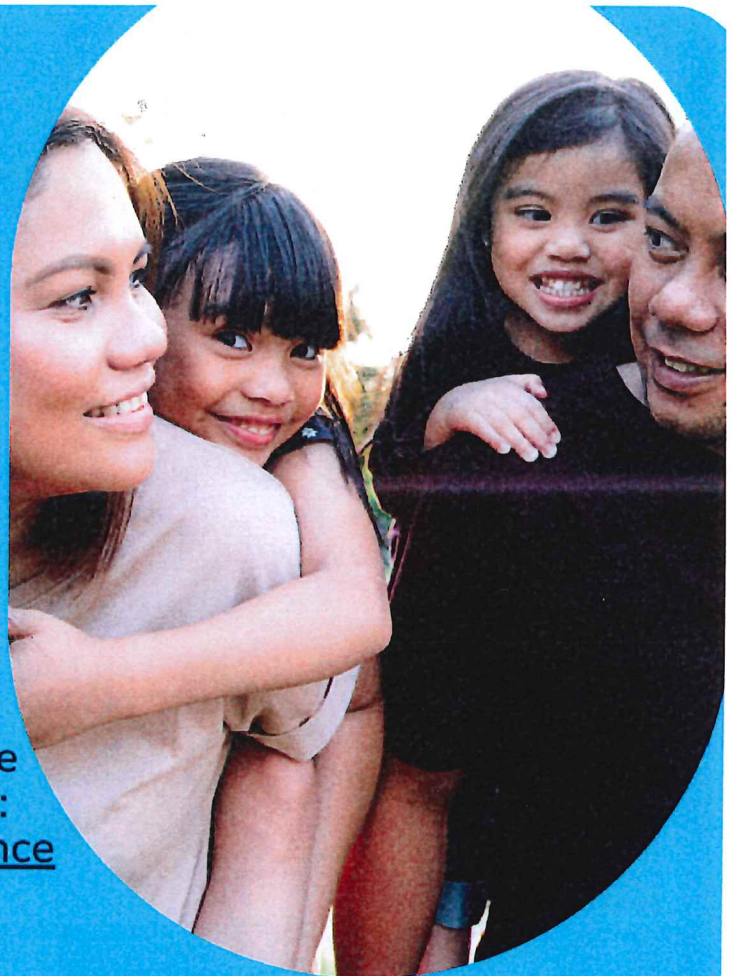


# Parenting & Mental Health

**Free conference** for parents of school-aged children.  
Lunch, childcare, and Spanish interpretation provided for free.  
**Registration Required.**

Join NAMI Clackamas and the  
Oregon City School District:

- Learn about specific mental health challenges youth face and hands-on tools to help.
- Hear powerful stories from parents and youth.
- Q&A with mental health professionals from our schools and community.



Register online using the  
QR code or by going to:  
[tinyurl.com/PMHConference](https://tinyurl.com/PMHConference)



**Saturday, May 31**  
**10AM - 2PM**



**OC Schools: Jackson Campus**  
**1120 Jackson St., Oregon City**

shattering  
**STIGMA**  
our stories

**OCSD**  
OREGON CITY SCHOOL DISTRICT  
District 62



National Alliance on Mental Illness

**nami** | **Clackamas**



on,  
8  
th lived  
quality  
our

continue  
our  
ment in  
public  
cate the  
e stigma  
ily by  
es.  
e email

**988**  
SUICIDE  
& CRISIS  
LIFELINE

## GET INVOLVED

NAMI offers the understanding that only those with lived experience can provide. Join hundreds of volunteers who make a difference in our community.

[www.namicc.org/volunteer](http://www.namicc.org/volunteer)

## TAKE ACTION

Your donation supports individuals and families in our community who live with mental health concerns. Donate today.

[www.namicc.org/donate](http://www.namicc.org/donate)

## BE A CHAMPION

Join our Champions Circle of monthly donors. Monthly giving is a convenient and reliable way to support NAMI.

[www.namicc.org/champions-circle](http://www.namicc.org/champions-circle)



10202 SE 32nd Avenue, Ste. 501  
Milwaukie, OR 97222

503-344-5050  
[info@namicc.org](mailto:info@namicc.org)

[www.namicc.org](http://www.namicc.org)

## FREE SUPPORT GROUPS ONLINE & IN-PERSON

Groups are facilitated by trained individuals with lived experience. Registration required.

### CONNECTION PEER SUPPORT GROUPS

Several weekly support groups for adults living with a mental health condition.

### FAMILY SUPPORT GROUPS

Multiple support groups for adult family members and friends of individuals living with a mental health condition.

### CONEXION PEER SUPPORT GROUP

A weekly support group for adult Spanish speakers living with a mental health condition.

### WOMEN'S PEER SUPPORT GROUP

An in person support group for adults who identify as women living with a mental health condition.

### QUEER PEER SUPPORT GROUP

A support group for adults who identify as queer living with a mental health condition.

### FAMILY BOOK CLUBS

An in person monthly support group for adult family members of individuals living with a mental health condition.

To register for online and in-person support groups, visit: [www.namicc.org/support-groups](http://www.namicc.org/support-groups)

## STAY IN THE KNOW

### NAMI CLACKAMAS E-NEWSLETTER

Free upon request to keep you updated on the latest happenings, new classes and support groups, and coming events.

[tinyurl.com/NAMICCNNewsletter](http://tinyurl.com/NAMICCNNewsletter)

## FREE PRESENTATIONS ONLINE & IN-PERSON

Contact NAMI Clackamas to schedule a presentation for your business, civic club, church, school, neighborhood association, or other organization.

### ENDING THE SILENCE (AVAILABLE IN SPANISH)

An engaging presentation for high school students (or parents of adolescents) that helps them understand the warning signs of mental health conditions and steps to take when symptoms of a mental health condition arise.

### QPR (QUESTION PERSUADE REFER)

Need to know what to watch for or how to help prevent suicide? Get all you need to know about warning signs, risk factors, common myths about suicide, and a three-step prevention/first aid plan.

### COMPARTIENDO ESPERANZA

A presentation in Spanish for Latinx communities designed to promote mental health awareness, explore signs and symptoms of mental health conditions, and highlight how and where to find help.

### IN OUR OWN VOICE

A presentation for the general public to promote awareness of mental health and the probability of recovery, featuring speakers with lived experience.

### MENTAL HEALTH MATTERS (AVAILABLE IN SPANISH)

Not very familiar with mental health conditions, but want to know more? This presentation is the perfect entry point.

### LUNCH AND LEARN

Mental Health Matters presentation for employees tailored to fit your needs!

## FREE EDUCATION CLASSES ONLINE & IN-PERSON

All classes are taught by trained volunteers with lived experience. Registration required.

### FAMILY-TO-FAMILY

An eight-session class for adult family members and friends of individuals living with a mental health condition.

### PEER-TO-PEER

An eight-session recovery education course open to adults experiencing a mental health challenge.

### PARENT-TO-PARENT

A six-session class for parents and other family caregivers of children and adolescents who have either been diagnosed with a mental health condition or who are experiencing symptoms but have not yet been diagnosed.

Register for classes at: [tinyurl.com/namiclassses](http://tinyurl.com/namiclassses)

### MENTAL WELLNESS IN COUNTY JAIL

Mental well-being classes three days each week for adults in custody in the Clackamas County Jail. We also offer a weekly peer support group in the Jail.

## FREE ONE-ON-ONE PEER SERVICES

### PEER SUPPORT SERVICES

Individual resource assistance for those living with a mental health condition and their loved ones. Our Peer Support Specialists can help navigate complex systems of service, apply for public benefits, and access community mental health resources.

For appointments or information, call 503-344-5050, email [info@namicc.org](mailto:info@namicc.org), or visit: [tinyurl.com/PeerSupportReferral](http://tinyurl.com/PeerSupportReferral)

**From:** [Corwin DiMeo-Ediger](#)  
**To:** [Christie Teets](#)  
**Subject:** CC Meeting Comments  
**Date:** Wednesday, May 14, 2025 10:16:04 PM

---

Hi Christie,

Thanks again for moving my comment to a more relevant space on the agenda and for ensuring I received time to speak. Really appreciate it.

As requested, here are my comments as read during the meeting:

ATTN: Molalla City Council

My name is Corwin DiMeo-Ediger. My wife and I live south of town in what is technically sub area 5 as defined by the Urban Growth Boundary (UGB) sub area prioritization plan presented on April 22nd. We live in a house built by the Dibble family in the 1800s. We love our home, our community, and the land where we live. As such, I am compelled to share my initial concerns with the current prioritization of the southern exception lands, specifically sub areas 2 through 7 and their incompatibility with Oregon's Goal 14 factors and guidelines.

While I fully understand that exception lands must be prioritized in the planning process. Sub areas 2-7 are practically misaligned with Molalla's growth goals and are also broadly incompatible with Oregon's Goal 14 urbanization guidelines and mandated considerations. Sub areas 3, 4, and 5, in particular, present significant challenges and risks to ensuring cost effective, methodical city expansion.

For context, southern sub areas 2-7 are a patchwork of varying rural properties with single family homes. These are generational farms, ranches, agricultural businesses, oak groves, forests, wetlands, creeks, and other sensitive habitat. This area holds tremendous social, economic, and ecological significance.

The Goal 14 urbanization guidelines which are meant to "provide for an orderly and efficient transition from rural to urban land use, to ensure efficient use of land, and to provide for livable communities" are fundamentally at odds with the selection of the exception lands and southern sub areas as the priority for expansion.

First: sub areas 2-7 do not efficiently accommodate identified land needs; as prescribed; nor are they of adequate dimension so as to maximize the utility of the land resource: these sub areas include the largest number of individual land owners of the study area with highly diverse parcel sizes, shapes, and of various current uses. There is a distinct lack of large contiguous or connected parcels which could efficiently accommodate residential housing. Cost effective expansion into these areas would be wholly dependent on annexation of major boundary parcels to ensure adjoining acreage could also potentially be incorporated. There are also other suitability concerns with key sections of many of the larger parcels being persistent wetland or floodplains.

Secondly: these areas are not conducive to the orderly and economic provision of public facilities and services: the diversity of lot sizes, slope, and layout of individual parcels all but guarantees an expensive and disjointed patchwork of annexed land which complicates



transportation, public safety, and provision of city services. The history of land use in this area has also resulted in a litany of boundary and property rights issues, incorrectly recorded utility and access easements, and shared wells/water rights, which would all need to be individually adjudicated to facilitate annexation and development. There is no path of least resistance for efficient expansion into these lands.

Third: the comparative environmental, energy, economic, and social consequences of developing these areas vastly outweigh the potential benefits: Development of these areas would expedite the destruction of generational farms & local history, including settler homesteads and historic structures. These sub areas also include large swaths of Bear Creek and other sensitive parts of the Molalla River watershed. Development would invariably harm critical habitat which supports the health of the Molalla River, the city's primary water source.

