



## Minutes of the Molalla City Council Meeting

Molalla Civic Center  
315 Kennel Ave., Molalla, OR 97038  
April 12, 2023

---

### CALL TO ORDER

The Molalla City Council Meeting of April 12, 2023 was called to order by Mayor Scott Keyser at 7:47pm.

### COUNCIL ATTENDANCE

Present: Mayor Scott Keyser, Council President Jody Newland, Councilor Leota Childress, Councilor Terry Shankle, Councilor Crystal Robles, Councilor Eric Vermillion, and Councilor Rae Lynn Botsford.

### STAFF IN ATTENDANCE

Dan Huff, City Manager; Christie Teets, City Recorder; Mac Corthell, Community Development Director; and Cindy Chauran, Interim Finance Director.

### APPROVAL OF AGENDA

Approved as presented.

### CONSENT AGENDA

- A. City Council Meeting Minutes – March 22, 2023
- B. Work Session Meeting Minutes – March 22, 2023

*A motion was made by Councilor Robles to approve the Consent Agenda, seconded by Councilor Vermillion. Vote passed 7-0, with all Councilors voting Aye.*

### PRESENTATIONS, PROCLAMATIONS, CEREMONIES

None.

### PUBLIC COMMENT

**Char Penne, Molalla resident**, submitted the following testimony: Why is Molalla HOPE allowing Questionable Behavior:

1. I understand that Molalla Hope is allowing business to be transacted while the shelter should be closed.
2. On Tuesday 3/21/23 we witnessed a shopping cart parked on their lot. The people across the street told me that a young lady uses this site to pass out bags of "unknown" merchandise.
3. As we left last month's meeting on 3/22/23 people were already starting to congregate around the CLOSED warming center.
4. We also understand that during the early morning and late evening hours drug dealers are coming onto the property and dealing drugs.
5. The skatepark has also been a spot where the drug dealers hang out. We found numerous pieces of foil up behind the skatepark.
6. I also understand there is a bike chop shop being run over there on certain days.
7. Is this what that shelter was intended for? Why can't it be a clean and sober shelter. In order to get people off the street you need to hold them accountable and expect a certain behavior. They should be contributing to the neighborhood, not bringing in drugs and illegal behavior.
8. Why are there no video surveillance cameras? If they are not doing anything wrong this should not be a problem.
9. If this site remains, it's time to start using tough love instead of enabling them.

**David Potts, Molalla resident**, submitted the following testimony: The warming center is only open when it is cold enough for people to freeze to death. However, there are people that know about the warming center and hang out doing drug deals and other activities. If the center is not open, why are they allowed to hang out there? It makes the adjoining

neighborhood feel less safe. Allowing them to wander around the streets all day is not healthy for the unhoused and the community alike. The increased trash on our streets and clients of the warming center wandering around creates a perception of unsafe streets. Why not use the center for working on their resume and filing out job applications? All citizens of Molalla would benefit from community service work performed by people who need productive activity. Giving them free stuff only makes them feel more entitled and more dependent on your services. Let's start making them accountable. Not making them accountable is called enabling.

**Josh Veley, Molalla resident**, has concerns about drug dealing in City Parks. Mr. Veley encouraged Council to be aggressively proactive. He is concerned about drug deals being made in tents. He feels a surveillance van would be beneficial in watching the activity in town.

**Jackie Sue McCoy, Molalla resident**, is saddened by the response of City Council members regarding the homeless issue surrounding the Warming Shelter. She feels that Council don't believe that the issues are as bad as people are reporting. She shared with Council the activity going on around the Warming Shelter takes place 24/7. She reported needles in the play area of the apartment complex, along with other nefarious activity near the Warming Shelter.

### **PUBLIC HEARINGS**

None.

### **ORDINANCES AND RESOLUTIONS**

- A. Resolution No. 2023-04: Adopting a Supplemental Budget for Fiscal Year 22-23

*A motion was made by Councilor Childress to approve Resolution No. 2023-04 by title only, seconded by Councilor Vermillion. Vote passed 7-0, with all Councilors voting Aye.*

- B. Resolution No. 2023-05: Closing an Unnecessary Fund and Transferring Remaining Balance to General Fund

*A motion was made by Councilor Vermillion to approve Resolution No. 2023-05 by title only, seconded by Councilor Botsford. Vote passed 7-0, with all Councilors voting Aye.*

- C. Resolution No. 2023-06: PGE Franchise Agreement

*A motion was made by Council President Newland to approve Resolution No. 2023-06 by title only, seconded by Councilor Shankle. Vote passed 7-0, with all Councilors voting Aye.*

### **GENERAL BUSINESS**

- A. Proposed Resolution: In the Matter of Supporting a Recovery-Oriented System of Care in Responding to the Addictions, Mental Health, and Homeless Crisis

City Manager Huff presented a resolution provided by Clackamas County Commissioner, Ben West. Mr. West is requesting that Molalla City Council adopt this resolution or something similar.

