



City of Molalla
City Council - Regular Meeting
Minutes – April 10, 2024
Molalla Civic Center | 315 Kennel Ave. | Molalla, OR

CALL TO ORDER

The Molalla City Council Meeting of April 10, 2024 was called to order by Mayor Scott Keyser at 7:04pm.

COUNCIL ATTENDANCE

Present: Mayor Scott Keyser, Council President Jody Newland, Councilor Leota Childress, Councilor Terry Shankle, 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 – March 27, 2024
- B. City Council Meeting Minutes – March 27, 2024

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ACTION:

Councilor Botsford moved to approve the Consent Agenda; Councilor Vermillion seconded. Motion passed 6-0.

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

NAYS: None.

ABSENTIONS: None.

EXECUTIVE SESSION ANNOUNCEMENT

Mayor Keyser announced that prior to the Regular Meeting, Council met in Executive Session, held pursuant to Oregon Public Record Law, ORS 192.660(2): (e) to conduct deliberations with persons designated by the governing body to negotiate real property transactions. This was a discussion item only and no decision was made at this meeting.

PRESENTATIONS, PROCLAMATIONS, CEREMONIES

- A. Clackamas County Community College – Bond Presentation

Tim Cook, President of Clackamas Community College provided a Bond Presentation to Council, along with some updates about current enrollment. CCC has now surpassed enrollment numbers of Mt. Hood Community College and is hopeful the trend will continue. CCC is expanding their programs that include wildland fire, agriculture, and water quality technicians. (Presentation attached to these Meeting Minutes.)

PUBLIC COMMENT

None.

PUBLIC HEARINGS

- A. Ordinance No. 2024-02: Reconciliation of Molalla Municipal Code and Public Works Standards for Performance Bond Measures

Assistant City Manager Corthell presented the staff report to Council, explaining the discrepancy between Industry Standards for Performance Bonds and what the Molalla Municipal Code currently reflects. Industry Standards require 125%, Molalla Municipal Code states 150%. This Ordinance is a corrective action, to reflect the proper amount of 125%.

Mayor Keyser opened the Public Hearing for Ordinance No. 2024-02: Reconciliation of Molalla Municipal Code and Public Works Standards for Performance Measures at 7:28pm. Seeing there were no audience members that wished to speak on behalf of the Ordinance, the Public Hearing was closed at 7:29pm.

ORDINANCES AND RESOLUTIONS

A. Ordinance No. 2024-02: Reconciliation of Molalla Municipal Code and Public Works Standards for Performance Bond Measures

Mayor Keyser asked Mr. Corthell if he had anything further to share regarding the Ordinance. Mr. Corthell stated that all criterion of findings and legal noticing requirements had been met. Mayor Keyser called for the First Reading.

ACTION:

Council President Newland moved to hold the First Reading of Ordinance No. 2024-02 by title only, seconded by Councilor Childress. Motion passed 6-0.

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

NAYS: None.

ABSENTIONS: None.

ACTION:

Council President Newland moved to hold the Second Reading and Adoption of Ordinance No. 2024-02 by title only, seconded by Councilor Vermillion. Motion passed 6-0.

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

NAYS: None.

ABSENTIONS: None.

B. Resolution No. 2024-06: Declaring Councilor Robles Seat Vacant

City Manager Huff shared Councilor Robles resignation letter with Council. He indicated to Council that they have the option of leaving the seat vacant or making an appointment to Council for the remainder of the term.

ACTION:

Council President Newland moved to adopt Resolution No. 2024-06: Declaring Councilor Robles Seat Vacant, seconded by Councilor Vermillion. Motion passed 6-0.

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

NAYS: None.

ABSENTIONS: None.

Council would like to advertise the vacancy. Council encourages applicants to run in the the November 2024 General Election. Discussion took place regarding time lines for applications, which are due to the City Recorder on Friday, May 10, 2024.