Lastly: there is a stark incompatibility of the proposed urban uses with nearby agricultural and forest activities: Focusing on the exception lands in the southern sub areas will place the burden of traffic, congestion, construction, public safety, and pollution, on a single concentrated rural population. South Molalla Ave, Sawtell, and Mathias are already dangerous arterial streets due to the mixture of agricultural vehicle traffic (including tractors and log trucks), increasing congestion by motorists bypassing highways 211/213, pedestrians, and bikers. Access to many of these sub-areas are also limited by narrow roads with no shoulders or room for expansion, by overlapping easements, or by single lane gravel roads.

In summary, prioritization of these areas is impractical and does not align with mandatory Oregon Administrative Rule urbanization guidelines. It disproportionately harms the largest number of individual landowners, would be unnecessarily ecologically destructive, and would be catastrophic for rural quality of life in the communities south of town.

Ignoring the reality of these issues opens the current plan to credible objection and appeal if it moves forward as proposed.

Thank you,

Corwin DiMeo-Ediger

**From:** [Brandon Dryden](#)  
**To:** [City Recorder](#)  
**Cc:** [Stephanie Warren](#); [countryjenn84@yahoo.com](mailto:countryjenn84@yahoo.com); [Synda Warren](#)  
**Subject:** Opposition to Southern UGB Expansion in Molalla  
**Date:** Sunday, May 11, 2025 11:40:25 AM

---

Dear Molalla City Council,

I am writing to express my strong opposition to any proposal to expand the Urban Growth Boundary (UGB) south of Molalla.

This area includes valuable farmland, forests, and historically significant lands that define our rural character and community. Expanding the UGB south would jeopardize these important resources, overburden our infrastructure, and permanently alter the landscape that makes Molalla special.

If growth is necessary, I encourage the City to explore alternatives—such as infill development within existing boundaries or directing expansion toward areas with more robust infrastructure, like Oregon City or Woodburn. We can plan for the future without sacrificing the integrity of our land and our heritage.

Please consider this my formal opposition to any UGB expansion south of Molalla.

Sincerely,  
Brandon J. Dryden

[Yahoo Mail: Search, Organize, Conquer](#)

# Repeal and Replace ORD2025-05 Efficiency Measures

City Council Work Session  
May 14, 2025



# Overview

ORD2025-05

Passed on March 26, 2025

- ⑩ Changed Comprehensive Plan Zoning For 44 Properties
- ⑩ Changed Zoning Map Zoning For 34 Properties
- ⑩ Changed Accessory Dwelling Unit Approvals from a Type II to a Type I process
- ⑩ Met the requirements for Efficiency Measures as part of our sequential review workplan – Due March 2025
- ⑩ Changes will impact Goal 14 findings of residential land need for Urban Growth Boundary Amendment

✓

# Transportation Planning Rule

MMC

17-

4.6.050

*Proposals to amend the Comprehensive Plan or Zoning Map shall be reviewed to determine whether they significantly affect a transportation facility pursuant to Oregon Administrative Rule (OAR) 660-012-0060 (Transportation Planning Rule - TPR). Where the City, in consultation with the applicable roadway authority, finds that a proposed amendment would have a significant affect on a transportation facility, the City shall work with the roadway authority and applicant to modify the request or mitigate the impacts in accordance with the TPR and applicable law.*

Transportation Planning Rule analysis is part of the evaluation criteria for all zoning map and development code changes.



# Transportation Planning Rule

## Challenge to ORD2025- 05

- ⑩ City made findings of no significant impact
- ⑩ ODOT submitted a comment challenging those findings requesting additional analysis
- ⑩ Concerns of impacts to Toliver/213 roundabout and other ODOT intersections in Molalla
- ⑩ DLCD advised that the challenge would almost certainly lead to remand of ORD 2025-05 if submitted during their review period
- ⑩ City engaged with ODOT on trip generation analysis at staff level

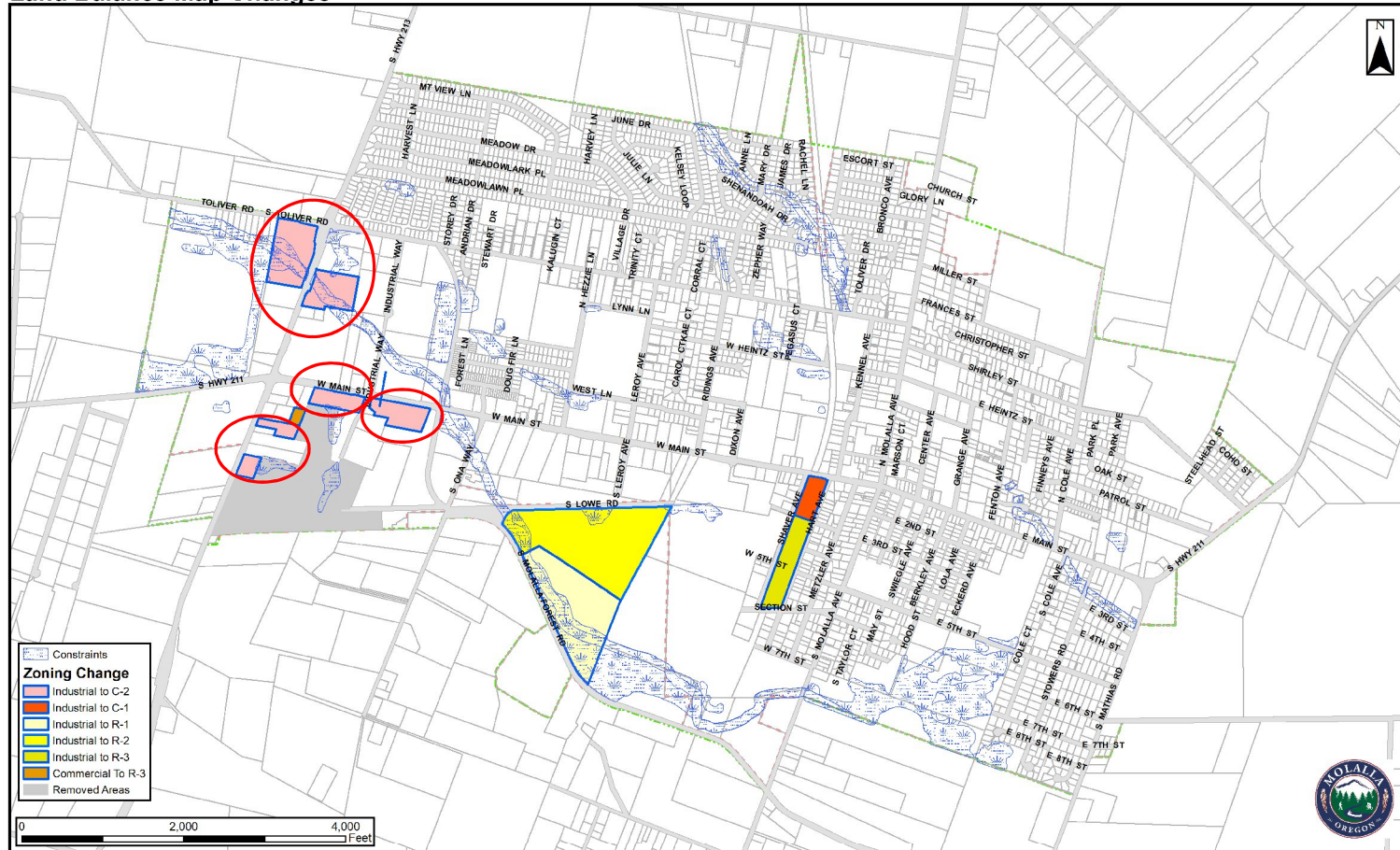
# Transportation Planning Rule

## Resolution

Based on worst case scenario trip generation ODOT determined that it had no issue with some of the rezoning. The industrial to residential and central commercial rezonings did not significantly impact trip generation, but ODOT still had concerns about the industrial to commercial rezonings along OR-211/OR-213 due to potential of substantially higher trip generation outcomes.