Council would like to have Mr. West attend a future Work Session and Council meeting, to answer questions. City Recorder Teets will schedule that with Commissioner West's office.

### **STAFF COMMUNICATION**

- Community Development Director Corthell announced the upcoming Town Hall that is taking place on Tuesday, April 18, 2023. Mr. Corthell reminded Council and community members that a Housing Production Strategy will be presented at that meeting.
- Interim Finance Director Chauran shared Budget Committee dates with Council, which is Monday, May 8, 2023.
- City Recorder Teets shared her experience with the Molalla High School Career Fair that day with Council. She thanked Bonnie Sperle for coordinating a great event and is looking forward to attending again next year.
- City Manager Huff expressed the importance of making a difference in our community. Council President Newland asked Mr. Huff about the process of naming a Park. The question prompted him to provide an update to Council regarding Goal Setting and Work Sessions to be held. (Highlights attached to these meeting minutes.)



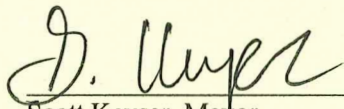
## COUNCIL COMMUNICATION

- Councilor Botsford reminded citizens of the upcoming Chamber of Commerce meeting. She also shared the Skate Molalla had a board meeting recently.
- Councilor Vermillion announced upcoming meetings for the Molalla River School District.
- Councilor Robles thanked voters for allowing her to be on City Council. She encouraged every citizen to comment during a Council meeting, regardless of topic and emotions that it brings. Ms. Robles also invited members of the spanish speaking community to Town Hall, translation will be available.
- Councilor Shankle reported on the upcoming City Wide Clean-Up Day that will be held on April 28<sup>th</sup>-29<sup>th</sup>. She asked for volunteers and encouraged young people to volunteer and get involved in the community. Ms. Shankle also announced that a Garage Sale will take place the weekend before. All information is located on the Molalla Current.
- Councilor Childress commended City staff for participating in the Career Fair at MHS. She was excited to watch staff interacting with students and teaching them about government. Ms. Childress reported on an Expungement Clinic that she attended recently, and felt it was a valuable tool to those attending. She announced that she and Council President Newland will watch the Estacada CONNECT meeting, in hopes to create a similar program in Molalla
- Council President Newland announced the Town Hall meeting taking place on April 18, 2023. Ms. Newland is hoping to plan a meeting at the Senior Center at Foothills.
- Mayor Keyser commented on the weather being nicer, and to watch out for kids and others walking, riding bikes. He announced that City of Molalla was placed on the top of list with Senator Girod's office, for Wastewater Treatment funding. City Manager Huff and Mayor Keyser will present a 90 second request at the State Capitol on May 5<sup>th</sup>, for funding for this project. Mayor Keyser is proud to be given the opportunity.

For the complete video account of the City Council Meeting, please go to YouTube  
"Molalla City Council Meetings – April 12, 2023"

## ADJOURN

Mayor Keyser adjourned the meeting at 8:43pm.

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

4/26/23  
\_\_\_\_\_  
Date

ATTEST:

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

### **CHAR PENNIE – 3/22/23 CITY COUNCIL TESTIMONY**

When looking for a solution to our unhoused, I suggested to Councilor Leota Childress that using the property behind the warming center would be preferable to using City parks. And I quote “Molalla HOPE business is separate from City business and it is inappropriate for me to discuss Molalla HOPE business here.” I disagree. Here are my reasons:

