



City of Molalla
City Council - Regular Meeting
Minutes – January 24, 2024
Molalla Civic Center | 315 Kennel Ave. | Molalla, OR

CALL TO ORDER

The Molalla City Council Meeting of January 24, 2024 was called to order by Mayor Scott Keyser at 7:01p.m.

COUNCIL ATTENDANCE

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

STAFF IN ATTENDANCE

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

APPROVAL OF AGENDA

Approved as presented.

CONSENT AGENDA

- A. Work Session Meeting Minutes – January 10, 2024
- B. City Council Meeting Minutes – January 10, 2024

ACTION:

Council President Newland moved to approve the Consent Agenda; Councilor Robles seconded. Motion passed 7-0.

AYES: Vermillion, Shankle, Childress, Newland, Robles, Botsford, Keyser.

NAYS: None.

ABSENTIONS: None.

PRESENTATIONS, PROCLAMATIONS, CEREMONIES

- A. OCCMA President Presentation

City Manager Huff was recently named the 2024 OCCMA President. Scott Derickson, City of Woodburn Administrator attended the meeting to honor Mr. Huff with the Passing of the Lantern. Mr. Derickson thanked Council for the opportunity to attend the meeting and to make the presentation to Mr. Huff. Mayor Keyser thanked Mr. Huff for his mentorship, leadership, and expressed his pride in Mr. Huff's accomplishments.

- B. Letter of Commendation

Assistant City Manager Corthell shared a letter of commendation with Councilors, noting outstanding work by Sam Miller, Engineering Section Manager.

PUBLIC COMMENT

None.

PUBLIC HEARINGS

None.

ORDINANCES AND RESOLUTIONS

None.

GENERAL BUSINESS

- A. PAL Building Lease: Follow-Up Discussion

(continued on next page)

ACTION:

Councilor Childress made a motion to direct staff to update the lease agreement at 209 Kennel Avenue to meet Council's current standards, seconded by Mayor Keyser.

Council President Newland sought clarification regarding what the standards are, and whether the lease would be provided to non-profit organizations only. Councilor Childress stated that Council might want to look at the criteria for leasing, hours of operation, etc. Council President Newland requested consideration towards leasing the building for-profit organization, nonprofit, or for the use of a community center. Council President Newland shared that community members had concerns about the building being leased for one dollar. Mayor Keyser asked City Manager Huff to clarify why cities participate in the one dollar lease option.

Mr. Huff explained that if a property is leased for profit, it changes the identity of the property. The City does not pay taxes on the property when it is leased as a nonprofit organization, however, it would if it was a for-profit organization. There has to be a charge, so organizations charge one dollar. He went on to say that the City leases the Library and Fox Park from MRSD for one dollar per year. Councilor Shankle reminded the group that if the building was used for a community area, there would be costs incurred in running it. Mayor Keyser invited public comment.

Emma Smith, Aurora, employee of Antfarm, explained to Councilmembers that she is a Fuel Reduction Assessment Coordinator. Ms. Smith is responsible for job experience training in wildfire training, property assessment, landscaping, chainsaw use, and more. The property at 209 Kennel Avenue would be a beneficial space for the Antfarm to use for providing this training.

Neal Hatley, Sandy, director of Antfarm Workforce, explained services that would be provided at the 209 Kennel Avenue building. It would be a home for youth internships, auto mechanics, how to write a resume, and the community wildfire defense program. Mr. Hadley requested Council reconsider their decision to lease the property to Antfarm.

Junaita Aniceto, Silverton, Director of Youth and Family Services with Antfarm, was heartbroken when Council decided not to lease the property at 209 Kennel Avenue to Antfarm. She invited each Councilor to Antfarm to learn more about the programs that Antfarm provides. She is surprised that Clackamas County does not have more services to provide in Molalla

Juan Venegas, Molalla, spoke on behalf of Antfarm. He got involved with the program and eventually became an employee. Juan assists youth with resumes, job interviews, and building professional foundations. He is proud to be involved with Antfarm and hopes Council will reconsider the lease at 209 Kennel Avenue.