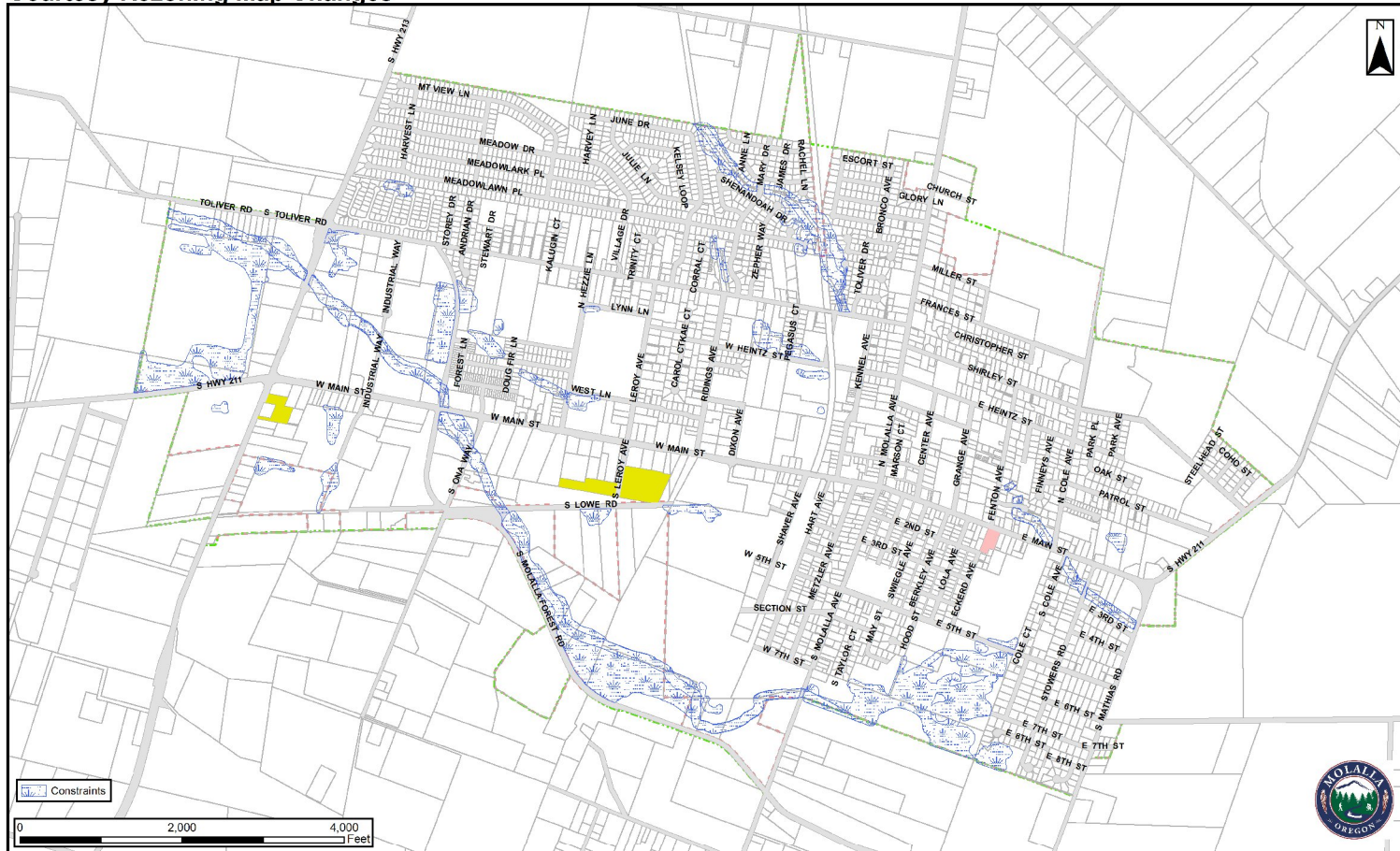


## Land Balance Map Changes





## Courtesy Rezoning Map Changes



# Proposed Plan of Action

## Repeal and Replace ORD2025- 05

- ⑩ Notice and adopt new ordinance that repeals and replaces ORD2025-05
- ⑩ New ordinance will omit areas of high trip generation concern
- ⑩ But will keep the other areas and courtesy rezonings and ADU amendment
- ⑩ City to apply for Transportation and Growth Management (TGM) grant in 2025 and 2026 cycles
- ⑩ This study will cover transportation considerations for Comp Plan amendments following the UGB expansion and update the TSP for consistency with our EOA and HNA
- ⑩ In the interim, individual projects can still make



And Now  
We Sit  
And  
Contemplate

---





# Oregon

Tina Kotek, Governor

## Department of Transportation

Transportation Region 1  
123 NW Flanders St.  
Portland, OR 97209-4012  
(503) 731-8200  
Fax: (503) 731-8259

May 13, 2025

Molalla City Council  
117 N Molalla Avenue  
Molalla, OR 97038

RE: City of Molalla May 14, 2025 Council Work Session Discussion to Repeal Ordinance: ORD2025-05  
Efficiency Measures; Changing Accessory Dwelling Unit Approvals From A Type II To A Type I  
Process and Comprehensive Plan Map and Zoning Map Changes.

City Councilors,

Please accept this letter from the Oregon Department of Transportation (ODOT) regarding the repeal of ORD2025-05. ODOT appreciates the continued collaboration with City of Molalla staff to determine transportation findings for the proposed zone changes. We have worked with City staff on analysis to determine paths forward on the proposed zone changes. We support the staff recommendation to repeal ORD2025-05 and replace it with more robust Transportation Planning Rule compliant findings for the areas the City chooses to move forward with. ODOT looks forward to partnering with the City of Molalla to document findings and work to provide safe and efficient transportation.

Sincerely,

Neelam Dorman, PE, TE  
Region 1 Planning Manager  
Oregon Department of Transportation  
123 NW Flanders Street  
Portland, OR 97209

cc: Rian Windsheimer, Region 1 Manager, ODOT  
Chris Ford, Policy & Development Manager, ODOT  
Paul Scarlett, Area Manager, ODOT  
Glen Bolen AICP, Principal Planner, ODOT



## CITY OF MOLALLA

### Staff Report

#### Agenda Category: CONSENT AGENDA

---

**Agenda Date:** Wednesday, May 28, 2025

**Submitted by:** Christie Teets, City Recorder

**Approved by:** Dan Huff, City Manager

**SUBJECT:** Clackamas County Department of Transportation and Development – Solid Waste Update

**RECOMMENDATION/RECOMMENDED MOTION:**

For informational purposes only.

Staff recommends approval with Consent Agenda.

**BACKGROUND:**

This information was provided to Clackamas County Commissioners and cities in Clackamas County.

**ATTACHMENTS:**

[Message from Clackamas County Solid Waste Commission.pdf](#)

[FINAL SWC Packet 0505.pdf](#)

**From:** [Dan Huff](#)  
**To:** [Christie Teets](#); [Suzanne Baughman](#)  
**Subject:** FW: Clackamas County Solid Waste Commission  
**Date:** Tuesday, May 6, 2025 7:58:50 AM  
**Attachments:** [25 0508 FINAL SWC Packet 0505.pdf](#)

---

---

**From:** Winterhalter, Rick <[rickw@clackamas.us](mailto:rickw@clackamas.us)>  
**Sent:** Monday, May 5, 2025 5:34 PM

**Subject:** Clackamas County Solid Waste Commission

Hello all,

I'm sharing the results of our annual review of the solid waste collection companies serving the County and your city. This report only reviews the work associated with collection in the unincorporated areas of the county. The attached report will be shared with the Solid Waste Commission this coming Thursday, you are welcome to attend. Please let me know if you have any questions regarding the report.

Regards,  
Rick

**Rick Winterhalter, Manager**

Pronouns: he/him

Clackamas County – DTD Sustainability & Solid Waste, Manager

[rickw@clackamas.us](mailto:rickw@clackamas.us)

Desk Phone: 503.742.4466 Cellephone: 503-349-7617

150 Beavercreek Rd., Suite 225, Oregon City, OR 97045

Hours of operation Mon-Thu, 7 a.m.-6 p.m.

**AGENDA**

**SOLID WASTE COMMISSION  
MEETING**

**Date: Thursday, May 8, 2025**

**Time: 2 - 3:30 p.m.**  
**Room 118**

**Department of Transportation and Development**  
Development Services Building  
150 Beavercreek Rd  
Oregon City OR 97045

**Zoom Meeting Information**

<https://clackamascounty.zoom.us/j/81737445154>

Telephone Option: 1 253 215 8782 | Meeting ID: 817 3744 5154

**AGENDA ITEMS**

- 1. Introductions**
- 2. Vice Chair Election**
- 3. Approve March 4, 2025 Meeting Minutes**
- 4. Annual Review of Solid Waste Collection system**
- 5. Public Comment**
- 6. Administrative Rules update**
- 7. Recycling Modernization Act update**
- 8. General updates**

**Commissioners unable to attend, please contact:**  
**Kate Taylor at (503) 742-4455 or [ktaylor1@clackamas.us](mailto:ktaylor1@clackamas.us)**



**DAN JOHNSON**  
DIRECTOR

DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING  
150 BEAVERCREEK ROAD OREGON CITY, OR 97045

May 8, 2025

Solid Waste Commissioners  
Clackamas County

Members of the Commission:

**EXECUTIVE SUMMARY:**

The Sustainability & Solid Waste Program of the Department of Transportation and Development (DTD) is responsible for managing the County's Integrated Solid Waste Collection System. This includes an annual review of the production records of the seven parent companies holding solid waste collection franchises in the County. The purpose of the review is to ensure that solid waste collection services are provided to residents and businesses safely, cost-effectively, efficiently, and in a manner that supports the benefits of recovering materials from the system. The review is used to establish the fees charged for the variety of services required by the County and ensure a fair return to the collectors. The review process is assisted by a contracted certified public accountant to review franchisee financial records, create summaries, and provide analysis.

When looking at the annual review results, it is helpful to understand the service zones established in the County. The County is divided into four fee zones:

- 1) Urban (within the Metro Urban Growth Boundary established prior to March 2003);
- 2) Rural;
- 3) Distant Rural, and;
- 4) Mountain.

Zones are differentiated by services offered (for example, curbside yard debris service is not included in the fee zones outside the Urban zone) and the distances traveled between customers and from disposal sites.

County Code allows the Solid Waste Commission (Commission) and the Board of County Commissioners (Board) to give due consideration to all the costs of collection, investment in trucks and equipment, and management and administrative costs when determining waste management fees for collection services. Further, the code allows "a reasonable return and operating margin for the owner(s) of the business".



Since uniform fees were established in the mid-eighties, the County has included a ten percent return on revenue in approved waste management fees. This ten percent return is intended:

- to pay for income taxes (three percent);
- to be allocated to reserves to run operations and pay for capital purchases (three percent); and
- provide a return to owners (four percent-also subject to tax).

The annual review of the franchisees' production records, from the previous calendar year, involves assembling all the individual reports into a composite "company" for a system-wide review by fee zone. The target return on the composite is ten percent with an acceptable range between eight and twelve percent.

Historically the County has recognized the administrative and strategic value of conducting this annual review, coupled with annual adjustments as necessary to keep fees and real costs aligned. The adjustments may come in the form of fee increases, additional collection services, or a combination of these options.

When the composite falls within the range of acceptable returns, an increase will be limited to "known and measurable" expenses. Typical "known and measurable" expenses include costs that are known to have increased, such as contracted labor and disposal costs. Some or all "known and measurable expenses" may be considered in the rate setting process. When the composite return falls below the acceptable range, in addition to "known and measurable" expenses, consideration is given to increasing fees to provide the revenue necessary to bring the return within the range. This review model prevents large and unexpected increases that can result from a less frequent review.

The Commission last recommended increasing fees in 2024. The increase was based on the known and measurable increase in labor costs, recycling processing costs, disposal costs, and truck expenses. The Board adopted the Solid Waste Commission's recommendation and made effective new fees on August 1, 2024.

### **Annual Fee Review**

In keeping with the County practice of providing annual fee adjustments, as necessary, to keep fees and real costs aligned, this year's review indicates a fee increase is warranted due to increasing costs.

The review's composites separate drop box collection service from cart and container collection service. The Total County projected cart and container composite falls to the bottom of the acceptable range, so a further review of the cart costs/revenues was warranted to account for additional costs that will be incurred in 2025.

Based on the available information, the Urban and Combined Rural zones projected returns, that include the proposed increase for 2025, will be within the target range when considering the known monthly and per yard increases to driver labor and disposal. The disposal increase includes the transaction fee calculated on a per ton basis. These represent a 3.6-5.8% increase in cart and container collection depending on service level. (*Attachment 1*)

The Metro tip fee on disposed waste is effective July 1, 2025, and represents an 8.9% increase to disposal expense calculated in the collection fee. Tip fees at private transfer stations are not regulated and may increase. The County calculates the disposal portion of the collection fee based on the publicly reviewed Metro disposal fee. The Metro Council (Council) has not officially approved the fee that has been presented to them by Metro staff. There is always the possibility Council may approve a different amount. County staff will make any adjustments necessary.