- 1) The City is financially supporting Molalla HOPE by providing them a space at negligible rent, which allows them to assist the unhoused
- 2) Molalla HOPE shows up when searching for County recognized shelters under the 211 look up. Reading the FB group Citizens Against Molalla Parks it appears that many people in Molalla are unaware that this is now a county recognized shelter facility.
- 3) Now that Molalla HOPE is registered as a Clackamas County shelter, they are now responsible for any unhoused that are sent to Molalla. As the responsible party for these unhoused I don't believe Councilor Childress should have any voting rights when the Council votes on homeless issues pursuant to Molalla Municipal Code 1.02.160 – Paragraph A – Bias & Disqualification. I believe she has a definite bias as to the disposition of the unhoused. The remainder of City Council and the population of Molalla at large may hold different opinions on how the unhoused are addressed.
- 4) There is also the matter of personal gain. As a Clackamas County Shelter Operator, Molalla HOPE can now receive monies directly from the county and is now required to follow their direction, likely to the detriment of the City of Molalla. The state and county are spending millions of dollars addressing the unhoused.
- 5) As a county financed agency, Molalla HOPE should no longer be eligible for financing by the City in the form of free rent.

### **DAVID POTTS – 3/22/23 CITY COUNCIL TESTIMONY**

We met with Councilor Childress a few months ago to discuss her involvement with Molalla HOPE and how she was assisting the unhoused. She gave us a tour of the facility and introduced us to two young ladies that she works with. They are Brandi Johnson, Executive Director of Love One of Oregon City and Jennifer Morris, Executive Director of The Father's Heart also of Oregon City. Both are outreach workers whose offices are in Oregon City. Neither organization provides 24-hour shelter space or housing.

Based on this information provided, we understand that when they are unable to find overnight shelters in Oregon City for their clientele, they can send them to Molalla HOPE for overnight accommodations. We would be interested to know exactly how many of those sent from other cities return to that City once morning arrives. One of them made the comment “they don't always return.” We also understand that now that Molalla HOPE is registered with the County, other cities are also able to send their unhoused to Molalla. This is detrimental to our family friendly community.

Coming from Portland and witnessing firsthand the demise of that City because of the multitude of services that they provide the unhoused has only created a homeless friendly environment serviced by an entrenched Homeless Industrial Complex which is NOT family friendly! In fact, it has led to make most of Portland inhospitable to all but the unhoused.

It is time to hold Molalla HOPE accountable for the environment that they are creating in our city. Not only should we be able to see a profit and loss statement but we should be able to get an accounting of where these people are coming from and why they are still in Molalla.

Molalla does not have the financial resources to house and provide wrap around services to these folks. Until we are able to provide services in that form we should not be taking on any more burden than we already had with our own home grown unhoused.



**Community Development Department**  
315 Kennel Avenue, PO Box 248, Molalla, Oregon 97038  
Phone: (503) 759-0205

**To:** Honorable Mayor & City Council

**From:** Community Development Director, Mac Corthell

**Date:** March 22, 2023

**Re:** Monthly Community Development Report

## Table of Contents

**LAND USE & PERMITTING**..... 1

**LONG-TERM PLANNING**..... 2

**CODE ENFORCEMENT**..... 2

**ECONOMIC DEVELOPMENT** ..... 3

**PUBLIC & PRIVATE INFRASTRUCTURE PROJECTS**..... 4

**PUBLIC WORKS MAINTENANCE** ..... 9

## LAND USE & PERMITTING

### **Planning and Land Use Application Statistics:**

#### **New Apps 7/01/22 – 03/20/23**

- Type I BP Apps – 18
- Type I Other Apps – 90
- Type II Apps – 7
- Type III Apps New– 2
- Type IV Apps – 3
- Final Plat – 0
- Pre-App Requests - 19

#### **Approvals 7/01/22 – 3/20/23**

- Type I BP Apps – 17
  - Residential Units – 212
  - Com/Ind Sq Ft – 0
- Type I Other Apps – 81
- Type II Apps – 2
- Type III Apps – 6
- Type IV Apps – 2
- Final Plat – 0
- Pre-Apps Held - 18

#### **Open Apps 3/20/23**

- Type I BP Apps – 5
- Type I Other Apps – 4
- Type II Apps – 2
- Type III Apps – 2
- Type IV Apps – 1
- Final Plat – 4
- Pre-Apps Pending - 1

# LONG-TERM PLANNING

**Housing Needs Analysis and Production Strategy:**

- The Housing Needs Analysis has been reviewed and revised several times and is currently in it’s final draft form awaiting DLCD’s approval of the Sequential UGB process. At that point it will go to the City Council for adoption into the Comprehensive Plan!
- The Housing Production Strategy is in-work by our Consultant, Emerio Design. An HPS survey has been circulated and received nearly 400 responses. A town hall meeting is scheduled for 4/18/22 at 6:30pm which will be followed by a Technical Advisory Committee Meeting, a Planning Commission Public Hearing, a City Council Public Hearing, and finally will be considered for adoption into the Comprehensive Plan.
- All work on this project is required by HB 2003 and is being funded by a grant from DLCD, with \$5k match from the City.