GENERAL BUSINESS

A. Youth Council Application

Mayor Keyser introduced Grace Peterson to Council and staff. Ms. Peterson is seeking a seat as the Student Liaison to Council for the remainder of the year. She is involved in many activities through her high school; student government president, newspaper editor, volunteer at Oregon Kitchen Table and Oregon Student Council. She is passionate about community and getting people involved.

ACTION:

Councilor Vermillion moved appoint Grace Peterson as Student Council Liaison, seconded by Councilor Botsford. Motion passed 6-0.

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

NAYS: None.

ABSENTIONS: None.

B. Clackamas County Zoning Ordinance and Comprehensive Plan Amendment

Assistant City Manager Corthell explained that changes to the Clackamas County Comprehensive Plan do not impact or apply to properties inside the corporate city limits of Molalla. However, these amendments do apply in all areas outside the city limits including lands outside the city limits but inside the Urban Growth Boundary.

The issue we see is the potential that with the expansion of our UGB or annexations we may have difficulty transitioning or altering existing uses in these areas that may be a different use than what is applied through expansion. Discussion by Council and staff took place.

STAFF COMMUNICATION

- City Recorder Teets shared her experience at Molalla High School's Career Day event that same day. She presented Council with two handouts that she had provided to students. One was for careers in city government, the other for community service hours for scholarships. (Attached to these Meeting Minutes)
- Assistant City Manager Corthell explained that the Civic Center ADA Improvement project is complete, providing more accessibility for the building.
- City Manager Huff spoke to Council about the Police Facility. The saved bowling alley lanes have created a challenge for the architects. Originally they were going to hang on the walls of the building, however, they are too heavy to hang, so adjustments must be made.

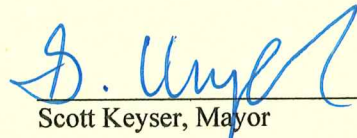
COUNCIL COMMUNICATION

- Councilor Botsford announced the next Chamber of Commerce meeting, that will be held on Thursday, April 11th. Ms. Botsford also announced the theme for the 4th of July will be celebrating 100 years of Molalla Fire Department. She also shared that the Shady Dell train is opening soon, for their 70th season.
- Councilor Vermillion announced MRSD Board meeting dates. Mr. Vermillion also shared that Kindergarten Round-Up will be taking place soon.
- Councilor Shankle reminded citizens that Spring Clean-Up is in need of volunteers on Saturday, April 20th.
- Councilor Childress had nothing to report.
- Council President Newland announced that Parks CPC meetings have been moved to the second Thursday of the month, at 5:30pm at City Hall. Ms. Newland also shared her experience from Career Day for Parks interest by the students. Water features, sports courts, sports fields, sand volleyball, and walking trails were among the most popular items. Cameron McCarthy will present Parks options at the Molalla Farmer's Market on May 30th and again at Music in the Park on June 18th. Loyalty Day will be held on May 1, 2024 at the Molalla Fire Hall
- Mayor Keyser encouraged citizens to register to vote. He also requested that folks become more informed and involved in the voting process all together.

For the complete video account of the City Council Meeting, please go to YouTube
"Molalla City Council Meetings – April 10, 2024"

ADJOURN

Mayor Keyser adjourned the meeting at 8:34pm.



Scott Keyser, Mayor

ATTEST: 