An adjustment to the projection was made to recognize the sunseting of a fuel tax credit for companies using CNG as their primary fuel. While the estimated 2025 returns for the composite remain within the acceptable range, it is important to realize there will be additional costs appearing in the 2025 review that cannot be reliably estimated at this time. We anticipate another increase in disposal fees and labor in 2026.

### **Cart & Container Fees**

Applying the known and measurable costs above with a July 1, 2025 effective date to the most common service level, the 35-gallon can/cart collected weekly, the fee is proposed to increase \$1.55, from \$39.05 to \$40.60 per month (4% increase) in the Urban fee zone.

Residential customers in the Rural, Distant Rural, and Mountain fee zones will see a similar increase. All other classes of service follow similar proposed increases, relative to the 35-gallon cart. Without a fee increase the composite is projected to fall below the target, at the bottom of the acceptable range. (*Attachment 2*)

The following tables illustrate the proposed fees for each zone, along with a historical review of adjustments. The 35-gallon can/cart is the predominant residential service level.

<b>Residential 35-gallon cart</b>	<b>Current</b>	<b>Proposed</b>	<b>\$ Change</b>	<b>% Change</b>
<b>Urban</b>	\$ 39.05	\$ 40.60	\$ 1.55	4.0%
<b>Rural</b>	\$ 36.25	\$ 37.70	\$ 1.45	4.0%
<b>Distant Rural</b>	\$ 41.80	\$ 43.35	\$ 1.55	3.7%
<b>Mountain Zone</b>	\$ 43.05	\$ 44.60	\$ 1.55	3.6%

<b>Recent History of Monthly 35-Gallon Cart/Can Fees</b>							
<b>Fee Zone</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>
<b>Urban</b>	\$32.55	\$33.15	\$33.70	\$35.05	\$35.60	\$37.10	\$39.05
<b>Rural</b>	\$29.35	\$30.20	\$30.75	\$32.25	\$32.80	\$34.30	\$36.25
<b>Distant Rural</b>	\$34.35	\$35.10	\$35.65	\$37.65	\$38.15	\$39.80	\$41.80
<b>Mountain</b>	\$35.60	\$36.35	\$36.90	\$38.85	\$39.40	\$41.05	\$43.05

The table below reflects the increase in the disposal, labor and fuel portion of container service fees. The 4 cubic yard container serviced twice a week is a common commercial service level.

Fee Zone	Increase Per Cubic Yard	Current 4yd 2x/week	Proposed Fee	\$ Monthly Change	% Change
Urban	\$ 1.28	\$ 758.97	\$ 803.31	\$ 44.34	5.8%
Rural	\$ 1.28	\$ 921.46	\$ 965.80	\$ 44.34	4.8%
Distant Rural	\$ 1.28	\$ 986.78	\$1,031.12	\$ 44.34	4.5%
Mountain	\$ 1.28	\$1,139.20	\$1,183.54	\$ 44.34	3.9%

### **Drop Box Fees**

The following tables illustrate the proposed increase to the collection fees for drop box service for 2025. The increase is based on the rising labor expenses. We are also proposing an increase in daily and monthly rental fees based on the rising costs of drop boxes. (*Attachment 3*)

Open Box	Current	Proposed	\$ Change	% Change
10 and 20 cu.yd	\$170.50	\$ 176.18	\$ 5.68	3.3%
Lidded/Specialized	\$202.50	\$ 208.18	\$ 5.68	2.8%
30 cu.yd	\$180.50	\$ 186.18	\$ 5.68	3.1%
40 cu.yd	\$190.50	\$ 196.18	\$ 5.68	3.0%

Compacted Box	Current	Proposed	\$ Change	% Change
Less than 25 cu.yd	\$202.50	\$ 208.18	\$ 5.68	2.8%
25 - 34 cu.yd	\$231.50	\$ 237.18	\$ 5.68	2.5%
35 cu.yd and greater	\$250.50	\$ 256.18	\$ 5.68	2.3%

Rental Fee	Current	Proposed	\$ Change	% Change
Per day	\$ 7.00	\$ 10.00	\$ 3.00	43%
Per month	\$ 70.00	\$ 100.00	\$ 30.00	43%

*NOTE: The fees adopted by the Board for drop box service do not include the cost of disposal at a landfill or transfer station. The franchisees pass that cost through to the customer separately.*

### **Transfer Station Fees**

The County's transfer station, located east of the City of Sandy, is a small drop-off facility serving about 30,000 customers a year dropping off trash, metal, electronics and other recyclables. The last fee adjustment at the Transfer Station was approved and made effective by the Board on July 1, 2023. The increase (approximately 8.3%) was intended to cover the cost of building a new storm water management facility.

The increasing disposal and labor costs affecting the collection companies are also having an impact on the transfer station operations. For this reason, staff is recommending a small increase in the per-can fees of approximately 3.4%. Handling fees for small tires will also increase. An increase in the cubic yard charge for household and demo waste is also proposed.

<b>Transfer Station</b>	<b>Current</b>	<b>Proposed</b>	<b>Change</b>
<b>Per can-Heavy</b>	\$9.70	\$10.00	\$0.30
<b>Per can-Household</b>	\$8.70	\$9.00	\$0.30
<b>Passenger Tire Off Rim</b>	\$3.50	\$4.00	\$0.50
<b>Light Waste or General Garbage (per cubic yard)</b>	\$26.00	\$28.00	\$2.00
<b>Heavy Waste or Demo Debris (per cubic yard)</b>	\$41.20	\$44.00	\$2.80
<b>Heavy Waste Minimum &lt;1 Cubic Yard</b>	\$26.00	\$33.00	\$7.00

*Attachment 4* is a table of all the fees at the Clackamas County Garbage & Recycling Transfer Station.

#### **FINANCIAL IMPLICATIONS:**

Residential customers and businesses with container and cart service will experience an increase in their garbage and recycling collection bill. Customers using drop box service will also experience increases in collection fees and rental charges. Transfer Station users will experience price increases. With the proposed changes, the County's revenues, from franchise fees, will remain relatively flat.

#### **LEGAL/POLICY REQUIREMENTS:**

ORS 459 and 459A authorize the County to franchise solid waste collection services. County Code Chapter 10.03 requires a review of the solid waste collection system to ensure residents and businesses receive timely service at a reasonable cost and the County's franchisees are able to provide those services safely, efficiently, and with a reasonable return.

#### **STAFF/FRANCHISEE PARTICIPATION:**

Staff, Bell & Associates, Inc. and the franchisees have participated in the annual review.

#### **OPTIONS:**

1. Maintain fees at current levels until 2026. In this scenario, the 2025 estimated composite return will fall at the bottom of the 8-12% acceptable range.
2. Increase fees for cart, container, and drop box, as proposed, effective July 1, 2025. In this scenario, the estimated 2025 Total County composite will be within the range, slightly above the 10% target.
3. Propose an alternative to Options 1 and 2.

#### **RECOMMENDATION:**

Staff respectfully requests the Solid Waste Commission consider this report and propose a recommendation to the Board of County Commissioners for their consideration.

**Fee Zone Composite *Cart and Container Only***  
**Return on Revenues**  
**2024 Adjusted**

	Urban		Combined Rural		Total County
Collection & Service Revenues	26,914,475		18,977,873		45,892,348
<b>Direct Costs of Operations</b>	<b>20,751,664</b>	<b>% of revenue</b>	<b>14,444,756</b>	<b>% of revenue</b>	<b>35,196,420</b>
Disposal Expense	8,589,923	32%	5,137,155	27%	13,727,078
Labor Expense	6,507,942	24%	4,758,588	25%	11,266,530
Truck Expense	3,203,423	12%	2,662,476	14%	5,865,899
Equipment Expense	792,094	3%	490,126	3%	1,282,220
Franchise Fees	1,237,743	5%	915,403	5%	2,153,146
Other Direct Expense	420,539	2%	481,008	3%	901,547
<b>Indirect Costs of Operations</b>	<b>3,919,532</b>		<b>2,677,696</b>		<b>6,597,228</b>
Management Expense	880,941	3%	655,228	3%	1,536,169
Administrative Expense	735,601	3%	903,521	5%	1,639,122
Other Overhead Expenses	2,302,990	9%	1,118,947	6%	3,421,937
<b>Total Cost</b>	<b>24,671,196</b>		<b>17,122,452</b>		<b>41,793,648</b>
<b>Less Unallowable Costs</b>	<b>55,551</b>		<b>13,037</b>		<b>68,588</b>
<b>Allowable Costs</b>	<b>24,615,645</b>		<b>17,109,415</b>		<b>41,725,060</b>
<b>Franchise Income</b>	<b>2,298,830</b>		<b>1,868,458</b>		<b>4,167,288</b>
<b>Return on revenues</b>	<b>8.54%</b>		<b>9.85%</b>		<b>9.08%</b>

**2025 Projected Results**

	Urban		Combined Rural		Total County
Collection & Service Revenues	27,777,333		19,561,615		47,338,948
Rate Increase	635,702		393,225		1,028,927
<b>Direct Costs of Operations</b>	<b>21,705,445</b>		<b>15,158,910</b>		<b>36,864,355</b>
Disposal Expense	9,188,655		5,531,028		14,719,683
Labor Expense	6,708,343		4,905,762		11,614,105
Truck Expense	3,314,928		2,806,396		6,121,324
Equipment Expense	792,094		490,126		1,282,220
Franchise Fees	1,280,886		944,590		2,225,476
Other Direct Expense	420,539		481,008		901,547
<b>Indirect Costs of Operations</b>	<b>3,946,195</b>		<b>2,711,393</b>		<b>6,657,588</b>
Management Expense	880,941		655,228		1,536,169
Administrative Expense	762,264		937,218		1,699,482
Other Overhead Expenses	2,302,990		1,118,947		3,421,937
<b>Total Cost</b>	<b>25,651,640</b>		<b>17,870,303</b>		<b>43,521,943</b>
<b>Less Unallowable Costs</b>	<b>55,551</b>		<b>13,037</b>		<b>68,588</b>
<b>Allowable Costs</b>	<b>25,596,089</b>		<b>17,857,266</b>		<b>43,453,355</b>
<b>Franchise Income</b>	<b>2,816,946</b>		<b>2,097,574</b>		<b>4,914,520</b>
<b>Return on revenues</b>	<b>9.91%</b>		<b>10.51%</b>		<b>10.16%</b>