**Urban Growth Boundary**

- The City Council and Clackamas County Board of Commissioners have concurred on Molalla’s use of the Sequential UGB process.
  - Molalla is the first in the state to use the sequential process.
  - The Sequential process mitigates risk by considering each portion of the UGB studies and expansion separately, thus limiting challenges to the task at hand without delegitimizing the entire process.

**Upcoming Long-Term Planning Initiatives:**

- Parks Master Plan – RFP in work
- Stormwater Master Plan – Prebid meetings held, bid deadline is 4/27/23 at 2pm.
- Emergency Operations Plan – Healthy Sustainable Communities has been hired as consultant, two Technical Committee Meetings have been held, and multiple individual meetings between the consultant and community stakeholders has occurred.

# CODE ENFORCEMENT

**Code Support Officer recruitment:**

- First review of applications on 3/31/23, interviews scheduled for the week of April 12!

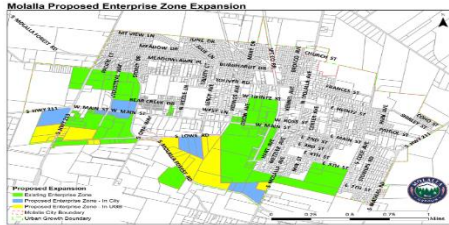
**Code Case Statistics:**

<u>7/1/22 – 3/20/23</u>	<u>7/1/22 – 3/20/23</u>
<ul style="list-style-type: none"> <li>• New Complaints - 57</li> <li>• Current Open Cases – 57                             <ul style="list-style-type: none"> <li>○ Open Cases Initial Letter - 42</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Cases Closed – 33                             <ul style="list-style-type: none"> <li>○ No Violation – 7</li> <li>○ Compliance – 10</li> <li>○ Referred - Other Agency – 16</li> </ul> </li> </ul>

## Neighborhood Livability Program:

- The NLP has been focused on due diligence and foundation work for a potential Code Services Officer
  - The position is under review by Finance and, if financially viable, will be presented to the City Council for approval or denial as the Council sees fit.

## ECONOMIC DEVELOPMENT

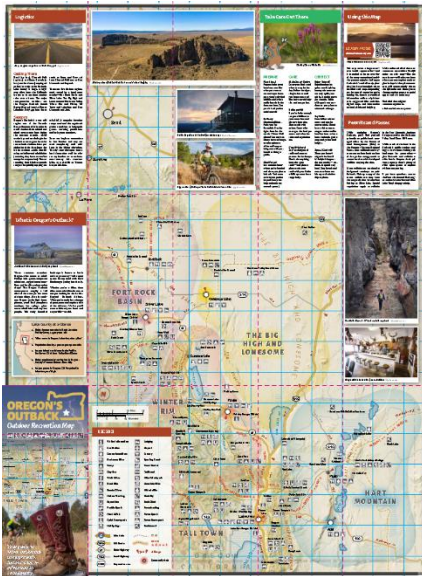


### Completed Projects:

- 2022 Enterprise Zone Boundary Expansion (see map ←)
- 2022 Wayfinding Kiosks & Map
- 2022 Destination Ready Grant (Kiosks)
- 2022 Kiosk Art Contest
- 2022 Travel Oregon Destination Assessment

## Beautification & Culture CPC:

- Spring Clean Up and Citywide Garage Sale
  - Molalla Current Page Developed and Active!



### Travel Oregon Destination Ready Action Project:

- The contractors are making final touches, the map should be out for dissemination before May!
- **This project made possible by our partners:**
  - Mt. Hood Territory (Clack Co Tourism) who applied for and administered this Destination Ready process on behalf of the city.
  - Travel Oregon who funded the Destination Ready grant and has been a major partner in providing consultants, and staff to bring this project home.

## Economic Development Web Page Update!

- Completion of the Enterprise Zone Expansion triggered the next phase in the City's Economic Development program evolution... a valuable, viable web presence!