Alec Lambert, Molalla, feels that his colleagues represented everything that he wanted to say and had nothing further to add.

Mayor Keyser requested that Councilor Childress restate her motion. She stated that her purpose in bringing this forward was to be ready to handle business when it is proposed to Council. Councilor Robles stated that the community advocated what they did not want to be held in that space, and she feels it's important that they honor that. Councilor Botsford requested that the lease be reviewed by our City Attorney. City Manager Huff stated that the previous lease was reviewed by the attorney, as well.

More discussion took place about attorney review and review by Council. Council also felt it was important that the lease state no overnight sleeping.

Councilor Childress stated that she would like to amend her motion. As there was a previous motion on the table, Mayor Keyser retracted his second. Councilor Childress restated her motion that "the City Council deem 209 Kennel Avenue to be leased for nonprofit organizations only and that Council instruct the staff to update the lease to meet Council's current standards as they are developed", seconded by Mayor Keyser. Council President Newland questioned if whether part of standards being created would be how the property is advertised. Councilor Childress stated not at this time and called for the vote.

ACTION:

Councilor Childress moved that the City Council deem 209 Kennel Avenue to be leased for nonprofit organizations only and that Council instruct the staff to update the lease to meet Council's current standards as they are developed, seconded by Mayor Keyser. Motion passed 7-0.

AYES: Vermillion, Shankle, Childress, Newland, Robles, Botsford, Keyser.

NAYS: None.

ABSENTIONS: None.

B. Mt. Hood Territory Tourism Grant Application

Assistant City Manager Corthell presented his staff report to Council, explaining that the grant money amount staff is seeking is \$100,000. Letters of support are available for Mayor Keyser to sign on behalf of Council and for Parks CPC co-chairs Newland and Robles to sign. Council agreed via consensus to move forward with the grant application.

C. Goal Setting Conference – Discussion & Wrap-Up

City Manager Huff thanked Councilmembers for donating their Saturday for Goal Setting. Mr. Huff met with Ford Family Foundation regarding updating the Vision and Action Plan. There are details to work out, therefore staff will report back. The goal is for this item to become a line item in the 2025-2026 FY Budget.

STAFF COMMUNICATION

- Assistant City Manager Corthell met with community partners regarding distributing the Natural Hazard Mitigation Plan.
- City Manager Huff thanked Council members for responding to the Chamber dinner reservation. He also thanked Councilors for allowing him to participate as the current president of OCCMA.
- City Recorder Teets had nothing to report.

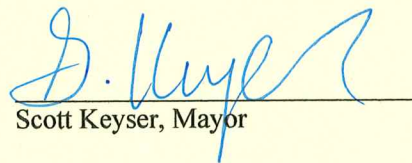
COUNCIL COMMUNICATION

- Councilor Botsford made a final announcement regarding the Chamber Auction & Dinner. She also announced that Molalla Middle School is seeking parent volunteers for an extra set of eyes at the school.
- Councilor Vermillion announced the upcoming MRSD Board meeting dates.
- Councilor Robles had nothing to report.
- Councilor Shankle had nothing to report.
- Councilor Childress had nothing to report.
- Council President Newland announced that the next Parks CPC will be held on February 5th at 5:30pm in the City Hall Conference Room.
- Mayor Keyser thanked City staff for the hard work during the ice storm. He gave a brief update of the Tuesday meeting of the Clackamas County Mayors, City Managers, and Commissioners. He also reminded everyone participating in the LOC Conference to contact city staff as rsvp's are due.


For the complete video account of the City Council Meeting, please go to YouTube
“Molalla City Council Meetings – January 24, 2024”

ADJOURN

Mayor Keyser adjourned the meeting at 8:13p.m.


Scott Keyser, Mayor

ATTEST:


Christie Teets, CMC - City Recorder