Christie Teets, CMC - City Recorder

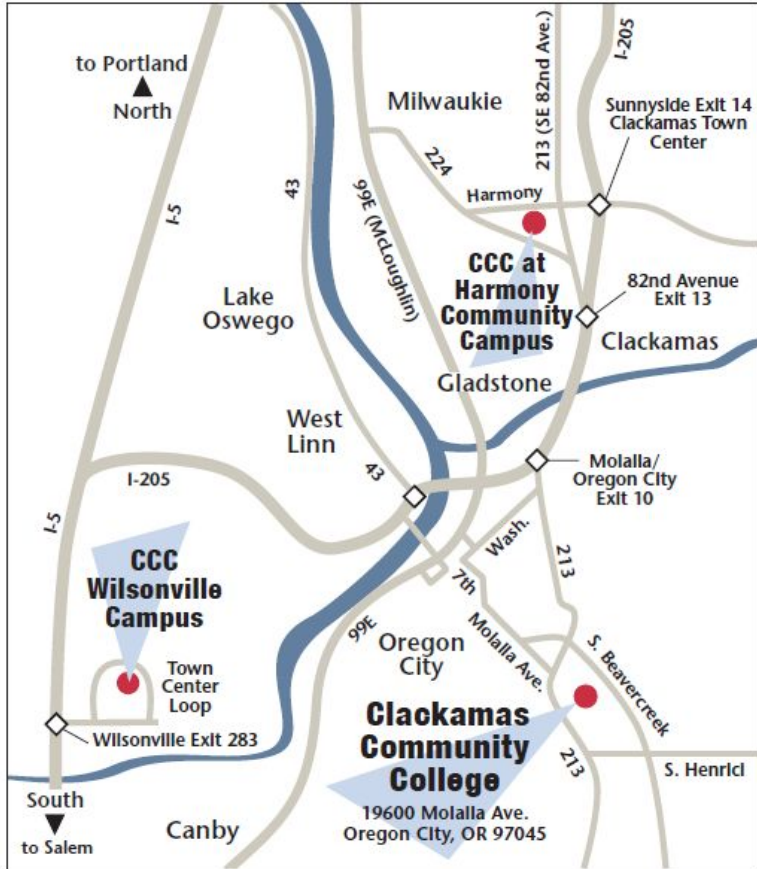
Meeting Minute Attachments:
Clackamas Community College – Bond Presentation
Career Day Handouts



PLANTING SEEDS FOR
**STUDENT
SUCCESS**

*Clackamas Community College
Bond Proposal*

Who we are



- Founded: 1966
- Service area: Clackamas County
- Campuses: Oregon City, Wilsonville, Milwaukie
- Employees: 928
- Student population: 18,842
- Student average age: 32

Programs

- 108 career technical programs
- Two-year transfer degrees
- GED, ESOL, Adult high school
- Community education
- Business training

Our students

2022-23 BY THE NUMBERS

Student population	Type of student	Student demographics
19,857 Total	14% Academic/transfer	53.2% Known female
4,839.7 FTE	17% Career and technical	32.1% Known racial minorities
	8% General studies	15.1% Full time
	34% Community education	32 Average age - all students
	4% Dev. education	24 Average age - full-time credit seeking
	23% Other	

- Economic impact: CCC added \$314.7 million in income to the Clackamas County economy, a value equal to 1.2% of the county's total GRP
- Socioeconomic diversity: 15.3% are known first-generation students, 47.4% received PELL grants
- Financial aid: 2,160 students received grant or scholarship aid
- PELL grants: 1,408 students received PELL grants

What is a bond election?

Colleges can borrow funding to pay for the construction, expansion and renovation of grounds and buildings.

Voters must approve these funds through a bond election on the ballot.

CCC is looking to put a bond measure on the November 2024 ballot.