**Fee Zone Composite *Cart and Container Only***  
**Return on Revenues**  
**2024 Adjusted**

	Urban		Combined Rural		Total County
<b>Collection &amp; Service Revenues</b>	<b>26,914,475</b>		<b>18,977,873</b>		<b>45,892,348</b>
<b>Direct Costs of Operations</b>	<b>20,751,664</b>	<b>% of revenue</b>	<b>14,444,756</b>	<b>% of revenue</b>	<b>35,196,420</b>
Disposal Expense	8,589,923	32%	5,137,155	27%	13,727,078
Labor Expense	6,507,942	24%	4,758,588	25%	11,266,530
Truck Expense	3,203,423	12%	2,662,476	14%	5,865,899
Equipment Expense	792,094	3%	490,126	3%	1,282,220
Franchise Fees	1,237,743	5%	915,403	5%	2,153,146
Other Direct Expense	420,539	2%	481,008	3%	901,547
<b>Indirect Costs of Operations</b>	<b>3,919,532</b>		<b>2,677,696</b>		<b>6,597,228</b>
Management Expense	880,941	3%	655,228	3%	1,536,169
Administrative Expense	735,601	3%	903,521	5%	1,639,122
Other Overhead Expenses	2,302,990	9%	1,118,947	6%	3,421,937
<b>Total Cost</b>	<b>24,671,196</b>		<b>17,122,452</b>		<b>41,793,648</b>
<b>Less Unallowable Costs</b>	<b>55,551</b>		<b>13,037</b>		<b>68,588</b>
<b>Allowable Costs</b>	<b>24,615,645</b>		<b>17,109,415</b>		<b>41,725,060</b>
<b>Franchise Income</b>	<b>2,298,830</b>		<b>1,868,458</b>		<b>4,167,288</b>
<b>Return on revenues</b>	<b>8.54%</b>		<b>9.85%</b>		<b>9.08%</b>

**2025 Projected Results**

	Urban		Combined Rural		Total County
<b>Collection &amp; Service Revenues</b>	<b>27,777,333</b>		<b>19,561,615</b>		<b>47,338,948</b>
<b>Rate Increase</b>	<b>0</b>		<b>0</b>		<b>0</b>
<b>Direct Costs of Operations</b>	<b>21,705,445</b>		<b>15,158,910</b>		<b>36,864,355</b>
Disposal Expense	9,188,655		5,531,028		14,719,683
Labor Expense	6,708,343		4,905,762		11,614,105
Truck Expense	3,314,928		2,806,396		6,121,324
Equipment Expense	792,094		490,126		1,282,220
Franchise Fees	1,280,886		944,590		2,225,476
Other Direct Expense	420,539		481,008		901,547
<b>Indirect Costs of Operations</b>	<b>3,946,195</b>		<b>2,711,393</b>		<b>6,657,588</b>
Management Expense	880,941		655,228		1,536,169
Administrative Expense	762,264		937,218		1,699,482
Other Overhead Expenses	2,302,990		1,118,947		3,421,937
<b>Total Cost</b>	<b>25,651,640</b>		<b>17,870,303</b>		<b>43,521,943</b>
<b>Less Unallowable Costs</b>	<b>55,551</b>		<b>13,037</b>		<b>68,588</b>
<b>Allowable Costs</b>	<b>25,596,089</b>		<b>17,857,266</b>		<b>43,453,355</b>
<b>Franchise Income</b>	<b>2,181,244</b>		<b>1,704,349</b>		<b>3,885,593</b>
<b>Return on revenues</b>	<b>7.85%</b>		<b>8.71%</b>		<b>8.21%</b>

***Drop Box: Total County-No Disposal***

	Adjusted Drop Box (no disposal)	Proposed Increase Drop Box (no disposal)	No Increase Drop Box (no disposal)
<b>Collection &amp; Service Revenues</b>	<b>4,203,618</b>	<b>4,335,919</b>	<b>4,312,195</b>
<b>Rate Increase</b>		<b>50,634</b>	
<b>Direct Costs of Operations</b>	<b>3,415,295</b>	<b>3,543,657</b>	<b>3,514,642</b>
Disposal Expense	0	0	0
Labor Expense	1,732,904	1,786,258	1,786,258
Truck Expense	955,563	997,422	997,422
Equipment Expense	183,542	183,542	183,542
Franchise Fees	358,793	391,942	362,927
Other Direct Expense	184,493	184,493	184,493
<b>Indirect Costs of Operations</b>	<b>387,400</b>	<b>390,468</b>	<b>390,468</b>
Management Expense	86,149	86,149	86,149
Administrative Expense	84,108	87,176	87,176
Other Overhead Expenses	217,143	217,143	217,143
<b>Total Cost</b>	<b>3,802,695</b>	<b>3,934,125</b>	<b>3,905,110</b>
<b>Less Unallowable Costs</b>	<b>14,161</b>	<b>14,161</b>	<b>14,161</b>
<b>Allowable Costs</b>	<b>3,788,534</b>	<b>3,919,964</b>	<b>3,890,949</b>
<b>Franchise Income</b>	<b>415,084</b>	<b>466,589</b>	<b>421,246</b>
<b>Return on revenues</b>	<b>9.87%</b>	<b>10.64%</b>	<b>9.77%</b>

<b>Clackamas County Transfer Station</b> <b>Current &amp; Proposed Fees</b> <b>As of July 1, 2023</b>						
	<b>Current Fees</b>		<b>Proposed</b>		<b>Proposed Increase</b>	
<b>Garbage:</b>	<b>Fee</b>	<b>Minimim</b>	<b>Fee</b>	<b>Minimim</b>	<b>Fee</b>	<b>Minimim</b>
Light Waste or General Garbage	\$26.00	\$26.00	\$28.00	\$26.00	<b>\$2.00</b>	<i>No Change</i>
(per cubic yard)		<1cuyd		<1cuyd		
Light can - 32 Gallon	\$8.70	\$26.00 <=3 Cans	\$9.00	\$26.00 <3 Cans	<b>\$0.30</b>	<i>No Change</i>
Heavy Waste or Demo Debris	\$41.20	\$26.00	\$44.00	\$33.00		<b>\$7.00</b>
(per cubic yard)		<1cuyd		<1cuyd		
Heavy Can - 32 Gallon	\$9.70	\$26.00 <=2 Cans	\$10.00	\$26.00 <=2 Cans	<b>\$0.30</b>	<i>No Change</i>
<b>Tires</b>	<b>On rim</b>	<b>Off rim</b>	<b>On rim</b>	<b>Off rim</b>	<b>On rim</b>	<b>Off rim</b>
Passenger/Lt Truck <=16"	\$5.00 ea	\$3.50 ea	\$5.00 ea	\$4.00 ea	<i>No Change</i>	<b>\$0.50</b>
Large Truck/Trailer 17"- 21"	\$16.00 ea	\$10.00 ea	\$16.00 ea	\$10.00 ea	<i>No Change</i>	<i>No Change</i>
Tires over 21"	Inquire	Inquire	Inquire	Inquire		
<b>Furniture, Appliances:</b>						
Refrigerators, Freezers, Air conditioners  - even if refrigerant is removed	\$22.00 ea	NA	\$23.00 ea	NA	<b>\$1.00</b>	
Stuffed Chair/Recliner/ Love seat or Couch	\$12.00 ea	NA	\$12.00 ea	NA		
Sectional or Hide a bed	\$17.00 ea	NA	\$17.00 ea	NA		
Twin Mattress	\$12.00 ea	\$12.00 Set	\$12.00 ea	\$12.00 Set		
Full/Double Mattress	\$12.00 ea	\$17.00 Set	\$12.00 ea	\$17.00 Set		
Queen Mattress	\$16.00 ea	\$24.00 Set	\$16.00 ea	\$24.00 Set		
King Mattress	\$17.00 ea	\$25.00 Set	\$17.00 ea	\$25.00 Set		
<b>Large Loads</b>	\$75 per ton	NA	\$75 per ton	NA		
may be weighed						





## CITY OF MOLALLA

### Staff Report

#### **Agenda Category: PRESENTATIONS, PROCLAMATIONS, CEREMONIES**

---

**Agenda Date: Wednesday, May 28, 2025**

**Submitted by: Seth Kelly, Water Quality Superintendent**

**Approved by: Dan Huff, City Manager**

**SUBJECT:** Updates on Oregon Association of Water Utilities (OAWU), Wastewater Treatment Plant, and Water Treatment Plant (Kelly)

#### **BACKGROUND:**

OAWU: The City of Molalla has been a member of OAWU for 40 years! This Organization not only provides a great deal of technical advice and support but has recognized multiple individuals on our staff. In 2023, Mitchell Jaspers was awarded Rookie Operator of the Year and is now our lead operator at the WWTP. In 2024, James Clifton was awarded Operator of the Year and continues to increase his role in our organization.

Water: Last week, the Wes-Tech Engineering team offered a free class with practical applications. The City of Molalla was able to host the event and provided staff members with free continuing education credits.

Wastewater: The Wastewater Treatment Project is the City's largest and most extensive infrastructure project ever. We have broken ground and are moving along well in our construction phase. Presentation slides will be provided.

#### **ATTACHMENTS:**

[WQ Superintendent Report](#)

# Molalla, OR

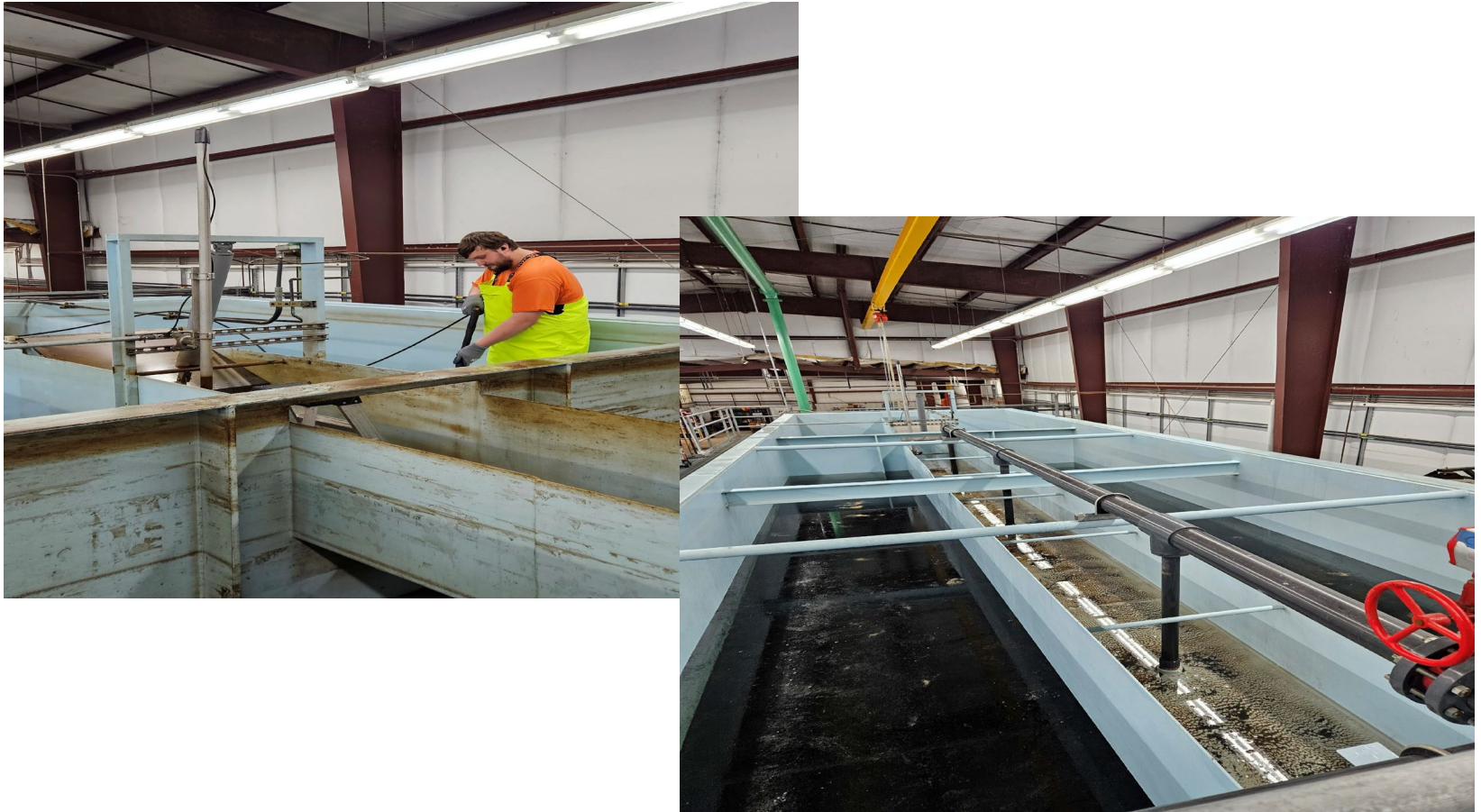
## City of Molalla Water and Wastewater Updates