# PUBLIC & PRIVATE INFRASTRUCTURE PROJECTS

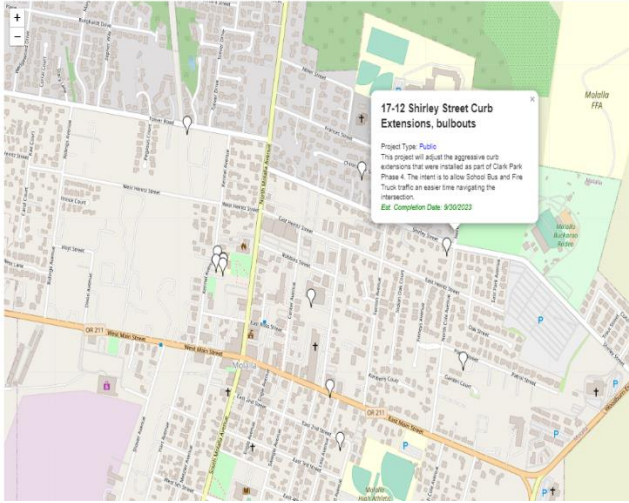
## New Public Facing Project Map on the Current!

The new project map is live! PW Div Mgr, Andy Peters, developed this map product and worked closely with the City's various digital hosting and platform partners to get this thing out to the public. Please help spread the word that it's here!

### Public Improvement Projects Map



This page provides an interactive project map with flags for each public project currently underway in Molalla. Hovering over a project flag will provide more information, and the 'Questions' tool below can be used to ask project related questions.



### Current Public Projects

## Project List

<u>Number</u>	<u>Project Name</u>	<u>Notes</u>
<u>23-05</u>	Pickleball in Long Park	In - Work
<u>23-03</u>	Molalla Petroleum 710 E Main Street	Private
<u>23-02</u>	Emergency Operations Plan (EOP) Update	In Work – 2 meetings held so far
<u>23-01</u>	Disk Golf at Ivor Davies	In Work – Surveying complete, work will begin soon.
<u>22-36</u>	Lead and Copper Water Service Inventory	On Hold. Regulatory Deadline is October 16 <sup>th</sup> , 2024
<u>22-35</u>	Water Treatment Plant Auto Shutdown Upgrade	In Work – Final SCADA integration scheduled for this month



<u>22-34</u>	Engineering Process Development	In Work – Process Review w/Consultant
<u>22-33</u>	Clark Parks Sports Field Improvements	On Hold – Awaiting Parks Master Plan
<u>22-32</u>	Parks Master Plan	In Work – RFP Complete. Will be engaging consultants in the coming weeks.
<u>22-31</u>	Stormwater Masterplan	In Work – Bid opening scheduled for early April.
<u>22-30</u>	WWTP Aeration Bypass Engineering	In Work – Equipment received, final installation scheduled for early April.
<u>22-29</u>	Water Intake Structure Reconstruction	On Hold – Restart in FY23/24
<u>22-27</u>	Summer Irrigation Capacity Expansion Plan	In Work – Plan Development
<u>22-26</u>	Establishing a Temperature Allocation in the Willamette TMDL	In Work – Staff attended DEQ Rulemaking meetings and a Temperature Allocation has been worked into the Draft Plan.
<u>22-24</u>	Water Distribution System Pressure Zoning and PRV Installation	In Work - Design
<u>22-23</u>	Fifth Street Duplex with Storm and Alley Improvements	Private
<u>22-22</u>	On Call Paving Services (Road Maintenance Resurfacing Program)	In Work – Begins FY23/24
<u>22-18</u>	Wooden Streetlight Pole Replacements (with PGE Option A)	In Work – PGE Project
<u>22-17</u>	Sewer Pipe Lining 2022 (Toliver, S. Molalla)	Complete
<u>22-16</u>	Coffee Shop (31330 OR 213)	Private
<u>22-14</u>	Odor ADA Ramps along HWY 211	In Work – ODOT Project
<u>22-13</u>	Goodwill	Private
<u>22-11</u>	River Meadows Subdivision	Private
<u>22-09</u>	1000 W. Main St (Affordable Apartments)	Private
<u>22-08</u>	Planning Consultant	Complete
<u>22-07</u>	Cascade Place Apartments	Private