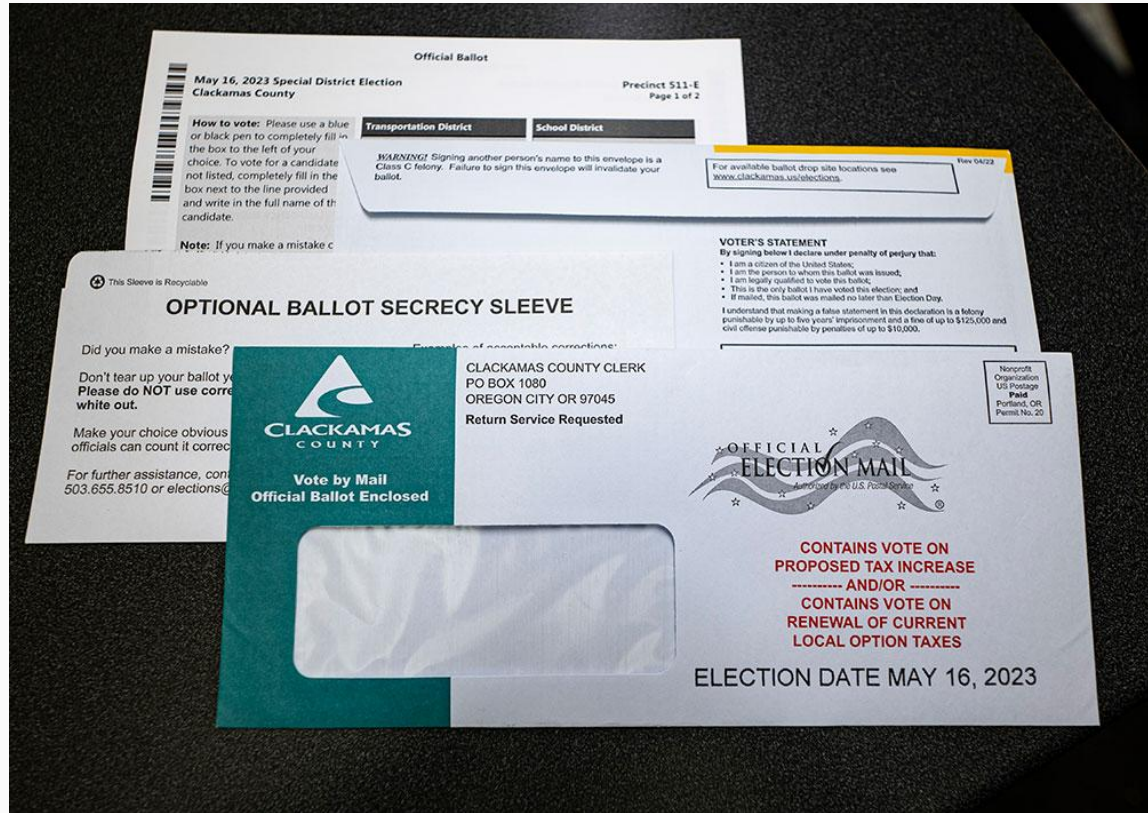


Photo credit: Clackamas County

History of community support

Bonds passed in 2000 and 2014 - Thank you!

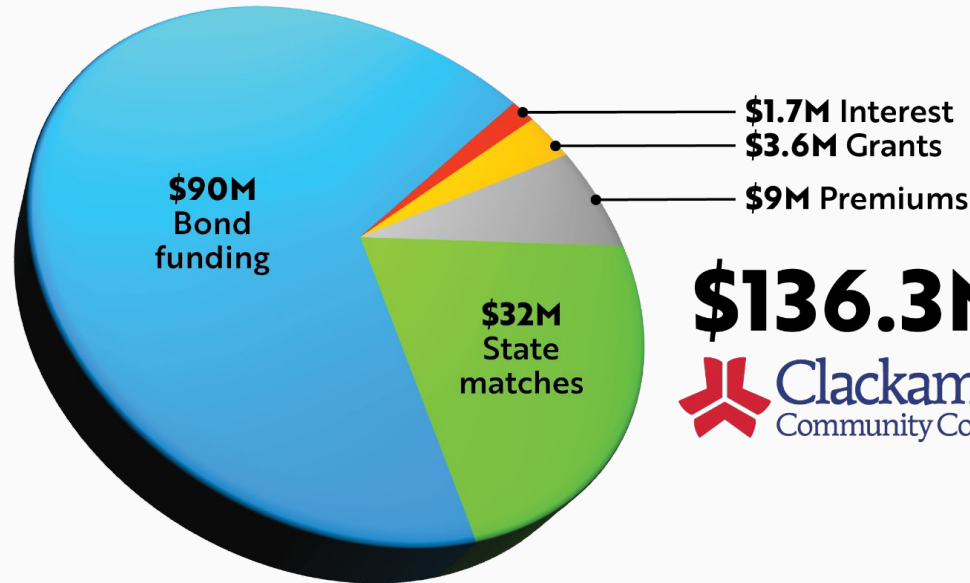


Phase I - 2014 bond completed


\$90 million bond
\$46.3 million leveraged
\$136.3 million total

Projects completed:

- New student learning spaces and buildings
- Asset maintenance
- Safety and security improvements
- Wayfinding and transportation upgrades



\$136.3M Total

 **Clackamas**
Community College

Phase II - Determining the 2024 bond renewal



Identifying the Need

- Concept Master Plan
- Athletic Facilities Master Plan
- Mechanical, Electrical & Plumbing Master Plan

Total: \$335 million

Bond Development Work Group

- Staff, students & board members
- Internal survey
- External polling

Themes and projects identified

1. Prepare students for success in modern learning spaces.
2. Enhance partner and community connections.
3. Preserve and maintain assets.

Bond measure renewal amount: \$110-120 million

Prepare students for success in modern learning spaces

- Construct a center of excellence for horticulture, farming, welding, and wildland fire, partnering with the Clackamas OSU Extension Service
- Modernize learning spaces for future needs.



Photo: OSU Innovation Center

Enhance partner and community connections

- Improve access to STEM opportunities
- Create workforce partnership building on Wilsonville campus
- Upgrade athletic fields and construct a grandstand
- Complete Douglas Loop walking trail



Photo: Challenger Center

Preserve and maintain assets

- Upgrade technology and computer labs
- Improve safety and security
- Increase energy efficiency
- Update, maintain and repair aging facilities
- Increase pedestrian safety
- Retire outstanding debt



Leveraging Phase II bond funding



Oregon State University
Extension Service



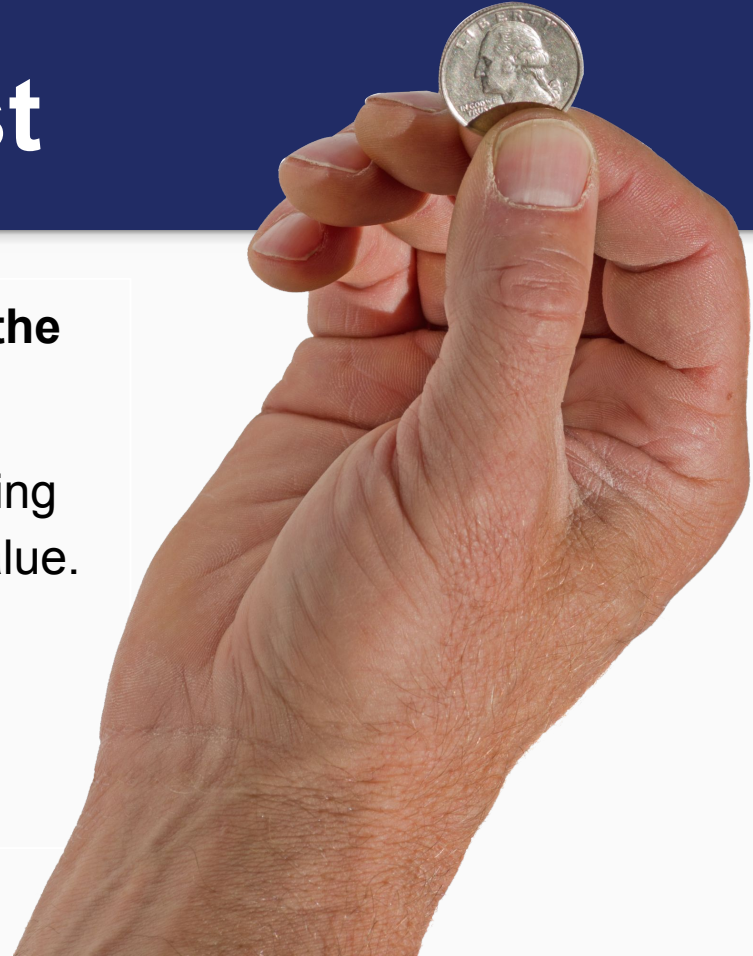
Federal Grants



Bond measure cost

This proposal is estimated to maintain the current tax rate.