# WTP Overview



# BI-ANNUAL TANK CLEANING



Twice a year staff cleans any build in the filter tanks and then backwashes them and puts them back into service



# CLACKAMAS COMMUNITY COLLEGE PLANT TOURS

5/12/25

James Cliton providing context  
to our plants operations



# WES TECH CLASS



Staff from 13  
communities attended

Molalla, Silverton, Netarts,  
Tillamook, Woodland (WA), Amity,  
Rainer, Southwest Lincoln PUD,  
Heceta PUD, Ilwaco, Olympic  
view, Aurora, Yamhill

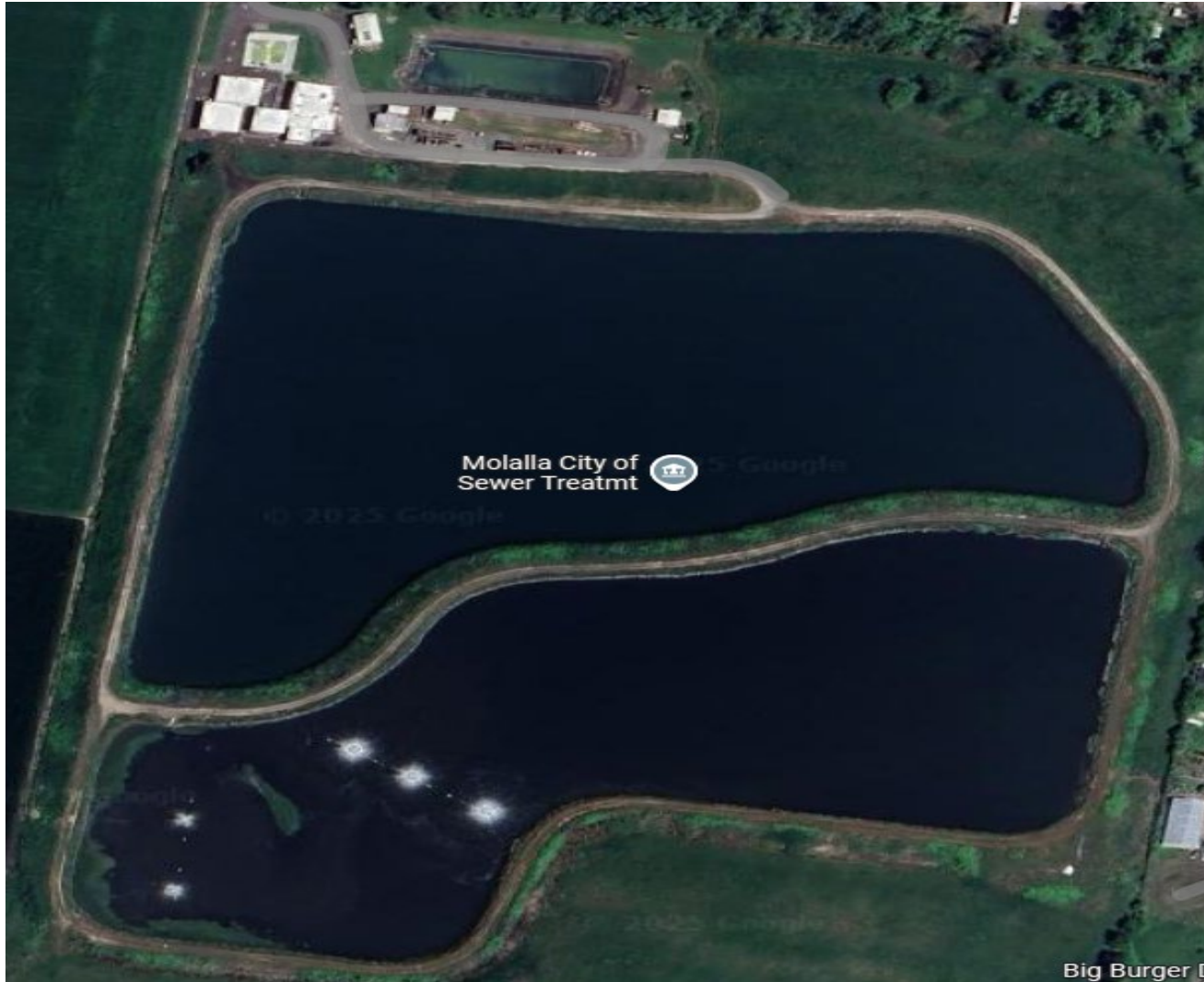


# PRACTICAL APPLICATIONS



Hands on  
training and  
seeing  
what was  
taught  
applied in  
real time

# WWTP Overview



Pre-Aerated  
Lagoon system



# Headworks

Two Zima Corporation (Kusters)  
1/4" fine mesh automated screens  
operated on level sensors.



# Aeration Basin



Aeration Basin with  
Newterra Tornado  
surface  
Aerators.

Decommissioned in Oct  
of 2022



# Transfer Pump Station

- 2- 115hp Grundfos pumps
- 1- 45hp Flygt pump

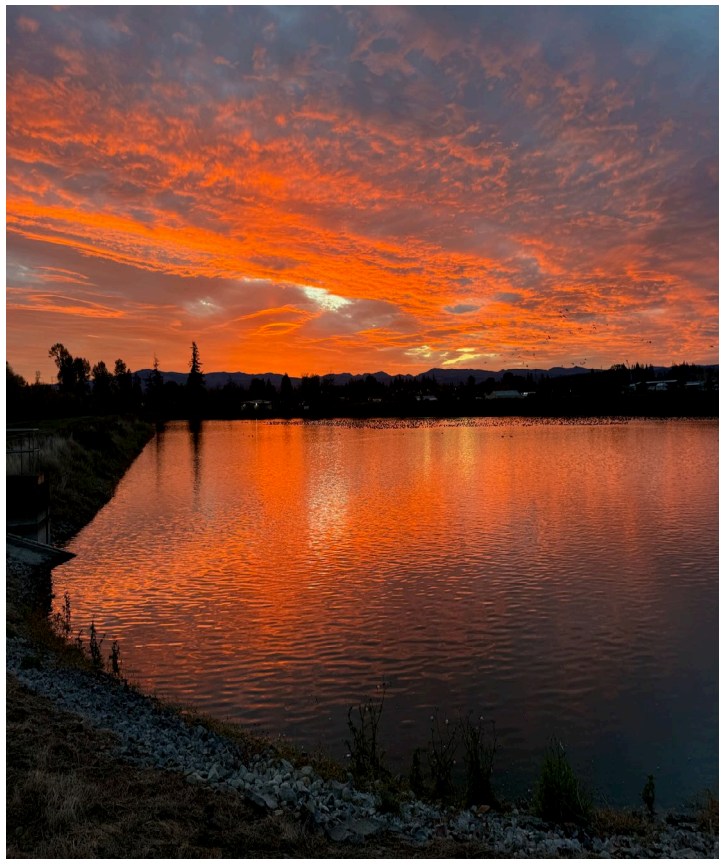




# Lagoons

w/ Surface Aerators

For Biological Treatment





# DAF's

## Diffused Air Flotation Tanks

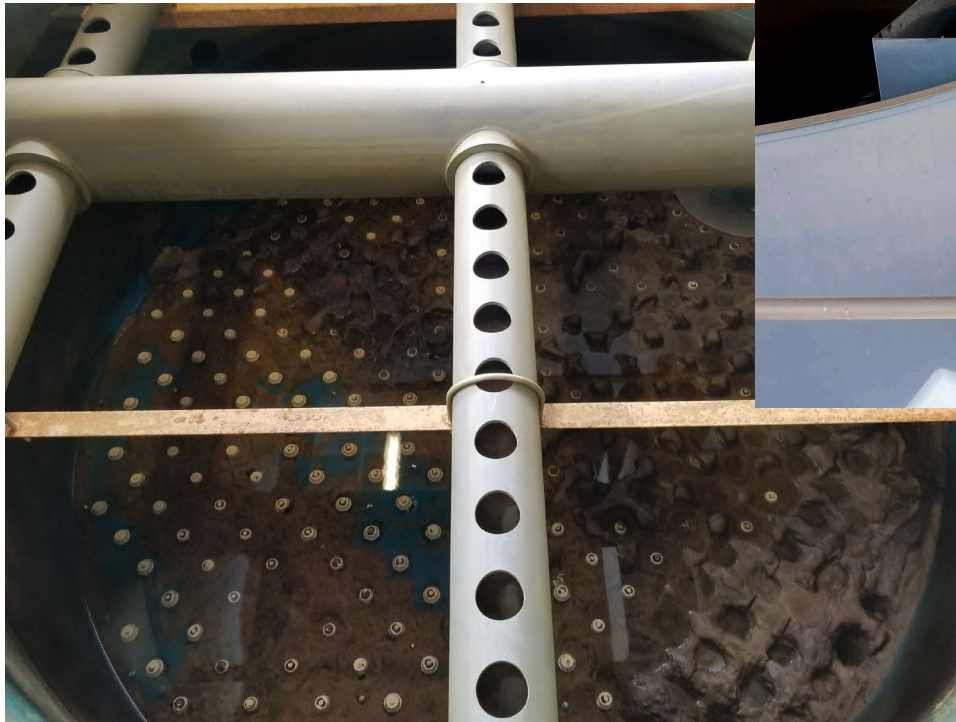


With the addition of coagulant and dissolved air in the water this process makes the solid stick together and float



# Mixed Media Filters

Sand and Anthracite coal  
Mixed media filters  
remove the suspended  
solids that the DAF's do  
not capture





# Disinfection

Chlorine Contact Basin



Accu-Tab Tablet chlorinator



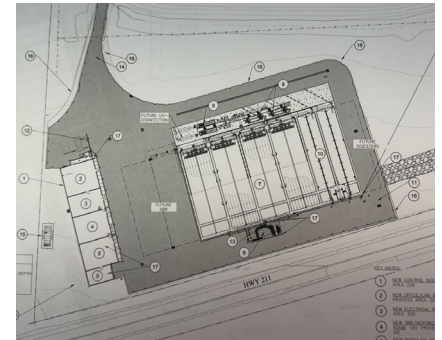


# Effluent Pump Station





# Future Expansion/Construction



- Grit Removal
- Sequencing Batch Reactor (SBR)
- Disc Filters
- UV Disinfection
- Aerobic Digesters
- FKC Screw Press





# SBR Pad



The SBR Pad was stripped and graded. This structure will have a 2' gravel pad as well as a 2' concrete floor.