<u>22-04</u>	New 2.0 MG Tank at Water Treatment Plant	In Work – Property Acquisition/Land Use
<u>22-02</u>	501 E Main Street - C Store	Private
<u>21-16</u>	Housing Needs and Production DLCD Grant	In Work – HNA, HPS
<u>21-12</u>	New Police Facility	In Work – Design/Financing
<u>21-10</u>	Molalla Civic Center Improvements	In Work – Out to Bid for Non-CDBG work, Finalizing CDBG Grant
<u>21-01</u>	Bartell Partition & Development (Patrol Street)	Private
<u>20-07</u>	Strawberry Park	In Work – Concrete poured this week, waiting on cure time (7 day). Two of five benches received, installation next week.
<u>20-03</u>	Eckerd Ave, 2nd St, Lola Ave Sewer and Water line replacement	In Work - Construction
<u>20-01</u>	Colima Apartments	Private
<u>19-10</u>	WWTP Upgrade	In Work – 90% design has been achieved. Final financing work is progressing. On schedule for bidding in November 2023.
<u>19-04</u>	Cascade Center Commercial Development	Private
<u>18-16</u>	Hix Tractor Supply Store	Private
<u>18-08</u>	OR 213 / Toliver Roundabout	In Work – Bids received. NW Natural will be doing work in April/May, and full Roundabout Construction is expected to begin in June.
<u>18-04</u>	Biosolids Removal	On Hold until July, the budgeted amount for this activity has been reached for the Fiscal Year.
<u>18-02</u>	Dyer miscellaneous development review and general engineering	In Work – Ongoing, As Needed
<u>17-20</u>	Sawyer Truck Repair	Private
<u>17-12</u>	Shirley Street Curb Extensions, bulbouts	Complete

## Shovel Ready

- 22-28 Wellhead and Aquifer Storage and Recovery (ASR) Feasibility Study – As able
- 21-15 S Molalla Waterline 5th to Molalla Forest Road – Planned for FY 23/24
- 21-13 Water Leak Survey and Repairs – Planned for FY 23/24

## On Hold

- 22-21 Section St Rehabilitation – Planned for FY23/24
- 22-19 Molalla Forest Road Resurfacing and Reopening – Planned for FY 23/24
- 22-12 RWUP Update for New Coleman Field – Planned for FY 24/25
- 22-05 WTP Tracer Study – Planned for Spring FY 22/23
- 21-09 Chief Yelkus Park – Awaiting Development of Financing Options
- 21-02 Yelkus Park Road – Planned for FY 23/24

## Other Completed Projects:

- 22-25 City Hall Police Dept HVAC Replacement (Emergency)
- 22-20 Toliver at Trinity Estates Water Main Replacement, and Sidewalk Improvement
- 22-15 Mercury TMDL Implementation Plan
- 22-10 WWTP Interim Capacity Determination – Balancing the need for development with existing WWTP Capacity
- 22-06 CIP & SDC Update
- 22-03 Shaver St. @ OR-211 Repair
- 22-01 City Hall Sewer Main Repair (Emergency)
- 21-14 City Hall Reader Board
- 21-11 Fox Park Play Equipment Improvements
- 21-08 150 Miller St – private development



- 21-06 Scandia Waterline Replacement
- 21-04 City Hall Upstairs Remodel
- 21-03 Water CIP Rates and SDC Study
- 20-05 Clark Park Pathway
- 20-04 Shops/WWTP/Elementary School Waterline
- 20-02 643 N Molalla Ave – private development
- 19-13 Dollar General – private development
- 19-09 OR 211 / Molalla Signal
- 19-07 Molalla Forest Road Bridge Phase II
- 18-14 City Shops Decant Facility
- 17-15 WTP Filters and Telemetry
- 17-04 ODOT, OR-211 Bike/Ped path

*PUBLIC WORKS MAINTENANCE*

Strawberry Park Blue Concrete Being Poured!!!!





Right: Cody Foxworthy and Wyatt Kylo repair a water leak on Robbins St.

Below: Water samples being taken on Eckerd St. for the completion of the new waterline.





# Work Complete During Period

2/21/2023 - 3/21/2023

## Work Orders Completed (by Fund)

Water	105
Sewer	60
Storm	9
Street	27
Fleet	11
General__parks_facilities_ect	92
SplitFund__locates_etc	16
Capital	0
Other	53
Library	4
	-----
	-
<b>TOTAL</b>	<b>377</b>

Utility_Crew	290
Wastewater_Plant	29
Water_Plant	58