If passed, the bond would **renew** the existing tax rate of 25 cents/\$1,000 of assessed value.



Feedback



www.CCCBond.org





CITY OF MOLALLA

Molalla, OR | 503.829.6855 | hr@cityofmolalla.com | www.cityofmolalla.com

Career Options in City Government

CITY MANAGER & DEPARTMENT HEADS (COLLEGE LEVEL):

Police Chief (\$124,00 - \$136,995)
Community Development Director/
Assistant City Manager (\$124,00 - \$136,995)
Finance Director (\$115,500 - \$127,500)
Library Director (\$95,240 - \$105,165)



OCCMA
Oregon City/County
Management Association
A State Affiliate of ICMA



MID MANAGERS (COLLEGE/CERTIFICATION/TRADE SCHOOL LEVEL)

Lieutenant (\$110,240 - \$127,700)
City Recorder (\$86,600 - \$100,430)
Senior Accountant (\$86,600 - \$100,430)
Public Works Maintenance Section Manager (\$86,600 - \$100,430)
Human Resources/Risk Manager (\$86,600 - \$100,430)
Engineering Section Manager (\$86,600 - \$100,430)
Wastewater Treatment Plant Manager (\$86,600 - \$100,430)
Water Treatment Plant Manager (\$86,600 - \$100,430)



**OREGON
LIBRARY
ASSOCIATION**

POLICE (TRADE SCHOOL/CERTIFICATION/ON-THE-JOB TRAINING)

Police Officer (\$64,300 - \$84,396)
Records Specialist (\$52,300 - \$59,600)
Code Compliance Specialist (\$50,700 - \$59,460)



PUBLIC WORKS (TRADE SCHOOL/CERTIFICATION/ON-THE-JOB TRAINING)

Utility Maintenance Workers (range \$47,348 - \$78,100)
(depends on experience and certification status)
Waste Water Plant Operators (range \$49,00 - \$78,453)
(depends on experience and certification status)
Water Treatment Plant Operators (range \$49,00 - \$78,453)
(depends on experience and certification status)



American Planning Association
Creating Great Communities for All

OTHER (CERTIFICATION/ON-THE-JOB TRAINING)

Human Resource Coordinator (These careers range from
Assistant Library Director \$48,000 - \$80,000 annually)
Office Specialists
Library Circulation Assistants

SALARY plus BENEFITS: Medical, Dental, Vision, Paid Vacation, Sick Leave, Retirement

Do you have questions about how to apply? Get certified? Interested in a Job Shadow?

Email hr@cityofmolalla.com for more information.

CAREERS IN WATER TECHNOLOGY
(in High Demand Across the State of Oregon)

Umpqua Community College – Roseburg, Oregon

Water Quality Technician – Pathway Certificate

Water Quality Technology – AAS Degree



This course certification can be completed 100% online.



Clackamas Community College – Oregon City, Oregon

Water and Environmental Technology AAS Degree

**APPLYING FOR SCHOLARSHIPS?
HERE'S HOW TO EARN COMMUNITY SERVICE HOURS**



VOLUNTEER AT A CITY SPONSORED EVENT

Age 15 or older. Parent/guardian authorization required.
Form available by emailing adminassistant@cityofmolalla.com

SPRING CLEAN – UP – *Friday & Saturday, April 19-20, 2024*

We could use some help directing traffic and getting goods separated.
Email adminassistant@cityofmolalla.com to sign up.

CELEBRATE MOLALLA - *Saturday, August 24, 2024*

We need people to help set up and tear-down; tables, chairs, garbage cans, fencing, etc.
Email celebratemolalla@cityofmolalla.com to sign up.

ATTEND A CITY COUNCIL MEETING

2nd & 4th Wednesday of Each Month at 7pm – Molalla Civic Center, 315 Kennel Avenue
Sign In with the City Recorder and Receive Credit
Email recorder@cityofmolalla.com to sign up. Walk-ins welcome.

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