# Site Piping



Installed new fire hydrant



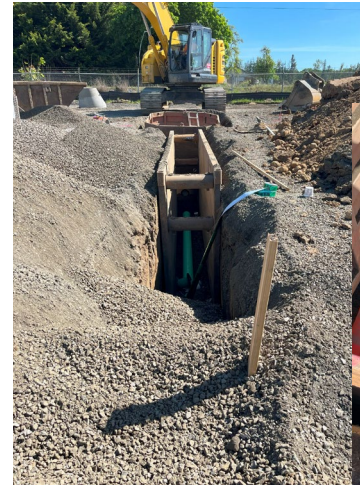
Re-routed a small in plant lift station



14" Transfer Line and 18" effluent discharge line



Manhole Installations





# Control Building



# EQ Basin



# Coming Soon

- Finish Conduit Trenching
- Control Building Footings
- Plumbing
- Biosolids Removal this Summer

Questions...?



## CITY OF MOLALLA

### Staff Report

**Agenda Category:** PRESENTATIONS, PROCLAMATIONS, CEREMONIES

---

**Agenda Date:** Wednesday, May 28, 2025

**Submitted by:** Christie Teets, City Recorder

**Approved by:** Dan Huff, City Manager

**SUBJECT:** Antfarm Youth Services (Kim Wheeler)

**BACKGROUND:**

Antfarm Youth Services Executive Director, Kim Wheeler, would like to provide an update to City Council highlighting activities over the past year, along with future plans for serving the community.





## CITY OF MOLALLA

### Staff Report

#### Agenda Category: PUBLIC HEARINGS

---

**Agenda Date: Wednesday, May 28, 2025**

**Submitted by: Jamie Viveiros, Associate Planner**

**Approved by: Dan Huff, City Manager**

**SUBJECT:** Ordinance No. 2025-04: Amending Molalla Municipal Code, Section 17-3.6.030 Public Use Areas (Viveiros)

**RECOMMENDATION/RECOMMENDED MOTION:**

Hold Public Hearing for Ordinance No. 2025-04.

**BACKGROUND:**

The proposed Development Code amendment implements the following policies in the 2014 City of Molalla Comprehensive Plan, as amended by Ordinance 2025-03 (Adopting the 2025 Parks, Recreation, and Trails System Plan and Associated Comprehensive Plan Amendments):

Park and Recreation Policies

2. The City shall provide adequate park space in Molalla in order to enhance Molalla's character as a recreation community as well as keeping the sense of a small town. The City shall maintain a standard providing 7 acres of park land per 1,000 residents.

2.1. Developers shall meet the City standards of 7 acres of park land per 1,000 residents.

2.2 Developers shall be required to provide park space or a fee in lieu of to ensure parks are available to citizens and/or funds for improvements of existing parks are available. Donation of park land is encouraged to meet the needs of Molalla citizens.

This item was brought for discussion to the Planning Commission on March 5, 2025, and to the City Council on March 19, 2025. A draft ordinance was presented to City Council on April 23, 2025. Staff has incorporated some of the initial recommendations from DLCD into the current version of the ordinance.

Per MMC Section 17-4.6.020 Procedure, (A) Except for corrections, amendments to Development Code text are Legislative (Type IV). Planning Staff notified DLCD of the proposed Code amendment on April 16, 2025, at least 35 days prior to the first public hearing. Public notice was published in the Molalla Pioneer on May 14, 2025, and on the City's website on May 16, 2025, at least 10 days prior to the public hearing date.

**ATTACHMENTS:**

[Attachment A - Findings of Fact.pdf](#)

[Attachment B - ORD2025-04.pdf](#)

[Attachment B Exhibit A - Proposed Development Code Text Edits.pdf](#)

## EXHIBIT A – FINDINGS OF FACT FOR ORD2025-04

Staff finds the following provisions of Molalla Municipal Code to be applicable to Ordinance 2025-04, Amending Molalla Municipal Code Section 17-3.6.030 Public Use Areas:

### MMC Chapter 17-4.6 Amendments to Zoning Map or Code

#### § 17-4.6.030 Criteria.

Planning Commission review and recommendation, and City Council approval, of an ordinance amending the Zoning Map, Development Code, or Comprehensive Plan shall be based on all of the following criteria:

- A. If the proposal involves an amendment to the Comprehensive Plan, the amendment must Rules;

*Staff Findings: The proposal does not involve an amendment to the Comprehensive Plan. This criterion does not apply.*

- B. The proposal must be consistent with the Comprehensive Plan (the Comprehensive Plan may be amended concurrently with proposed changes in zoning);

*Staff Findings: The proposal is consistent with the Comprehensive Plan. Specifically, the proposed code amendment implements the following policies in the 2014 Molalla Comprehensive Plan, as amended by Ordinance No. 2025-03:*

#### *Park and Recreation Policies*

*2. The City shall provide adequate park space in Molalla in order to enhance Molalla's character as a recreation community as well as keeping the sense of a small town. The City shall maintain a standard providing 7 acres of park land per 1,000 residents.*

*2.1. Developers shall meet the City standards of 7 acres of park land per 1,000 residents.*

*2.2 Developers shall be required to provide park space or a fee in lieu of to ensure parks are available to citizens and/or funds for improvements of existing parks are available. Donation of park land is encouraged to meet the needs of Molalla citizens.*

*This criterion is met.*

- C. The City Council must find the proposal to be in the public interest with regard to community conditions; the proposal either responds to changes in the community, or it corrects a mistake or inconsistency in the subject plan or code; and

*Staff Findings: The current Code is inconsistent with the policies set forth in the 2014 Molalla Comprehensive Plan, as amended by Ordinance No. 2025-03. Currently, Section §17-3.6.030(A) Dedication of Public Use Areas provides that where a proposed park, playground, or other public use shown in a plan adopted by the City is located in whole or*

*in part in a subdivision, the City may require the dedication or reservation of this area on the final plat for subdivision. Under Ordinance 2025-04, this will be replaced with provisions for minimum parkland dedication requirements, calculation of parkland dedication acreage, dedication procedures, minimum parkland standards, fee in lieu of dedication, and calculation of fee, that align with the policies in the Comprehensive Plan. This criterion is met.*

- D. The amendment must conform to Section 17-4.6.050 Transportation Planning Rule Compliance.

***Staff Findings:*** *Section 17-4.6.050 Transportation Planning Rule Compliance provides that proposals to amend the Comprehensive Plan or Zoning Map shall be reviewed to determine whether they significantly affect a transportation facility pursuant to OAR 660-012-0060. The proposal does not involve an amendment to the Comprehensive Plan or Zoning Map. This criterion does not apply.*



ORDINANCE NO. 2025-04

**AN ORDINANCE OF THE CITY OF MOLALLA, OREGON  
AMENDING MOLALLA MUNICIPAL CODE  
SECTION 17-3.6.030 PUBLIC USE AREAS.**

**WHEREAS**, 2014 City of Molalla Comprehensive Plan, Park and Recreation Policy 2.2, provides that developers shall be required to provide park space or a fee in lieu to ensure parks are available to citizens and/or funds for improvements of existing parks are available; and

**WHEREAS**, the City adopted the 2025 Parks, Recreation, and Trails System Plan on February 12, 2025; and

**WHEREAS**, the 2025 Parks, Recreation, and Trails System Plan established a standard for parkland dedications of 7 acres per 1,000 residents; and

**WHEREAS**, Section 17-3.6.030 of the Molalla Municipal Code must be updated to reflect the policies and standards in the 2014 Molalla Comprehensive Plan and the 2025 Parks, Recreation, and Trails System Plan; and

**WHEREAS**, all notice requirements for adoption of an ordinance amending the City of Molalla Development Code have been met.

**Now, Therefore, the City of Molalla ordains:**

**Section 1.** Molalla Municipal Code Section 17-3.6.030 is hereby amended consistent with Exhibit A, which is attached hereto, incorporated herein, and adopted by reference.

**Section 3. Effective Date.** This Ordinance shall take effect 30 days after enactment.

The First Reading was held on May 18, 2025, and moved to a Second Reading by \_\_\_\_\_ vote of the City Council.

The Second Reading was held on \_\_\_\_\_ and adopted by the City Council by \_\_\_\_\_ vote of the City Council.

Signed this \_\_\_\_ day of \_\_\_\_\_ 2025.

\_\_\_\_\_  
Scott Keyser, Mayor

ATTEST:

\_\_\_\_\_  
Christie Teets, CMC  
City Recorder



## Exhibit A – PROPOSED AMENDMENTS

The following font options below indicate how the text is amended:

Existing Language

Deletions

**Insertions**

*Molalla Municipal Code § 17-3.6.030 Public Use Areas. Required Parkland Dedication or Fee in Lieu.*

### ~~A. Dedication of Public Use Areas.~~

~~1. Where a proposed park, playground, or other public use shown in a plan adopted by the City is located in whole or in part in a subdivision, the City may require the dedication or reservation of this area on the final plat for the subdivision, provided that the impact of the development on the City park system is roughly proportionate to the dedication or reservation being made.~~

~~2. The City may purchase or accept voluntary dedication or reservation of areas within the subdivision that are suitable for the development of parks and other public uses; however, the City is under no obligation to accept such areas offered for dedication or sale.~~

~~B. System Development Charge Credit. Dedication of land to the City for public use areas, voluntary or otherwise, may be eligible as a credit toward any required system development charge for parks.~~

### **A. Minimum Parkland Dedication Requirements.**

**Residential subdivisions, master planned developments, and multi-family developments shall be required to dedicate parkland to the City. Middle housing land divisions pursuant to ORS 92.031 shall not be subject to the parkland dedication requirements in this section.**

**The parkland dedication requirement shall be 0.007 acres per person based on the adopted standard of 7 acres of park land per 1,000 residents in the City of Molalla Parks, Recreation, and Trails System Plan.**

**Persons per dwelling unit shall be calculated at the following levels:**

**For development densities of 0-12 dwelling units/net acre = 2.7 persons/dwelling unit. For development densities greater than 12 dwelling units/net acre = 2.0 persons/dwelling unit.**

**1. The required parkland shall be dedicated as a condition of approval for the following:**

- a. Preliminary plat for a subdivision; and**
- b. Preliminary plat or site design review for a master planned development; and**
- c. Site design review for a multi-family development.**

### **B. Calculation of Parkland Dedication Acreage.**

1. The required parkland acreage to be dedicated shall be based on the following formula:

- a. For residential subdivisions:

Required parkland dedication (acres) = (Proposed number of dwelling units) x (Persons/dwelling unit) x 0.007 (Per person parkland dedication factor)

- i. Each duplex shall be counted as one dwelling unit.

- b. For multi-family developments:

Required parkland dedication (acres) = (Proposed number of dwelling units x Persons per dwelling unit x 0.007 Per person parkland dedication factor) – (0.15 x buildable acres)

#### **C. Dedication Procedures.**

1. For subdivisions, parkland required by this section shall be dedicated on the final plat.
2. For multi-family developments, parkland required by this section shall be dedicated by recording a deed, easement or other appropriate document prior to issuance of a building permit.
3. For master planned developments, parkland required by this section shall be dedicated on the final plat or by recording a deed, easement, or other appropriate document prior to issuance of a building permit, as applicable to the development.
4. For phased developments, the required parkland for the entire development shall be dedicated on the final plat for the first phase.

#### **D. Minimum Parkland Standards.**

1. Land required or proposed for parkland dedication shall meet the following criteria:
  - a. Must be contained within a single, contiguous unit;
  - b. Must be a minimum size of 0.25 acres;
  - c. Must abut an existing right-of-way or proposed right-of-way within the development, or an access easement to the parkland must be provided;
  - d. Must be in an area designated as Proposed Parkland or within the Park Acquisition and Development Areas on the Proposed System Map in the City of Molalla Parks, Recreation, and Trails System Plan; and
- <sup>3/4</sup> Must not be subject to any other easements or encumbrances.
2. For parkland that abuts an existing or proposed right-of-way within the development, the applicant shall install sidewalks on the parkland adjacent to any street per the applicable standards in the Molalla Municipal Code and the 2018 City of Molalla Transportation System Plan, as amended from time to time.
3. For parkland that does not abut an existing or proposed right-of-way within the development, the applicant shall meet the applicable standards in Chapter 17-3.3 Access and Circulation.

#### **E. Fee in Lieu of Dedication.**

- 1. A fee in lieu of dedication shall be required if the proposed parkland to be dedicated cannot meet the criteria set forth in § 17-3.6.030(D)(1).**
- 2. The fee in lieu of parkland dedication for a subdivision shall be paid prior to the approval of the final plat.**
- 3. The fee in lieu of parkland dedication for multi-family developments shall be paid at the time of building permit issuance for the subject lot or parcel.**
- 4. The fee in lieu of parkland dedication for master planned developments shall be paid prior to the approval of the final plat or at the time of building permit issuance for the subject lot or parcel, as applicable to the development.**
- 5. A fee in lieu of parkland dedication is separate from park Systems Development Charges (SDCs) and is not eligible for a credit of Park SDCs.**

**F. Calculation of Fee.** The amount of the fee in lieu of land dedication (in dollars per acre) shall be set by City Council Resolution, based on the real market value of land as determined by the Clackamas County Tax Assessor.





## CITY OF MOLALLA

### Staff Report

#### Agenda Category: ORDINANCES AND RESOLUTIONS

---

**Agenda Date:** Wednesday, May 28, 2025

**Submitted by:** Jamie Viveiros, Associate Planner

**Approved by:** Dan Huff, City Manager

**SUBJECT:** Ordinance No. 2025-04: Amending Molalla Municipal Code, Section 17 – 3.6.030 Public Use Areas (Viveiros)

**RECOMMENDATION/RECOMMENDED MOTION:**

Conduct First Reading of Ordinance No. 2025-04.



## CITY OF MOLALLA

### Staff Report

**Agenda Category: GENERAL BUSINESS**

---

**Agenda Date: Wednesday, May 28, 2025**

**Submitted by: Dan Huff, City Manager**

**Approved by: Dan Huff, City Manager**

**SUBJECT:** Molalla Sanitary Rate Adjustment

**ATTACHMENTS:**

[City of Molalla - Rate Adjustment Request.pdf](#)



04/09/2025

Dan Huff, City Manager  
City of Molalla  
117 N. Molalla Ave.  
Molalla, OR 97038

RE: City of Molalla Rate Adjustment Request

Dear Mr. Huff,

Molalla Sanitary proudly provides solid waste services to the City of Molalla. Since our inception, we have been a community partner, offering trash, recycling, and yard debris collection for residential customers, along with trash and recycling services for commercial customers and Drop Box services for our community. We are committed to delivering the highest quality of service available in the industry and are grateful for our long partnership with the City of Molalla.

Our franchise agreement grants the City Council sole authority to change service rates (Molalla Municipal Code 8.08.120), with considerations for such changes based on criteria such as the cost of providing service, expected increases in service costs, and a comparison of rates in other cities, among other factors to consider.

### **Cost of Providing Service**

Every year, we review the return on revenues for the City of Molalla alongside our annual detailed cost review with Clackamas County. Our most recent detailed cost review shows a 5.0% return on revenues from 2024 activities. Each year, the County evaluates franchise financial results with an external consulting firm specializing in solid waste finance. This review validates submitted data, adjusting expenses to exclude tax-permitted costs that are not allowed in collection fees. Although Molalla is aggregated with other cities in this review, specific data for Molalla is available for City review as needed.

### **Anticipated Increases in Costs**

This is the primary impetus behind the current rate adjustment request. When we forecast revenue returns for the current year, we only consider known increases in costs to avoid speculating about "what ifs." Generally, our known increases are disposal and labor, and this year is no different. Regarding disposal, Molalla Sanitary has traditionally taken most collected waste to a Woodburn facility, which has provided



exceptionally low disposal rates for many years. This has kept our garbage collection rates in Molalla low compared to nearby cities. However, the Woodburn facility will increase disposal rates by 26.5%, effective July 1, 2025, and will start increasing their rates based on the Water, Sewer, and Trash index beginning January 1, 2026. Disposal constitutes 34.5% of our costs, so these increases will significantly impact our overall expenses in the next nine months and beyond. Molalla Sanitary did inquire about rates at other facilities; however, the next best option was 9.2% higher, so even with this increase, the Woodburn facility's new rate remains the lowest locally.

### Comparison of Rates

Most residents of Molalla use 35-gallon carts. Under the proposed increase, their monthly rate would rise by \$4.16, changing from \$27.76 to \$31.92. This adjustment still compares favorably to rates in other nearby cities and jurisdictions, as shown in the chart below:

City Comps → Last Increase →	Molalla Current	Molalla Proposed	Clackamas Co. (DR) 08/01/24	Marion Co. (R) 01/01/25	Silverton 09/01/24	Canby 07/01/24	Canby 07/01/24
20 Gallon	21.01	24.16	35.90	31.80	31.68	28.83	28.83
35 Gallon	27.76	31.92	41.80	32.70	39.37	34.34	34.34
65 Gallon	38.55	44.33	54.90	40.85	48.83	54.97	54.97
95 Gallon	44.77	51.49	63.55	49.75	52.24	60.94	60.94

Without this change, our projected return on revenues for 2025 was estimated at 3.4% before considering the increase in disposal rates, which could justify a modest rate increase. With the new disposal rates, our forecast for returns on revenues in 2025 decreases to -0.9% and -5.7% in 2026. Therefore, we request Staff and Council approval for a 15% rate increase, effective July 1, to align with the increase in disposal rates, adjusting our forecasted return on revenues for 2025 (including the disposal increase) to 2.3% and rising to 3.9% in 2026 based on the anticipated rate increases.

We appreciate your consideration of this rate adjustment.

Respectfully,



Molalla Sanitary, Inc.

Service	Molalla Current Rate	Molalla Proposed Rate	Molalla C v. P Δ (%)	Molalla Customers/Units
<b>Residential Cart</b>				
20 Gal Weekly	21.01	24.16	15%	96
35 Gal Weekly	27.76	31.92	15%	1,204
65 Gal Weekly	38.55	44.33	15%	998
95 Gal Weekly	44.77	51.49	15%	345
35 Gal Monthly	15.93	18.32	15%	49
35 Gal Will Call	11.50	13.23	15%	19
Extra - 35 Gal Equivalent	8.91	10.25	15%	1,045
Extra - Yard Debris	3.57	4.11	15%	55
Yard Debris - Yearly	73.14	84.11	15%	54
Recycle Only	5.18	5.96	15%	4
<b>Commercial Cart</b>				
35 Gal Weekly	27.76	31.92	15%	49
65 Gal Weekly	38.55	44.33	15%	13
95 Gal Weekly	44.77	51.49	15%	78
<b>Container (1x Weekly Service Rates)</b>				
1-1/2 Yard	188.26	216.50	15%	19
2 Yard	250.15	287.67	15%	36
3 Yard	361.33	415.53	15%	16
4 Yard	472.52	543.40	15%	26
6 Yard	694.90	799.14	15%	8
8 Yard	840.96	967.10	15%	0
<b>Drop Box</b>				
10 Yard Drop Box (Haul and Delivery)	174.80	201.03	15%	65
20 Yard Drop Box (Haul and Delivery)	174.80	201.03	15%	140
30 Yard Drop Box (Haul and Delivery)	209.30	240.70	15%	143
40 Yard Drop Box (Haul and Delivery)	243.80	280.38	15%	175
25 Yard Compactor (and Under)	166.75	191.76	15%	
26-39 Yards Compactor	189.75	218.21	15%	
40 Yard Compactor	212.75	244.66	15%	
10 Yard Cement/Concrete/Dirt Box	500.00	575.00		
10 Yard Horse Manure Box	300.00	345.00		
Surcharge on Drop Box Disposal Fees	14.0%	15.0%	7%	